

FOR SALE

# SOUTHLAND DRIVE INVESTMENT PORTFOLIO FOR SALE

268 - 278 SOUTHLAND DR  
Lexington, KY 40503

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,300,000
<b>BUILDING SIZE:</b>	16,300 SF
<b>LOT SIZE:</b>	1.5 Acres
<b>PRICE / SF:</b>	\$141.10
<b>ZONING:</b>	B-1 Neighborhood Business

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present an opportunity to invest in the fastest growing, predominately locally owned retail corridor in Lexington, KY.

With a location that is easy to access from both Nicholasville and Harrodsburg Roads, as well as the newly improved infrastructure and walkways allowing for pedestrian foot traffic, the corridor continues to make improvements that are paying serious dividends to visitors and retailers alike.

268-278 Southland Drive consists of two buildings totaling 16,300sf. The properties are 78% occupied with the current tenants being Planned Parenthood, Gold & Diamond Apparel, GDA Jewelers, Lexington Healing Arts Academy, and Associates in Rehab [physical therapy].

For additional information please contact John Bunch | [john.bunch@svn.com](mailto:john.bunch@svn.com) | (859) 433-8911 OR Nathan Dilly | [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) | (859) 420-5492.

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## COMPLETE HIGHLIGHTS



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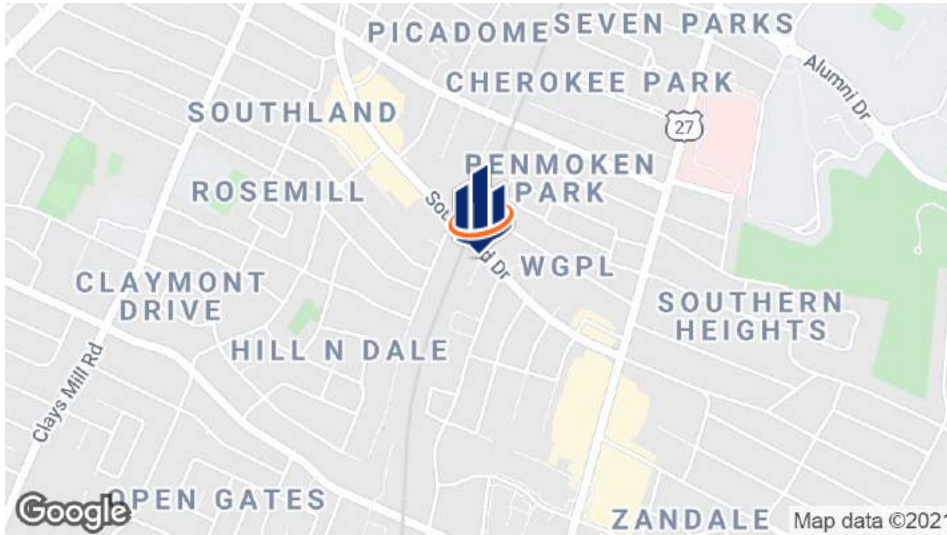
### 268 SOUTHLAND DRIVE

CITY, STATE, ZIP	Lexington, KY 40503
BUILDING SIZE	7,300 SF
ACREAGE	0.85 acres
YEAR OF CONSTRUCTION	1980
EXTERIOR	Brick
PROPERTY TAX RATE	1.277%
TAX-ASSESSED VALUE	\$874,000
OCCUPANCY	100%

### 278 SOUTHLAND DRIVE

CITY, STATE, ZIP	Lexington, KY, 40503
BUILDING SIZE	9,000 SF
ACREAGE	0.65 acres
YEAR OF CONSTRUCTION	1985
EXTERIOR	Brick
PROPERTY TAX RATE	1.277%
TAX-ASSESSED VALUE	\$811,600
OCCUPANCY	60%

## CITY INFORMATION



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## LOCATION DESCRIPTION SOUTHLAND DR RETAIL CORRIDOR

This property is located in the heart of Lexington, KY-- a city known for its sprawling horse farms, college basketball, exquisite bourbon, and a thriving economy and vibrant downtown. Major employers in the MSA include the University of Kentucky, Toyota Motor Manufacturing, Amazon, Lockheed Martin, Lexmark, Big Ass Fans, Valvoline, and many others. Lexington is highly ranked in a multitude of categories including #9 Most Diversified Metro Economies in the U.S. (WalletHub), #10 Best Cities for Young Professionals (SmartAsset), #2 Best Cities for College Grads (SmartAsset), and more. It is no surprise that investors locally and across the nation flock to Lexington seeking real estate opportunities.

Nearby attractions to Southland Drive include popular 40503 neighborhoods with increased residential activity, downtown Lexington (2.8 miles), the University of Kentucky (1.8 miles), and Central Baptist (.7 miles). Lastly, the corridor boast one of the best weekend farmers markets and the claims the best Fried Chicken in all of Kentucky, a feat that stands on it own.

## PROPERTY HIGHLIGHTS

- Lexington, KY Retail Investment Opportunity
- Diverse Tenant Mix (COVID-19 & E-Commerce Resistant)
- Fast Growing Commercial Corridor with Significant Infrastructure Improvements
- Newly Paved, Striped, and Sealed Parking Lot
- Well lit and improved building facades stand out amongst other retailers
- Visibility from Southland Drive
- Predominantly locally owned businesses

## VPD

<b>SOUTHLAND DRIVE VPD</b>	14,000
<b>NICHOLASVILLE RD VPD</b>	33,000

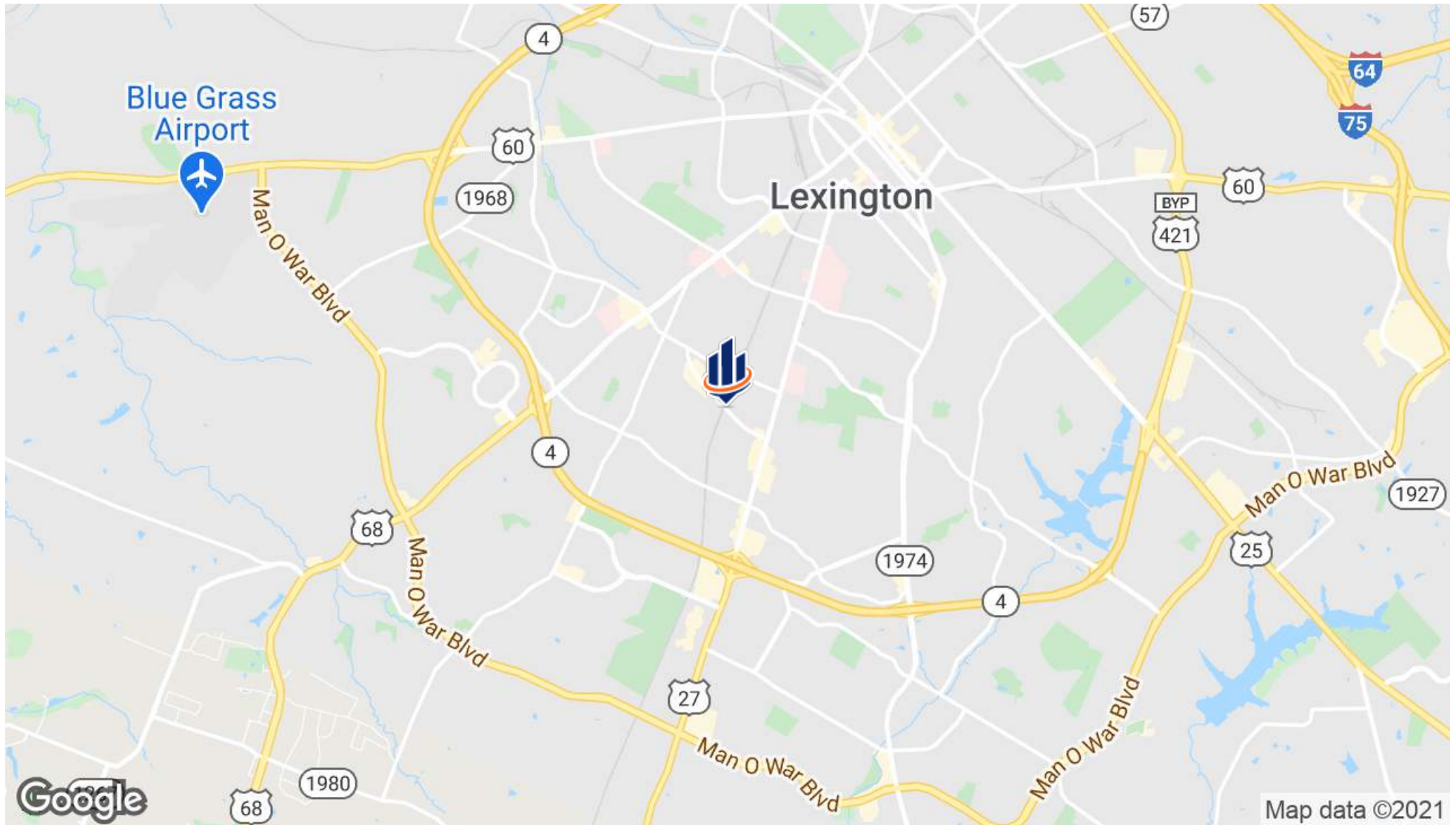
ADDITIONAL PHOTOS



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## LOCATION MAPS



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## DEMOGRAPHICS MAP & REPORT

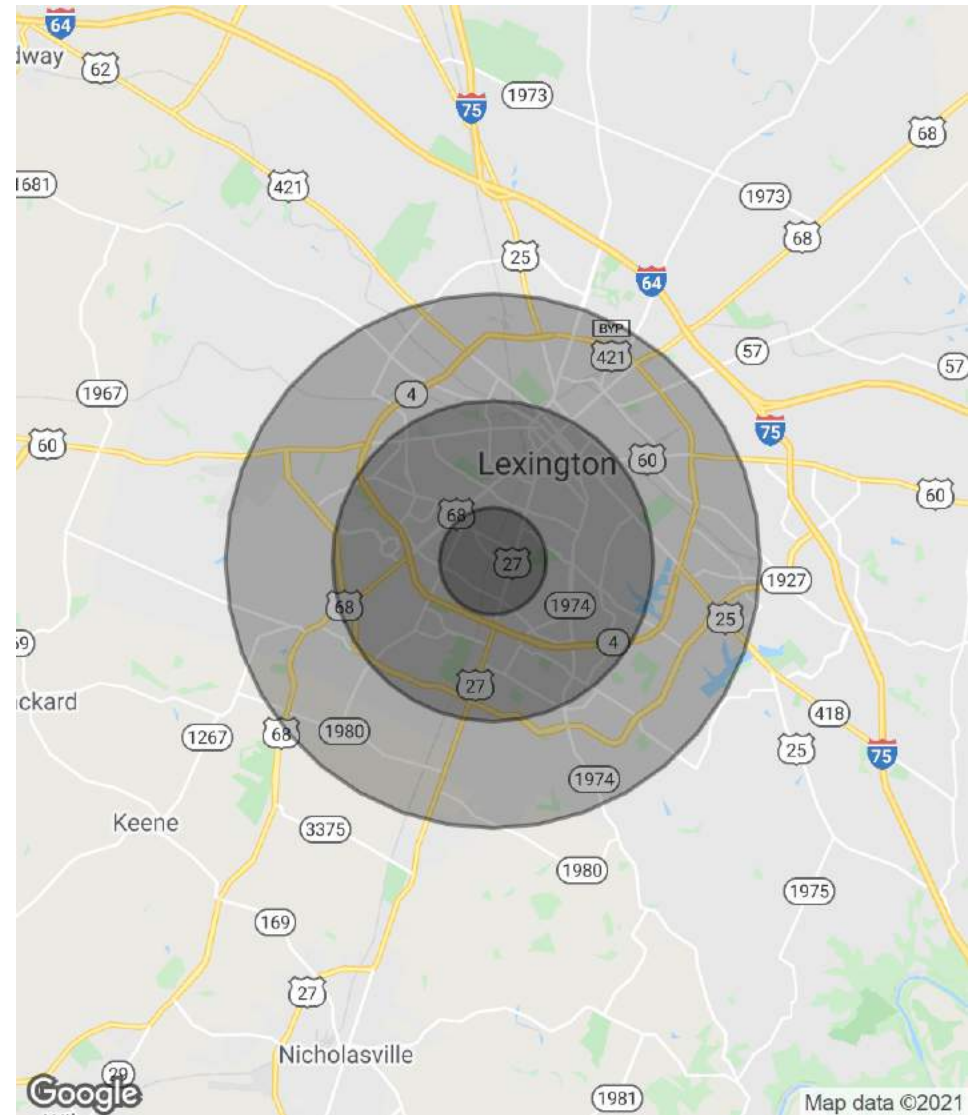
### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,245	112,484	257,485
AVERAGE AGE	38.1	34.5	34.8
AVERAGE AGE (MALE)	36.5	33.2	33.7
AVERAGE AGE (FEMALE)	38.9	35.6	36.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,732	49,457	109,756
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$60,959	\$58,282	\$61,930
AVERAGE HOUSE VALUE	\$182,914	\$236,623	\$237,616

\* Demographic data derived from 2010 US Census



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## ADVISOR



### JOHN BUNCH

Advisor

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**Direct:** 859.264.0888 x236 | **Cell:** 859.433.8911

## 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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## ADVISOR



### NATHAN DILLY

Advisor

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## PROFESSIONAL BACKGROUND

Nathan serves as an Advisor for SVN Stone Commercial Real Estate. He is a Lexington native and graduated from the University of Kentucky.

Nathan specializes in retail leasing and investment sales across all asset types. He has been involved in distressed asset sales, institutional size transactions, and ground up development projects. Nathan also represents a variety of clients with needs ranging from small leasing to land acquisition and new development. He works closely with Buyers and Sellers on net leased assets such as Dollar General and specializes in 1031 Exchange transactions.

Nathan enjoys spending time with his wife, Cassie, boating, traveling and playing guitar. You can contact him at 859.420.5492 or nathan.dilly@svn.com

## EDUCATION

University of Kentucky

## MEMBERSHIPS

International Council of Shopping Centers - ICSC  
CCIM - Certified Commercial Investment Member

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