

LUSBY PATH DEVELOPMENT

103 - 105 LUSBY PATH
GEORGETOWN, KY 40323

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Property Summary



OFFERING SUMMARY

Address: 103-105 Lusby Path, Georgetown, KY 40323
 Sale Price: \$960,000
 Lease Rate: Negotiable
 Lot Size: 1.65 Acres
 Zoning: B-2
 PRODUCT TYPE: Retail / Office / Restaurant

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this commercial development opportunity in Georgetown, KY. 103-105 Lusby Path is located among several major retailers and businesses including Kroger, Starbucks, Georgetown Community Hospital, and many others. This property is available for sale, lease, or build-to-suit, and is ideal for both single-tenant and multi-tenant development.

For more information please contact Nathan Dilly at nathan.dilly@svn.com or (859) 420-5492 or Matt Stone at matt.stone@svn.com or (859) 351-5444.

DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

Total Households	1,560	12,966	41,713
Total Population	4,363	34,063	108,535
Average HH Income	\$56,485	\$61,050	\$59,422

Location Description & Highlights



LOCATION DESCRIPTION

103-105 Lusby Path is located in Georgetown (Scott County), Kentucky. The property is located along Lexington Road which has an average traffic count of 18,000 vehicles per day, and is situated in between the only Kroger in Georgetown and Georgetown Community Hospital. This property is positioned well for retail, office, and medical-office given the density of homes and businesses in the surrounding area.

LOCATION SUMMARY

Name:	Lusby Path Development
Street Address:	103-105 Lusby Path
City, State, Zip code:	Georgetown, KY 40323
County:	Scott

LOCATION HIGHLIGHTS

- Located off Lexington Road with easy access to the Kroger Marketplace development and Georgetown Community Hospital
- Great visibility along Lexington Road [18,000VPD]
- Strategic location for retail, office, medical office, and restaurant use
- Dense residential area





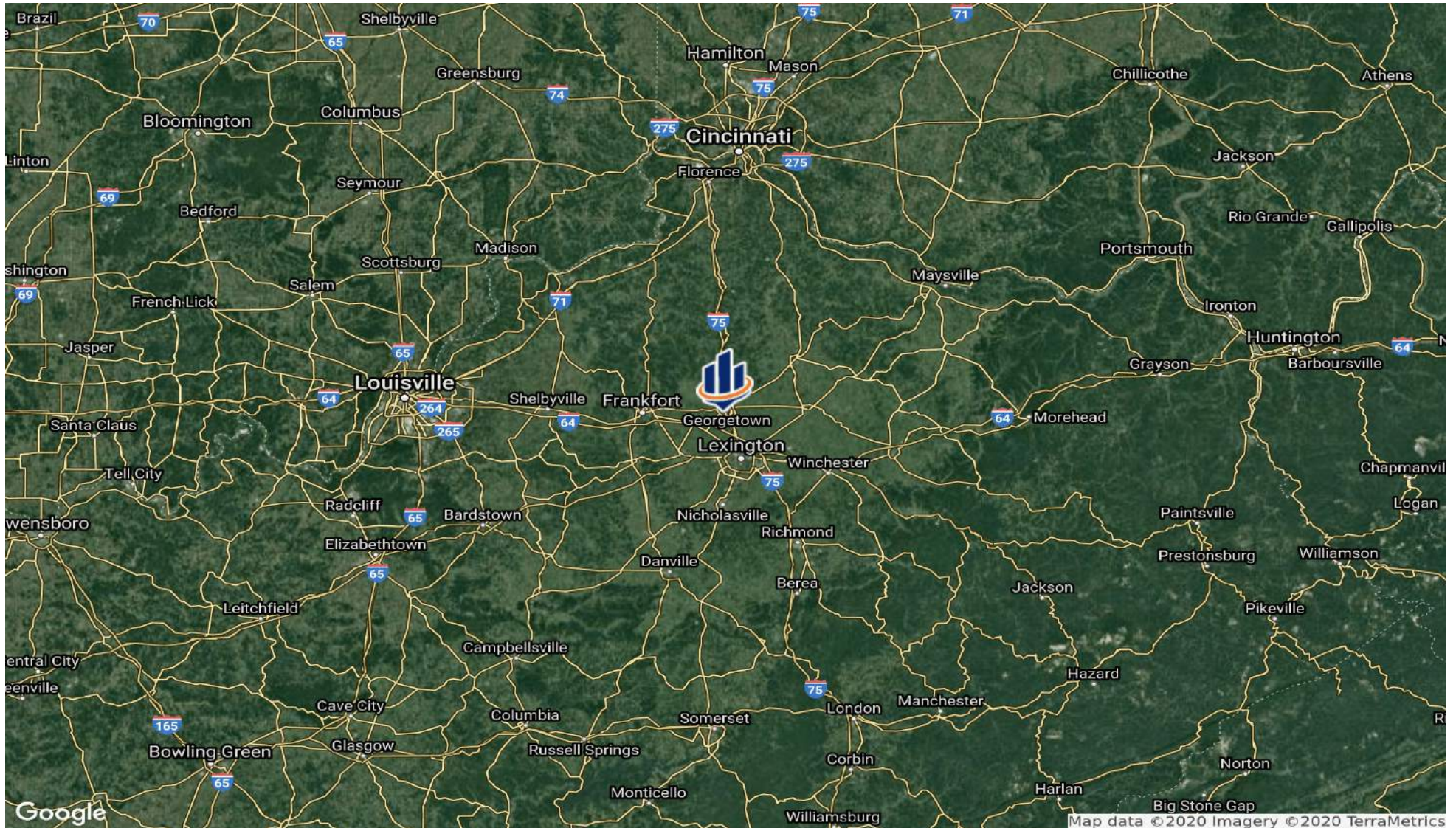
KENTUCKY Georgetown SCOTT ★ COUNTY



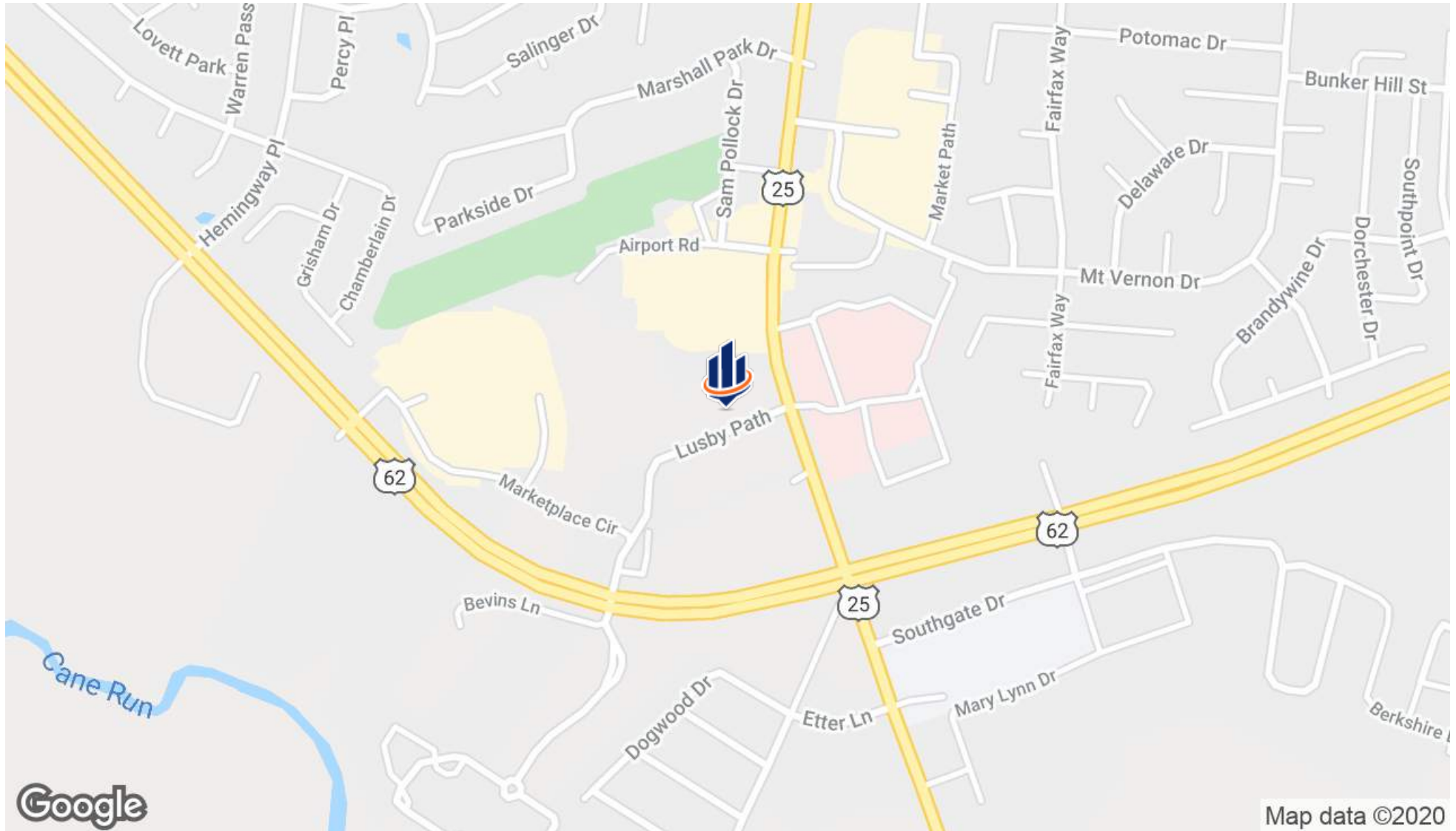
CITY OVERVIEW

Georgetown, Kentucky, located 10 miles north of Lexington off I-75, is the county seat of Scott County as well as the home of Georgetown College, a private liberal arts college. Georgetown is very proud of its heritage and excited about the tremendous growth the city has experienced in the last few years. Scott County is one of the fastest growing counties in Kentucky with population now exceeding 50,000 per the US Census Bureau estimate. Since the opening of Toyota Motor Manufacturing, employment has risen; the City, County, and School System have prospered; Toyota is a wonderful asset to the community and a huge reason for the growth of the town. Georgetown is fortunate to have the finest of Fire, Police and Public Works Departments. The employees are highly trained with benefit of the latest in technology and equipment. Georgetown offers downtown shopping and shopping malls, restaurants, recreation, sports, beautiful surroundings, and Georgetown College.

Regional Map



Location Map



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