



LEASE

Professional Medical Office For Lease

2537 LARKIN ROAD

Lexington, KY 40503

PRESENTED BY:

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MBA**

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PROPERTY SUMMARY



LEASE RATE	\$16.00 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	9,680 SF
AVAILABLE SF:	9,680 SF
LOT SIZE:	0.98 Acres
YEAR BUILT:	1975
RENOVATED:	2018
ZONING:	P-1

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to the market this 9,680 SF stand-alone medical office in Lexington, KY. This professional office is currently fit to accommodate a medical user easily. It is conveniently located along the Nicholasville Road corridor, only 0.5 miles from New Circle Road. The University of Kentucky Albert B. Chandler Hospital, Baptist Health Lexington, and CHI Saint Joseph Health are all within 3 miles of the subject property.

In addition to the ground-level square footage of 9,680, the property includes 2,904 sf of basement storage. Formerly a dental office renovated in 2018 for a physical therapy office, the property's current buildout includes a mixture of private offices and open work area with both drop and exposed ceilings. There is plenty of on-site parking, with a ratio of over 5 parking spaces per 1,000 sf, along with a covered patient pick-up/drop-off area.

For more information, please contact Matt Stone, CCIM, SIOR, MBA 859.306.0593 // matt.stone@svn.com or Wade Haga at 859.285.2202 // wade.haga@svn.com. The owner is a licensed Kentucky real estate broker.

COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

BUILDING NAME	Professional Medical Office For Lease
STREET ADDRESS	2537 Larkin Road
CITY, STATE, ZIP	Lexington, KY 40503
COUNTY	Fayette
CROSS-STREETS	Nicholasville Road

BUILDING INFORMATION

BUILDING SIZE	9,680 SF
YEAR BUILT	1975
YEAR LAST RENOVATED	2018

PROPERTY HIGHLIGHTS

- Stand Alone Professional Office For Lease
- Most recently a medical clinic / physical therapy office and previously an orthodontic / dental office
- Covered patient pick-up / drop-off area.
- UK Chandler Hospital, Baptist Health Lexington and CHI Saint Joseph Health within 3 miles of Subject Property
- 49 Parking Spaces
- 2,904 sf of Basement Storage

ADDITIONAL PHOTOS



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NEARBY MEDICAL CLINICS AND HOSPITALS



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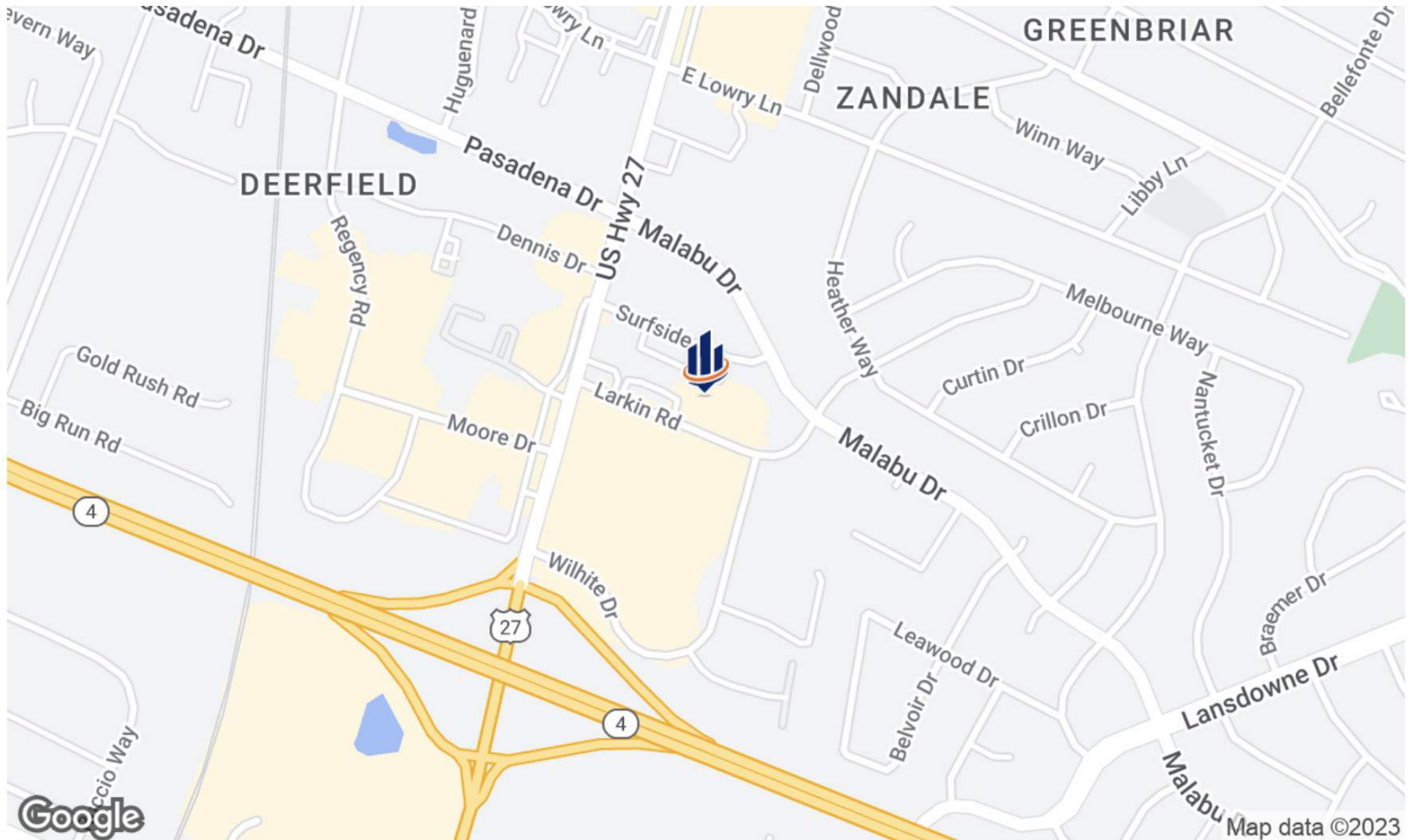


- 1 NEW PARTITION
- 1A NEW PARTITION
- 2A NEW PARTITION
- 2C NEW PARTITION (SEE A-001)
- 3 EXISTING COLUMN TO REMAIN
- 4 NEW ADA COUNTERTOP (P.LAM) @ 36" A.F.F.
- 5 NEW LOW WALL (48" H) WITH COUNTER SURFACE (P.LAM)
- 6 NEW PLUMBING FIXTURES IN NEW RESTROOMS. TOP OF WALL-HUNG LAVATORIES TO BE 36" A.F.F. MIRRORS ABOVE LAVATORIES TO BE 40" AFF TO BOTTOM OF MIRROR. PLUMBING FIXTURES ARE TO BE WALL-HUNG. TOILET COMPARTMENTS ARE TO BE FLOOR-ANCHORED, OVERHEAD-BRACED (COORDINATE MATERIAL WITH OWNER)
- 7 EXISTING PLUMBING FIXTURES TO REMAIN
- 8 NEW CODE-COMPLIANT, METAL PAN STAIR TO EXISTING BASEMENT.
- 9 DASHED LINE INDICATES EXISTING ROOF OVERHANG



A-101

LOCATION MAP



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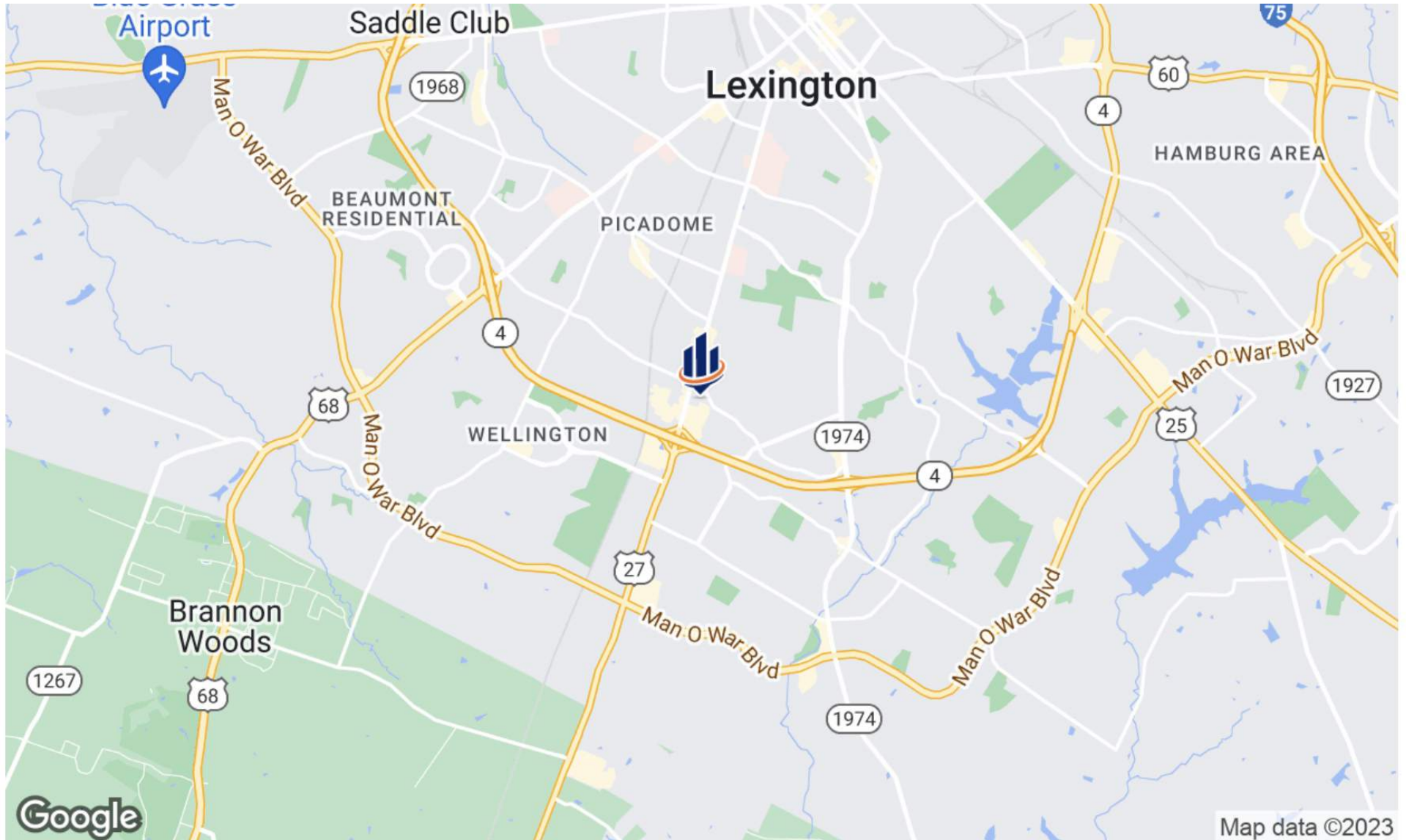
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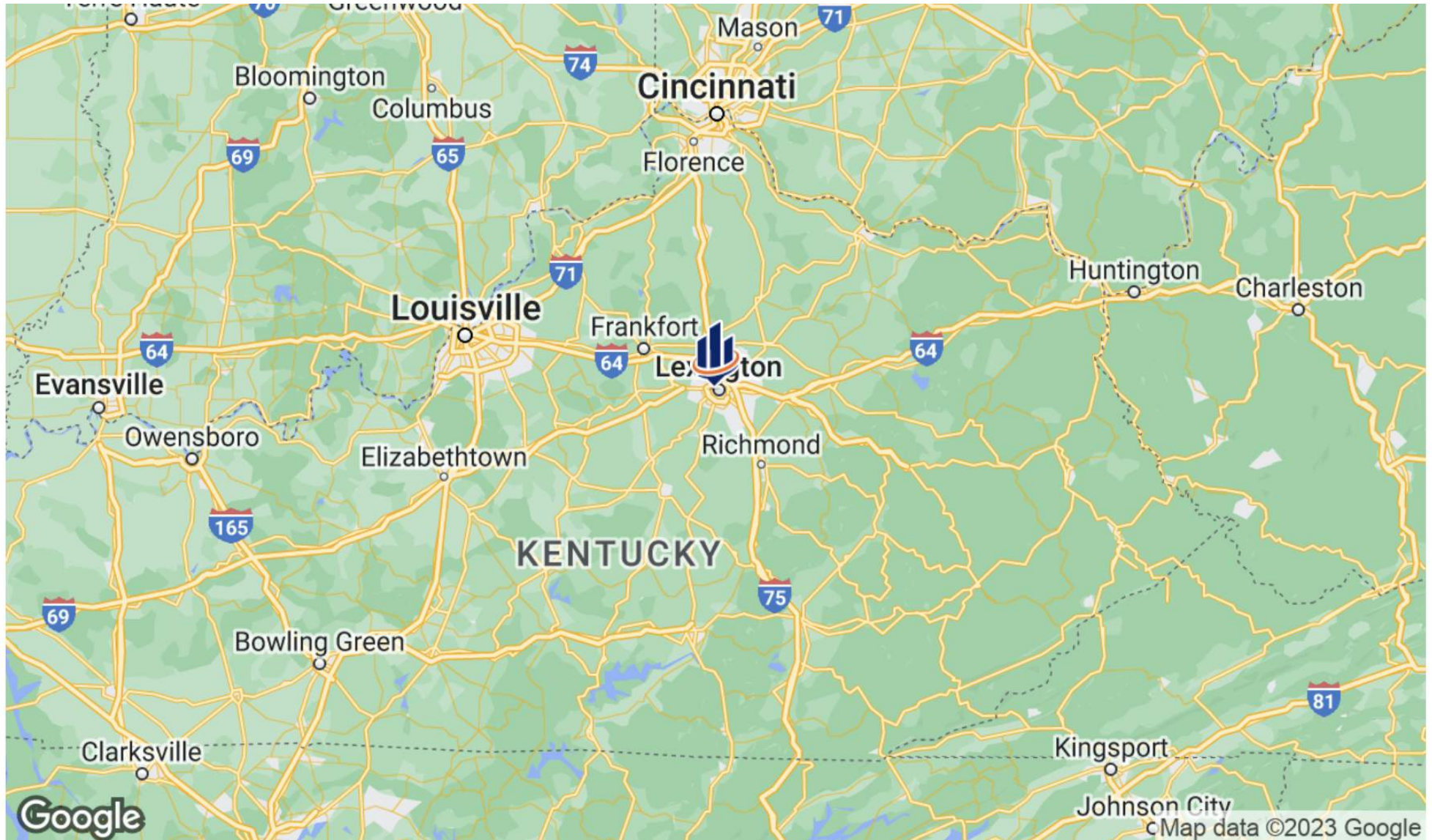
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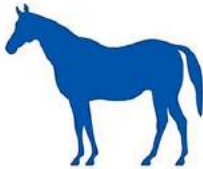
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LEXINGTON, KY

Lexington, Kentucky is located in Central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH. Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being "Horse Capital of the World". The main economic driver of Lexington is the University of Kentucky and its affiliated medical centers.



LEXINGTON

Population: Lexington has an estimated population of 322,000 residents and an annual growth rate of 1.1%

Housing: Per the 2021 US Census Bureau, Fayette County had 147,590 housing units, excluding on-campus dormitories and other types of Group Quarters. Renter occupied units consisted of 32.4% of the total housing units

Employment: Per the 2014 Census Bureau, there were 191,977 jobs located in Fayette County; a 16.9% increase from 2002.

Income: The median household income for Fayette County is \$60,942 according to the ACS 2021 Census.

Ethnicity: Per the 2019 ACS, Non-Hispanic Whites represent 73.87%, Non-Hispanic Blacks represent 9.56%, Hispanics represent 6.74%, and Non-Hispanic Asians Represent 4.71% of the residents in Fayette County.

Major Regional Employers

University of Kentucky	Healthcare/Education
Kentucky State Government	Government
Toyota Motor Manufacturing	Manufacturing
Fayette County Public Schools	Education
Lexington-Fayette Urban County.....	Government
Conduent.....	Outsourcing
Catholic Health Initiatives.....	Healthcare
Lexmark International Inc.	World HQ
KentuckyOne Health	Healthcare
Baptist Health	Healthcare
Amazon.com	Distribution
Lockheed Martin	Manufacturing
Valvoline	Headquarters



BAPTIST HEALTH



KentuckyOne Health*



LOCKHEED MARTIN



CONDUENT



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DEMOGRAPHICS MAP & REPORT

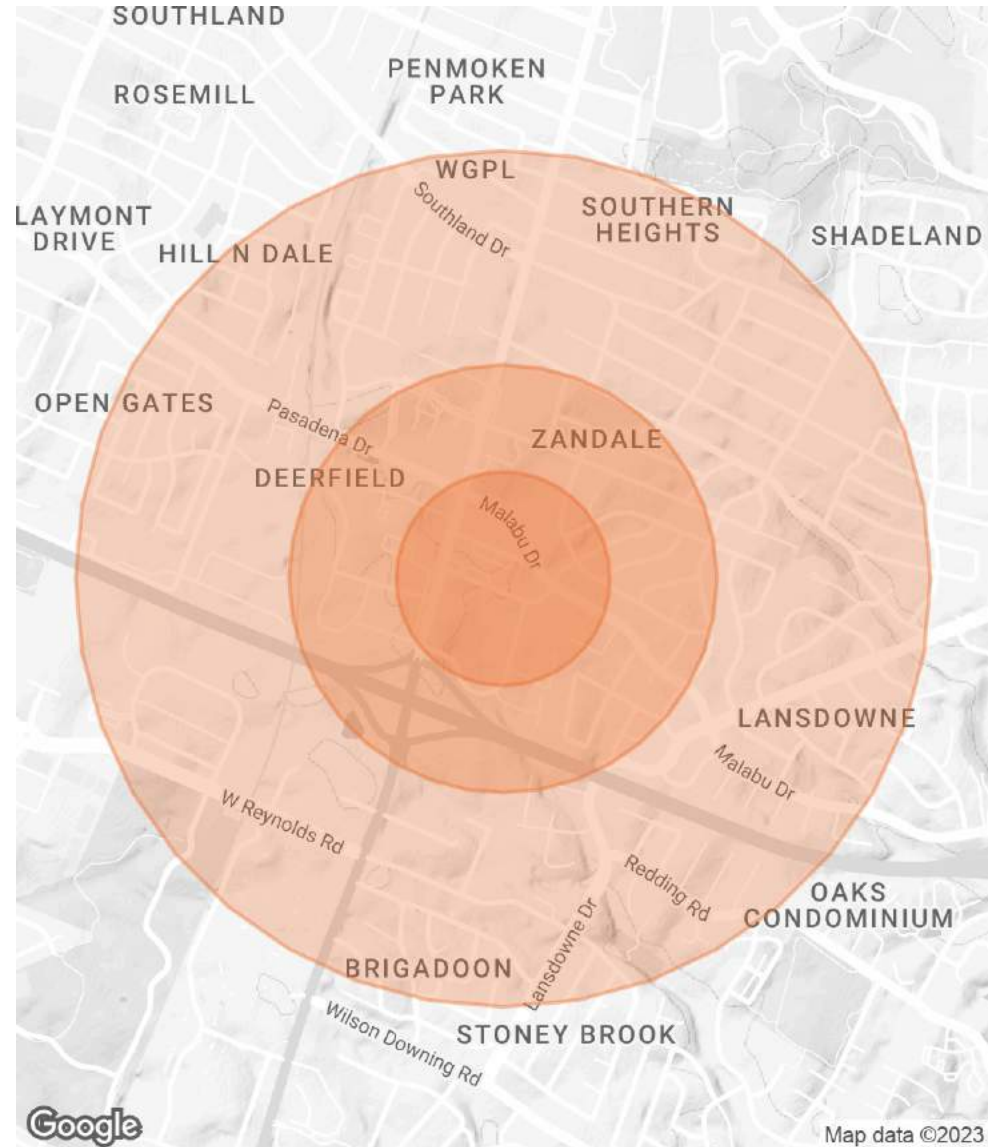
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	723	2,858	11,234
AVERAGE AGE	37.5	36.9	35.4
AVERAGE AGE (MALE)	34.9	35.8	34.6
AVERAGE AGE (FEMALE)	43.7	41.9	38.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	407	1,550	5,709
# OF PERSONS PER HH	1.8	1.8	2.0
AVERAGE HH INCOME	\$60,910	\$64,370	\$68,633
AVERAGE HOUSE VALUE	\$285,912	\$243,119	\$229,882

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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