



# LEXINGTON, KY RETAIL/OFFICE SPACE FOR LEASE | MOORE DRIVE

160 MOORE DRIVE  
LEXINGTON, KY 40503

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# Property Summary



## OFFERING SUMMARY

Available SF:	3,994 SF
Lease Rate:	\$12.50 SF/yr (MG)
Lot Size:	1.41 Acres
Building Size:	21,960 SF
Zoning:	B-3 Highway Service Business

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to announce this amazing opportunity to lease retail/office space in Lexington, KY off of Nicholasville Road. This property is located at 160 Moore Drive and is a great opportunity for office and retail users. There is one first floor retail/office suite available. This property is conveniently located off of Nicholasville Road with easy access to and from New Circle Road. For additional information, please contact Wade Haga at [wade.haga@svn.com](mailto:wade.haga@svn.com) or 859-285-2202, Nathan Dilly at [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) or 859-420-5492, or Matt Stone at [matt.stone@svn.com](mailto:matt.stone@svn.com) or 859-351-5444.

## PROPERTY HIGHLIGHTS

- Office/Retail Space Available off Nicholasville Road
- 1 First Floor Office/Retail Suite
- \$12.50/SF/Yr (Modified Gross)
- 3,994sf Available
- B-3 Zoning

# Additional Photos



**Fayette**  
MISSISSIPPI

**SVN**<sup>®</sup>

STONE COMMERCIAL REAL ESTATE

**Subject Property**

160 Moore Drive  
Zoned B-3

New Circle Road - 62,857 VPD



Nicholasville Road - 38,076 VPD



**PET SUPERMARKET**

**T.J. MAXX**



**FIVE BELOW**

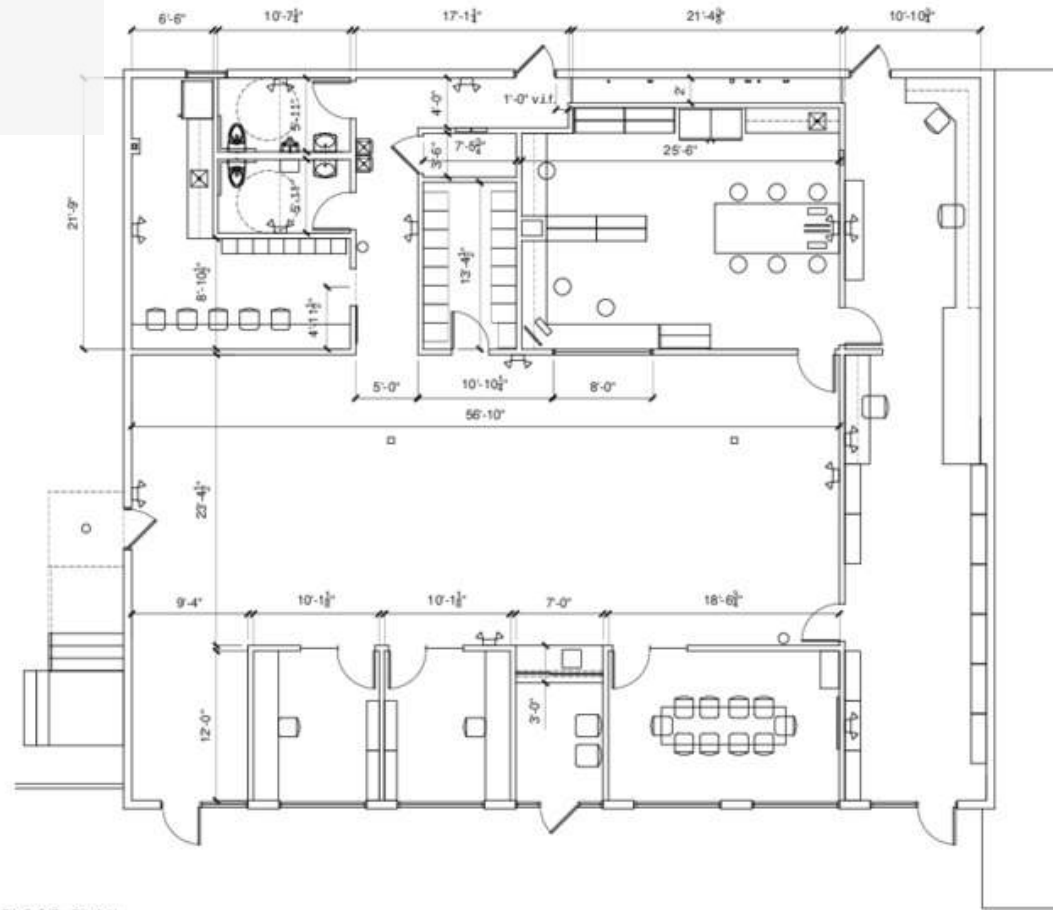
Michaels  
Where Creativity Happens



For marketing purposes only,  
exact locations not warranted

# Available Spaces

<b>LEASE TYPE</b>	MG
<b>TOTAL SPACE</b>	3,994 SF
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$12.50 SF/yr



A-3 DIM FLOOR PLAN  
 $\frac{1}{4}'' = 1'-0''$  drawing scale  
 Issue Date: Aug 2, 2018

1240 colonial drive  
 Lexington, KY 40504  
 859.552.8819  
 www.kimstudio.us



architecture  
 interior design  
 product design  
 branding & media

BLUEGRASS PHARMACY  
 180 moore drive  
 Lexington, KY 40503  
 859.533.0111

# Location Maps

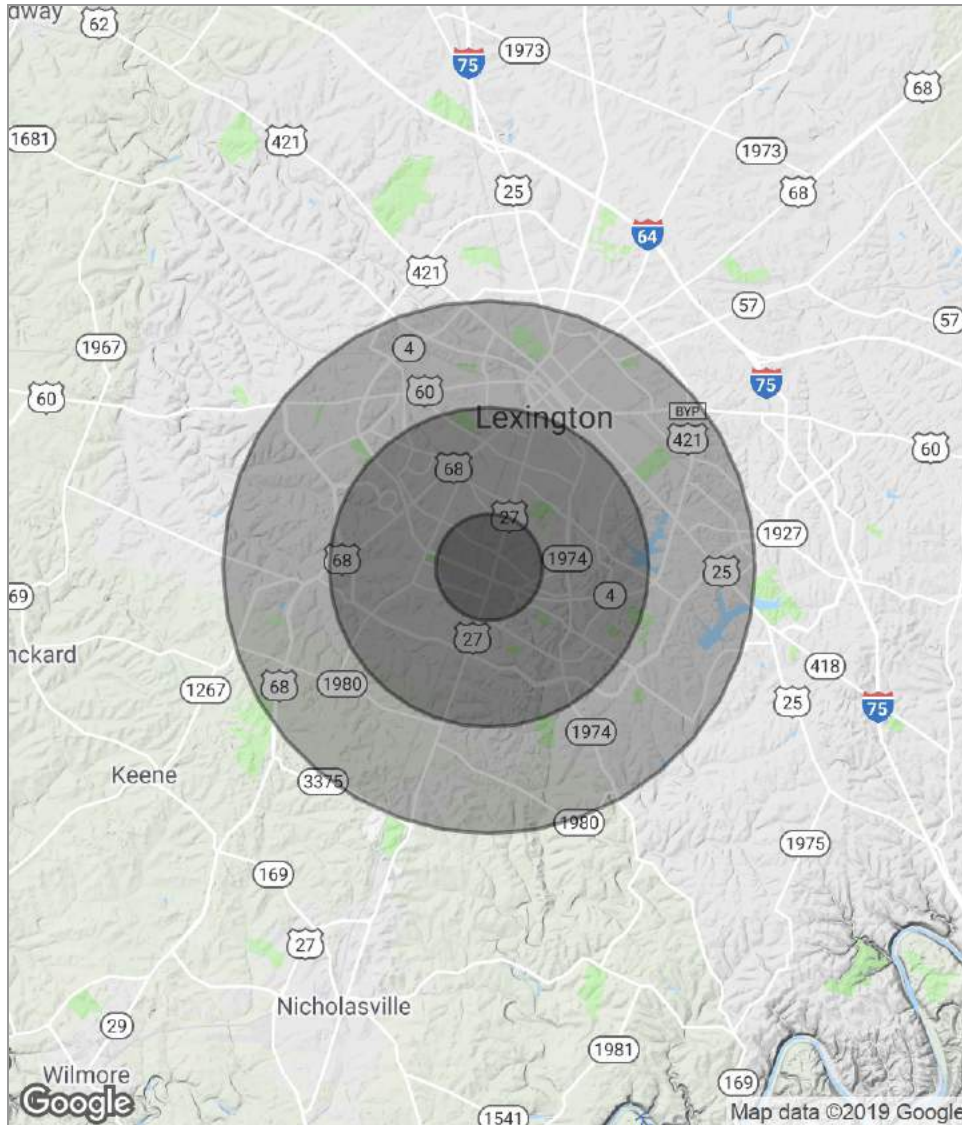


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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,253	111,746	246,491
Median age	38.3	34.9	34.8
Median age [Male]	36.8	33.3	33.6
Median age [Female]	39.4	36.1	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,737	47,755	105,401
# of persons per HH	2.2	2.3	2.3
Average HH income	\$58,732	\$63,993	\$63,820
Average house value	\$150,938	\$225,756	\$244,721

*\* Demographic data derived from 2010 US Census*

# Disclaimer

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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