



## Retail Building

183 Moore Drive  
Lexington, Kentucky 40503

### Property Highlights

- +/-13,120 SF two-story building; Available Spring 2021
- High traffic area just off Nicholasville near New Circle Road
- Nicholasville Road is one of Lexington's prime retail corridors with Fayette Mall, The Summit at Fritz Farm, South Park Shopping Center, Lexington Green and Regency Centre
- +/-1.5 miles from Central Baptist Hospital, 2 miles from the University of Kentucky campus, 3 miles from downtown and 7 miles from the Blue Grass Airport
- Close proximity to these markets make the site an ideal location for serving the retail and business population
- Overhead door
- Good visibility and convenient parking
- Ideal for retail/showroom or service users
- Large pylon sign available
- Zoned B-3, Highway Service

### Offering Summary

<b>Lease Rate:</b>	\$6.80 SF/yr (NNN)
<b>Building Size:</b>	13,120 SF
<b>Lot Size:</b>	0.51 Acres

### For More Information



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Commercial Real Estate Services, Worldwide.

For Lease

13,120 SF | \$6.80 SF/yr

Retail Space



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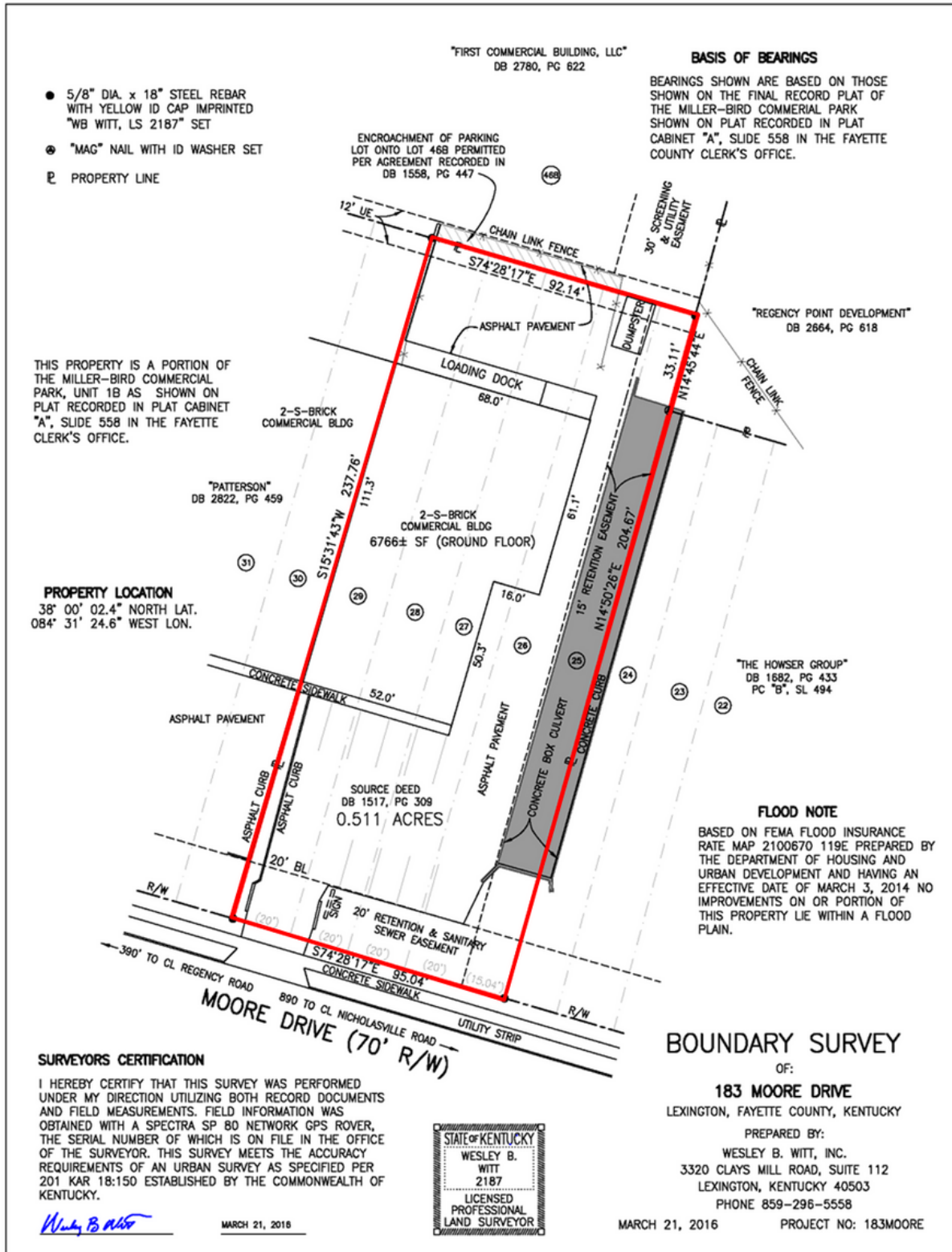
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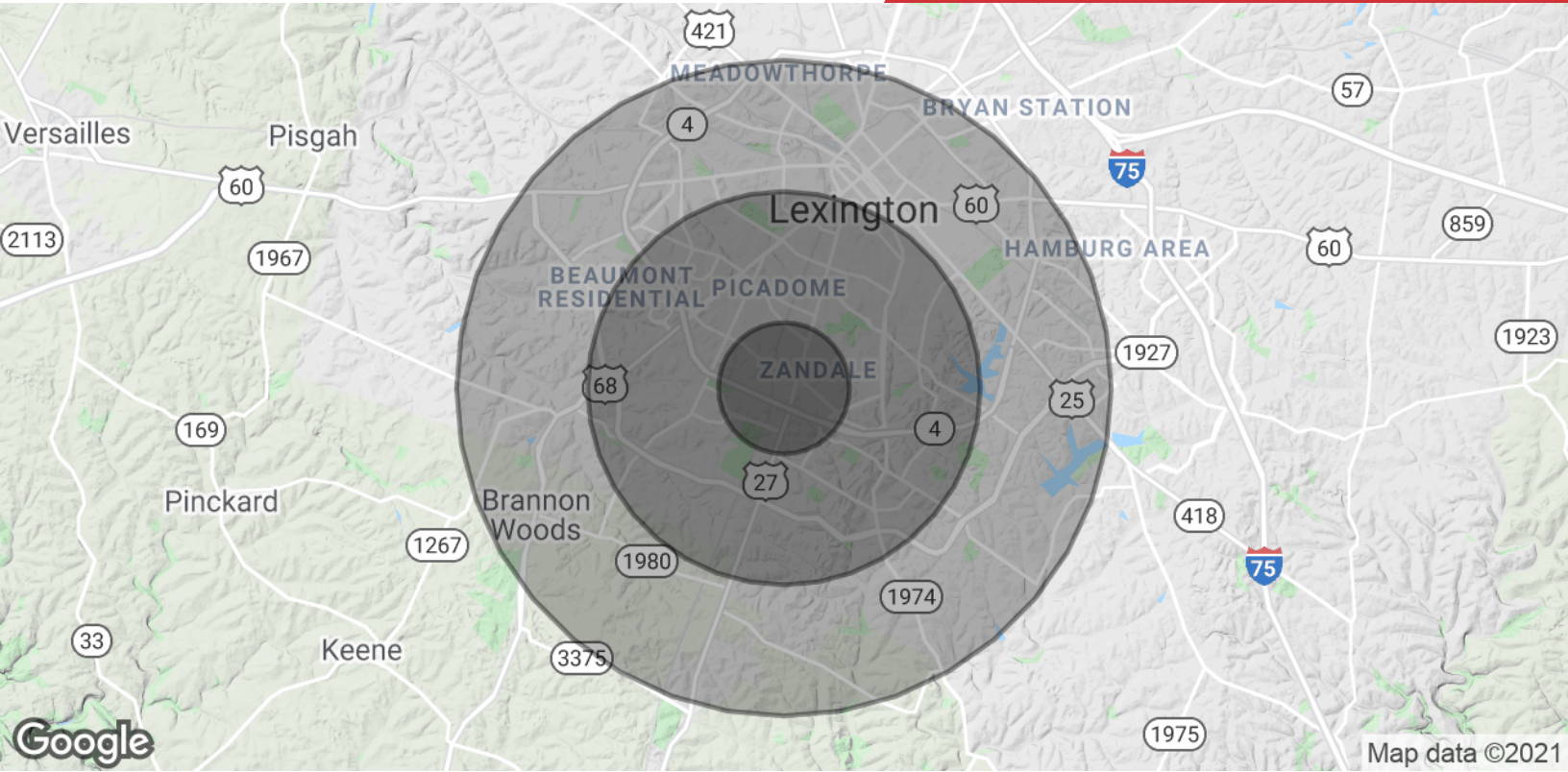


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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	9,182	122,735	242,507
<b>Average age</b>	38.8	34.8	34.8
<b>Average age (Male)</b>	37.2	33.3	33.6
<b>Average age (Female)</b>	39.9	36.1	35.9
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total households</b>	4,235	52,954	102,951
<b># of persons per HH</b>	2.2	2.3	2.3
<b>Average HH income</b>	\$79,737	\$85,026	\$81,116
<b>Average house value</b>	\$152,322	\$225,409	\$244,202

\* Demographic data derived from 2020 STDB