



HAMBURG OFFICE 2ND FLOOR CONDO FOR LEASE IN LEXINGTON, KY

1795 ALYSHEBA WAY
LEXINGTON, KY 40509

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$1,395 per month (MG)
Building Size:	1,000 SF
Available SF:	1,000 SF
Lot Size:	0.5 Acres
Year Built:	2003
Renovated:	2018
Zoning:	p-1
Market:	Lexington
Submarket:	Central Kentucky

PROPERTY OVERVIEW

SVN Stone Commercial is pleased to offer this exclusive suite FOR LEASE located in historic Hamburg Place, and visible in a growing area adjacent to the Hamburg Pavilion shopping district with convenient access to I-75 and Man O' War Boulevard. Lease office space in this vibrant, visible development close to shopping, dining and residential areas.

Contact Neal Metcalfe or Weston Lockhart for more information, 859-264-0888.

PROPERTY HIGHLIGHTS

- Hamburg Office Suite AVAILABLE NOW
- Professional, Quiet Office Park
- PLENTY of parking for employees and clients
- Extremely easy access to Man O War and I-75
- The rapidly growing Hamburg retail and restaurants just down the street
- Rent includes condo fees and water

**Hamburg Office
FOR SALE or LEASE**
1795 Alysheba Way Suite 3202
Lexington, KY 40509
1,000 SF | Zoned P-1

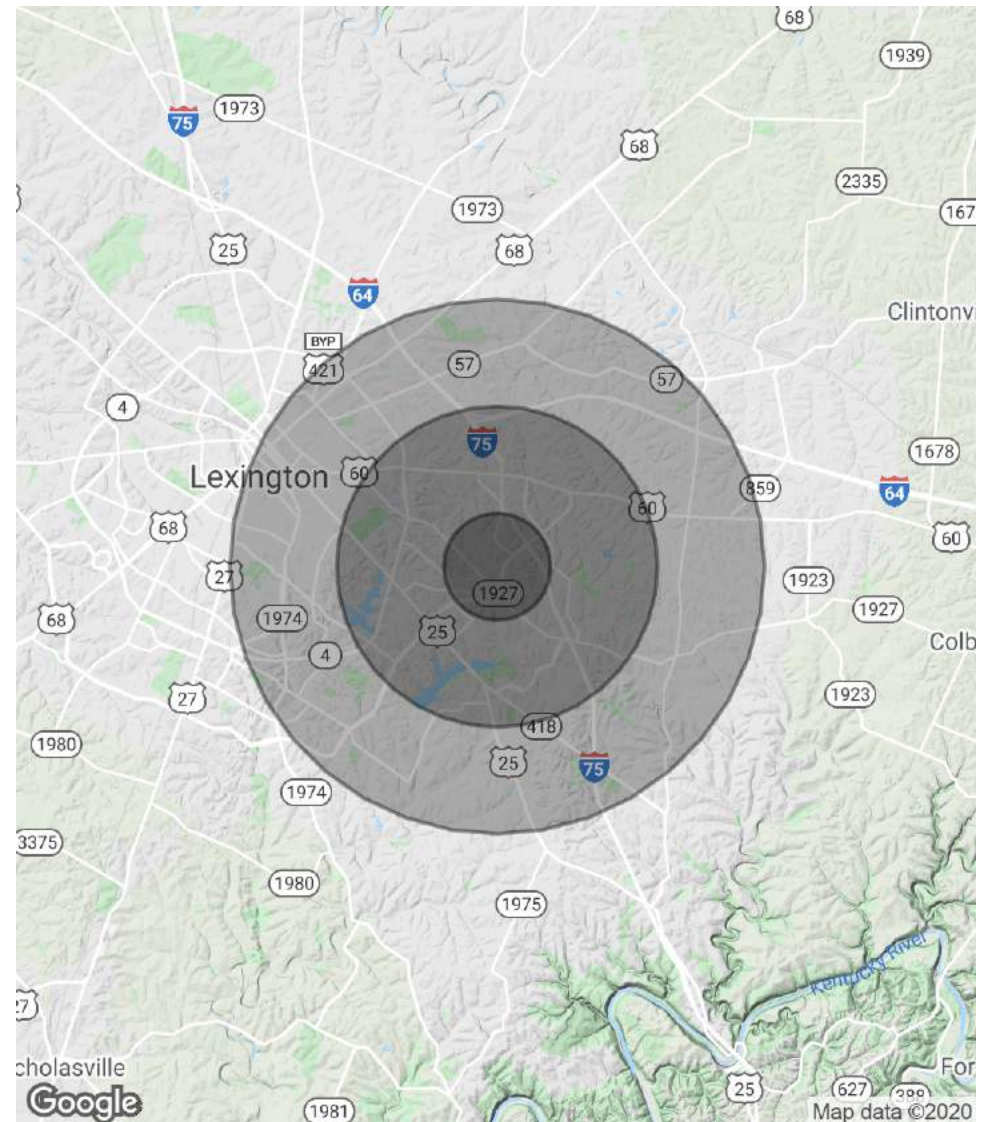
For marketing purposes only,
exact locations not warranted

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,191	54,704	128,043
Average age	33.6	32.4	34.9
Average age (Male)	33.5	32.3	34.3
Average age (Female)	34.6	33.2	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,171	24,172	56,516
# of persons per HH	2.3	2.3	2.3
Average HH income	\$88,359	\$70,323	\$69,815
Average house value	\$230,586	\$232,525	\$237,104

* Demographic data derived from 2010 US Census



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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.