

FOR SALE

2.25 ACRES (B-3) WITH NEW CIRCLE RD FRONTAGE FOR SALE

245 RUCCIO WAY
Lexington, KY 40503

PRESENTED BY:

JOHN BUNCH
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	2.254 Acres
PRICE / ACRE:	\$554,570
ZONING:	B-3 - Highway Service Business

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market this rare opportunity to purchase the last remaining lot located in the Wellington Commercial Subdivision. This 2.254 acre square tract boast 250' of frontage to New Circle Road seeing over 59,000 cars per day. The property is zoned B-3 Highway Service Business providing a wide variety of acceptable uses. The parcel is separately deeded with all utilities on site and has ample ingress and egress from Ruccio Way.

For further inquiries into this limited opportunity, please reach out to John Bunch at 859-433-8911 or john.bunch@svn.com.

PROPERTY HIGHLIGHTS

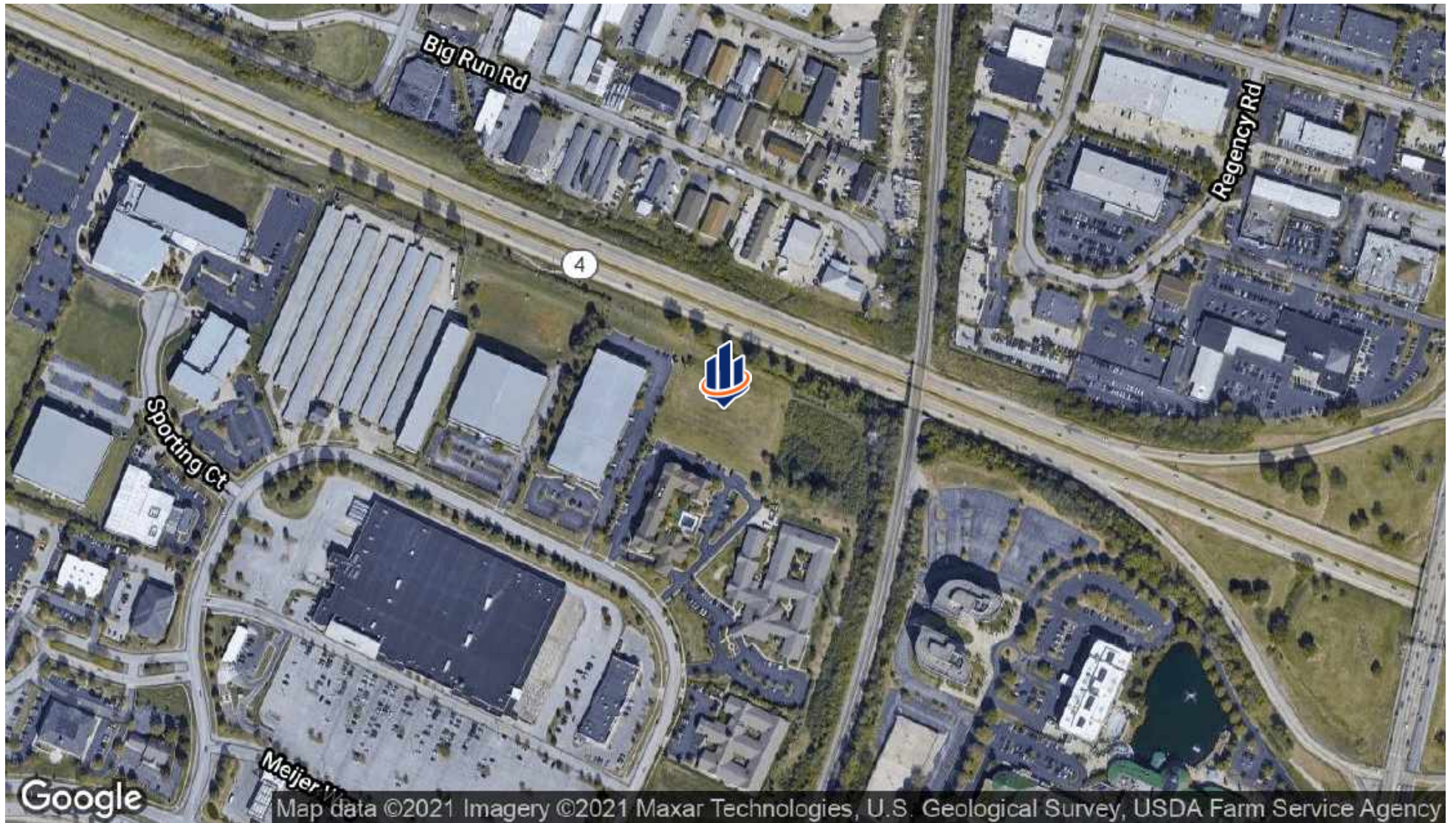
- 2.254 acres
- 250' of New Circle Road Frontage
- 59,000 + VPD
- Ingress and egress off Ruccio Way
- Utilities available on site
- ALTA survey available in property documents

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LOCATION MAP



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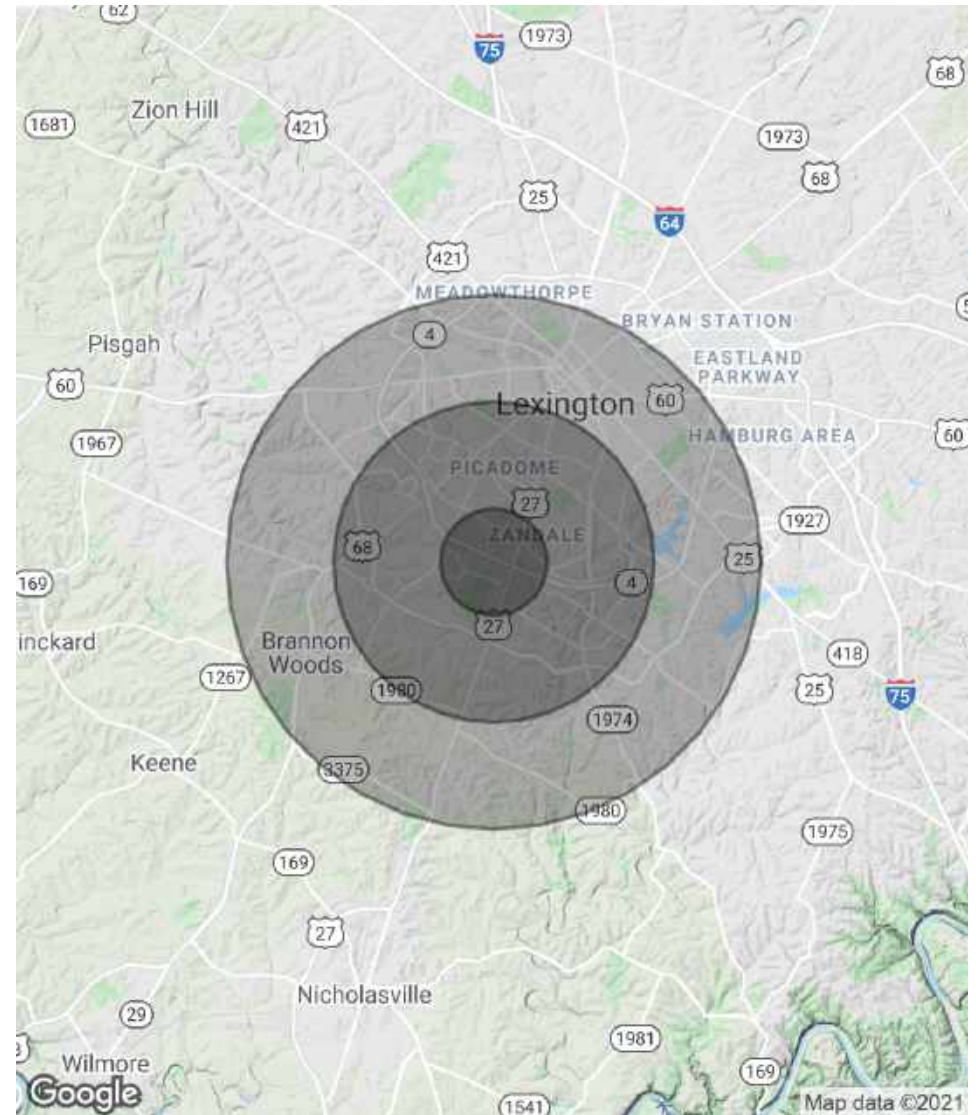
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,671	105,022	232,680
AVERAGE AGE	38.0	35.7	34.9
AVERAGE AGE (MALE)	36.1	34.1	33.7
AVERAGE AGE (FEMALE)	39.4	37.1	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,251	45,077	99,323
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$59,621	\$65,039	\$64,955
AVERAGE HOUSE VALUE	\$143,101	\$222,334	\$249,874

* Demographic data derived from 2010 US Census



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ADVISOR BIO



JOHN BUNCH

Advisor

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PROFESSIONAL BACKGROUND

John Bunch serves as an Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky. He specializes in the sale and leasing of Industrial and Office properties in Central and Northern Kentucky. He also works with investors and tenants to locate specific properties aligning with their short and long terms goals and objectives.

John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. Prior to joining the SVN Stone Commercial team, John worked in industrial sales in Dallas, Texas primarily on ground-up new construction and development projects collaborating with property owners, tenants, developers, architects, engineers, general contractors, and sub-contractors.

In 2017 & 2018 John was awarded the "Achievement" award from SVN International Corp. recognizing superior performance among 1600 advisers nationwide. He has finished the last two years in the top 10% of the company in sales and leasing and has no plans of slowing down.

John enjoys spending time with His wife Maggie and son Miles. He enjoys time with friends and serving at his local church. He comes alive talking about anything to do with business investments, the outdoors, UK athletics, and finely crafted bourbon. You can contact him at 859.433.8911 or john.bunch@svn.com.

MEMBERSHIPS

CPAL - Commercial Property Association of Lexington

CCIM - Certified Commercial Investment Member

SVN | Stone Commercial Real Estate

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DISCLAIMER

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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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