



LOT 33 BRANNON CROSSING

LEXINGTON ROAD
NICHOLASVILLE, KY 40356

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E Brannon Rd. | 8,632 VPD

For marketing purposes only,
exact location not warranted.

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,025,000
Lot Size:	2.23 Acres
Price / Acre:	\$459,641
Zoning:	Commercial
Market:	Central Kentucky
Submarket:	Lexington

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this 2.23 acre lot in one of Lexington's newest retail development areas with over 800,000 sf of retail, restaurant, medical office and entertainment offerings. This property would be suited for retail, restaurant or freestanding retail users. There is an average daily traffic count of 38,943 cars on US 27. Priced at \$1,025,000 this property is ready for an offer. Contact Earl Brady at 859-264-0888 or earl.brady@svn.com for more information. Listing is co-listed with Ketan Patel, contact at 859-327-7078.

PROPERTY HIGHLIGHTS

- 2.23 acres of development land located in one of Lexington's newest development areas.
- One of the larger lots in the development.
- Centre includes Kroger, AmStar Cinemas, Hobby Lobby, Petsmart, Marshalls, Red Robin, Panera Bread, Bob Evans, and McDonald's.
- Located on the busy Highway US 27 connecting Nicholasville and Lexington.
- Site is ideal for retail, restaurants or freestanding retail user.

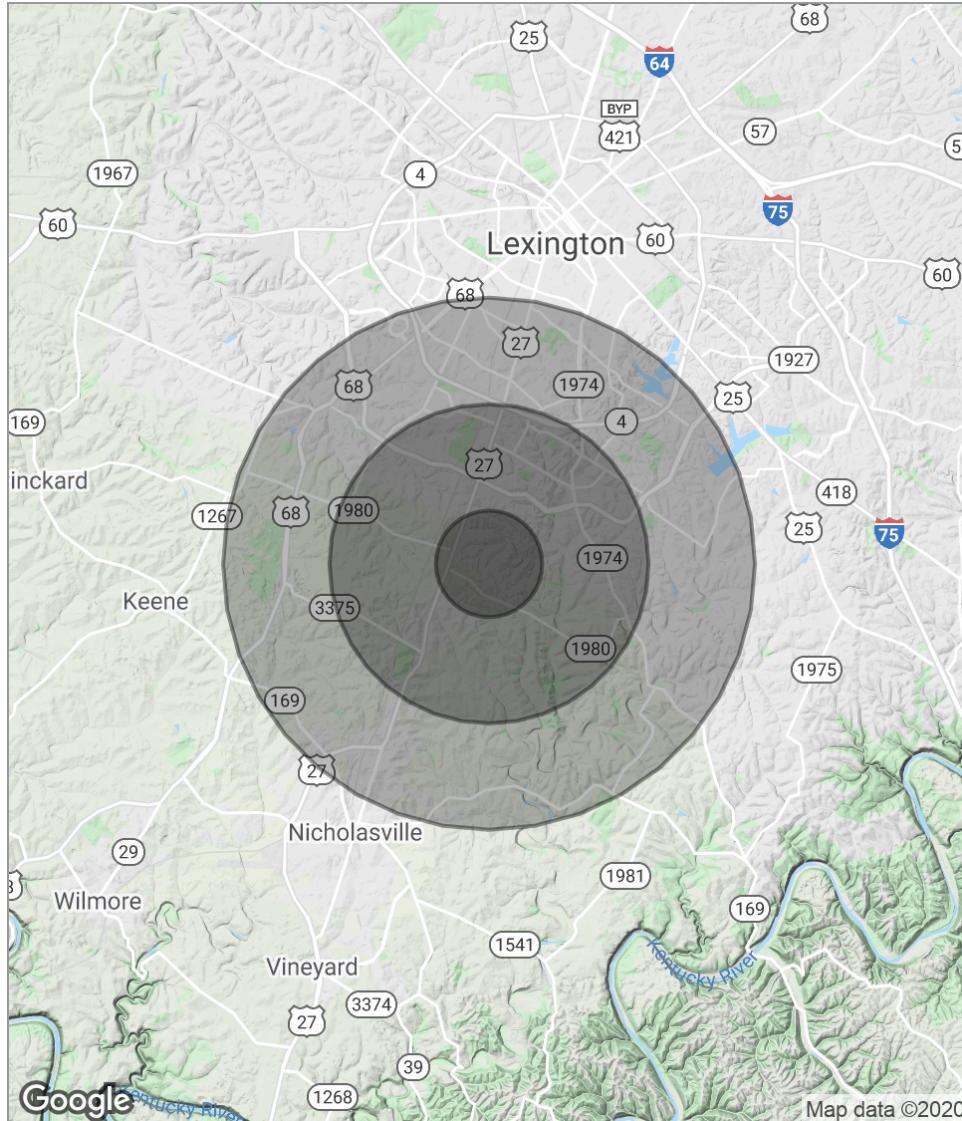




Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	364	15,519	99,038
Median age	44.0	34.8	35.2
Median age [Male]	44.5	33.8	33.7
Median age [Female]	43.2	35.7	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	139	5,765	39,781
# of persons per HH	2.6	2.7	2.5
Average HH income	\$105,375	\$82,263	\$71,855
Average house value	\$462,145	\$241,275	\$217,338

** Demographic data derived from 2010 US Census*

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