



LEASE

Lexington Office Condo

80 CODELL DRIVE, UNIT 150

Lexington, KY 40509

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE	\$15.00 SF/YR
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OFFERING SUMMARY

AVAILABLE SF:	989 SF
ZONING:	P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market 989 square feet of professional office available for lease at 80 Codell Drive, Unit 150, Lexington, KY 40509.

This first floor office condo features a reception/waiting room, private offices, and a private bathroom. This move in ready space is quietly tucked right off Richmond Road with great access to popular Lexington amenities.

For additional information, please contact Travis Rose at travis.rose@svn.com and 859-806-1591.

PROPERTY HIGHLIGHTS

- 989 SF Available
- \$15 SF/YR Modified Gross (\$1,236 per month)
- Close proximity to Richmond Road

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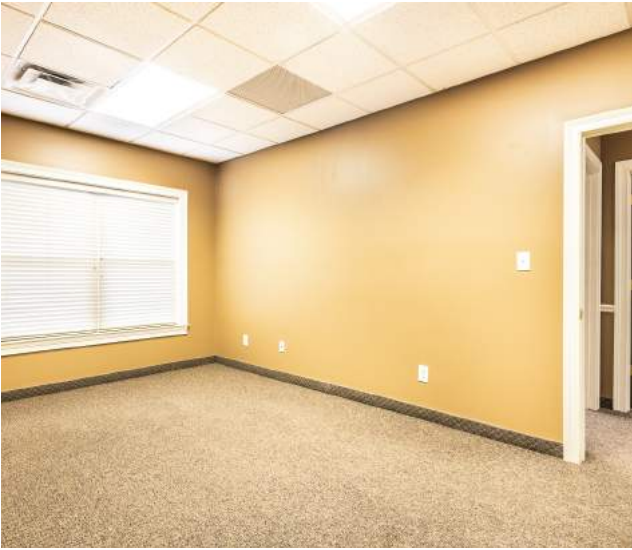


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ADDITIONAL PHOTOS



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FLOOR PLANS



It turns out, you don't have any Plans Published!

(be sure to add floor plans in the [Property Edit Form](#))

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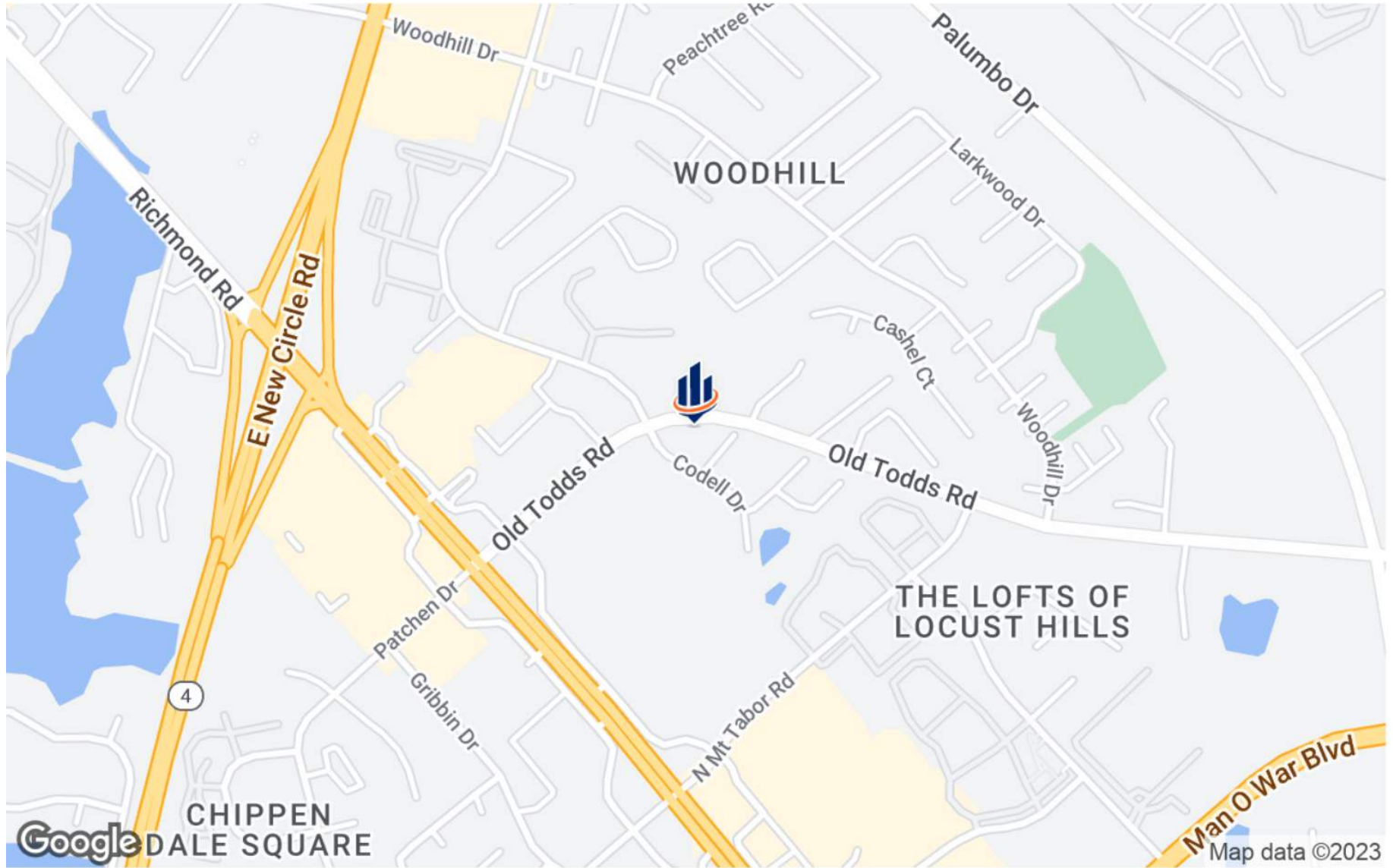
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LOCATION MAP

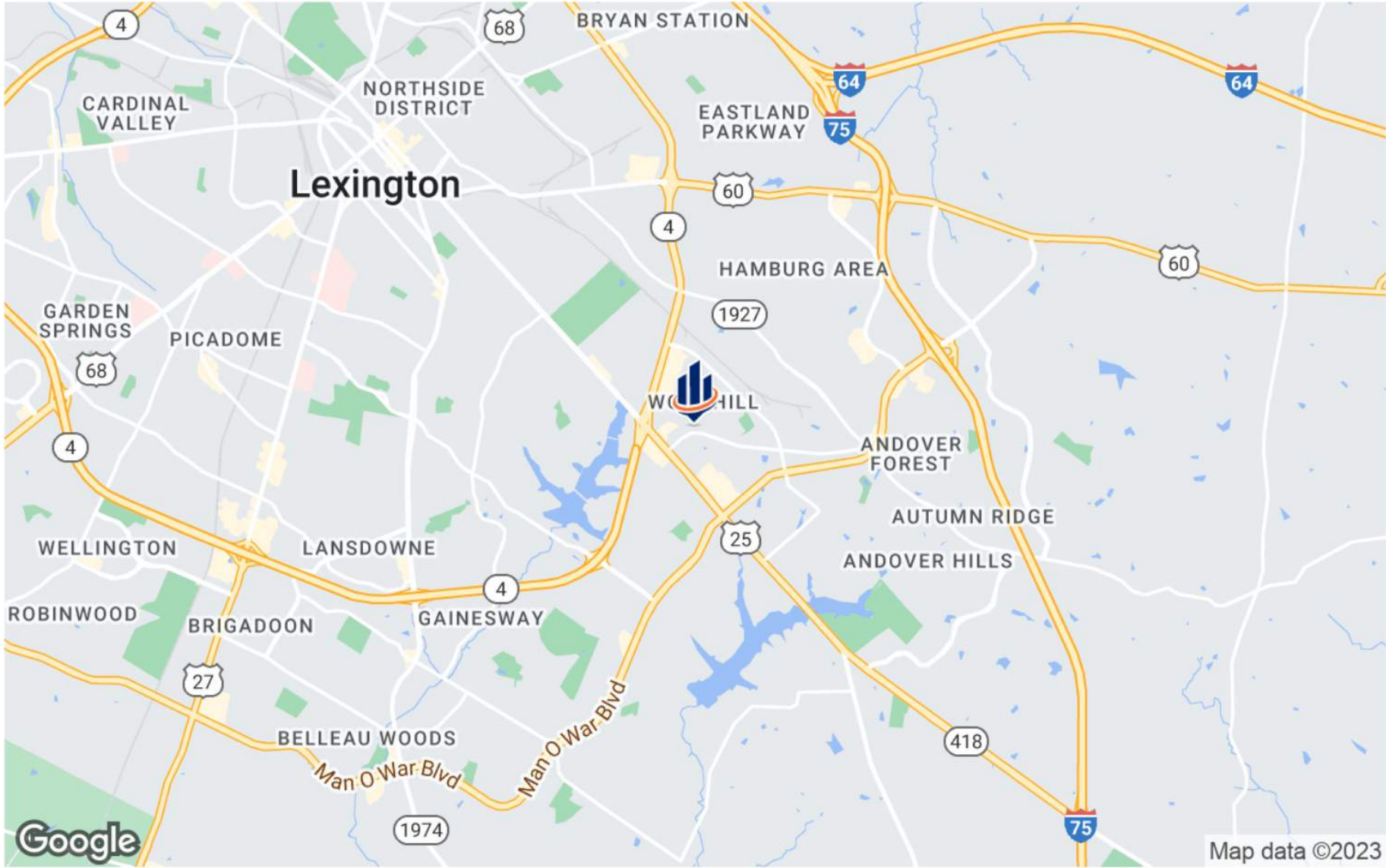


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DEMOGRAPHICS MAP & REPORT

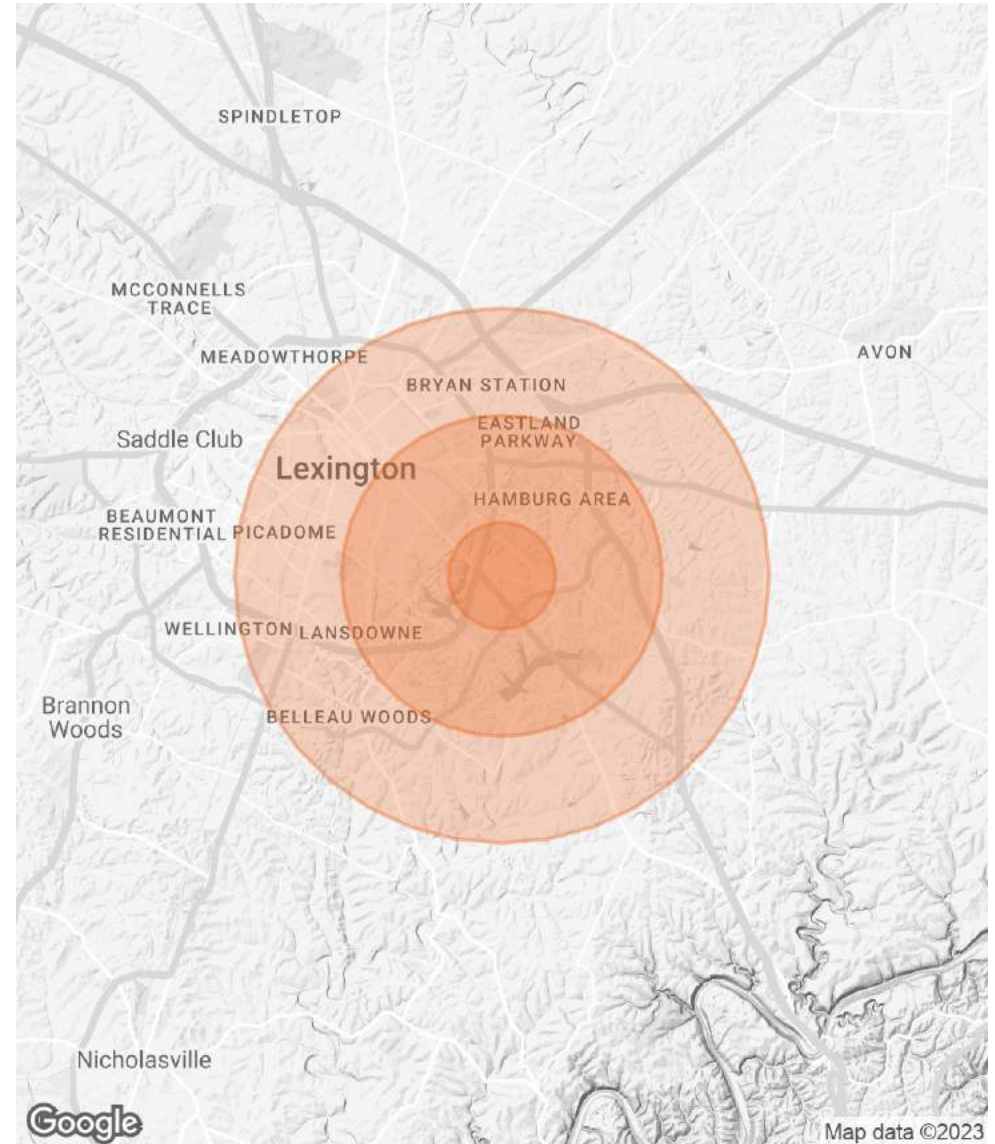
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,563	96,028	216,610
AVERAGE AGE	32.4	37.2	35.6
AVERAGE AGE (MALE)	31.9	35.9	34.5
AVERAGE AGE (FEMALE)	34.0	39.4	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,812	45,189	99,436
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$51,748	\$83,145	\$74,162
AVERAGE HOUSE VALUE	\$122,714	\$229,792	\$198,805

* Demographic data derived from 2020 ACS - US Census



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