



# HAMBURG OFFICE 2ND FLOOR CONDO FOR SALE IN LEXINGTON, KY

1795 ALYSHEBA WAY  
LEXINGTON, KY 40509

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# Property Summary



## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Sale Price:    | \$159,000        |
| Building Size: | 1,000 SF         |
| Available SF:  | 1,000 SF         |
| Lot Size:      | 0.5 Acres        |
| Price / SF:    | \$159.00         |
| 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 SALE 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

**meijer**

**CHIPOTLE**  
MEXICAN GRILL

**STARBUCKS**  
COFFEE

**CARRABBA'S**  
ITALIAN GRILL

**Chick-fil-A**

**Walgreens**

**CHASE**

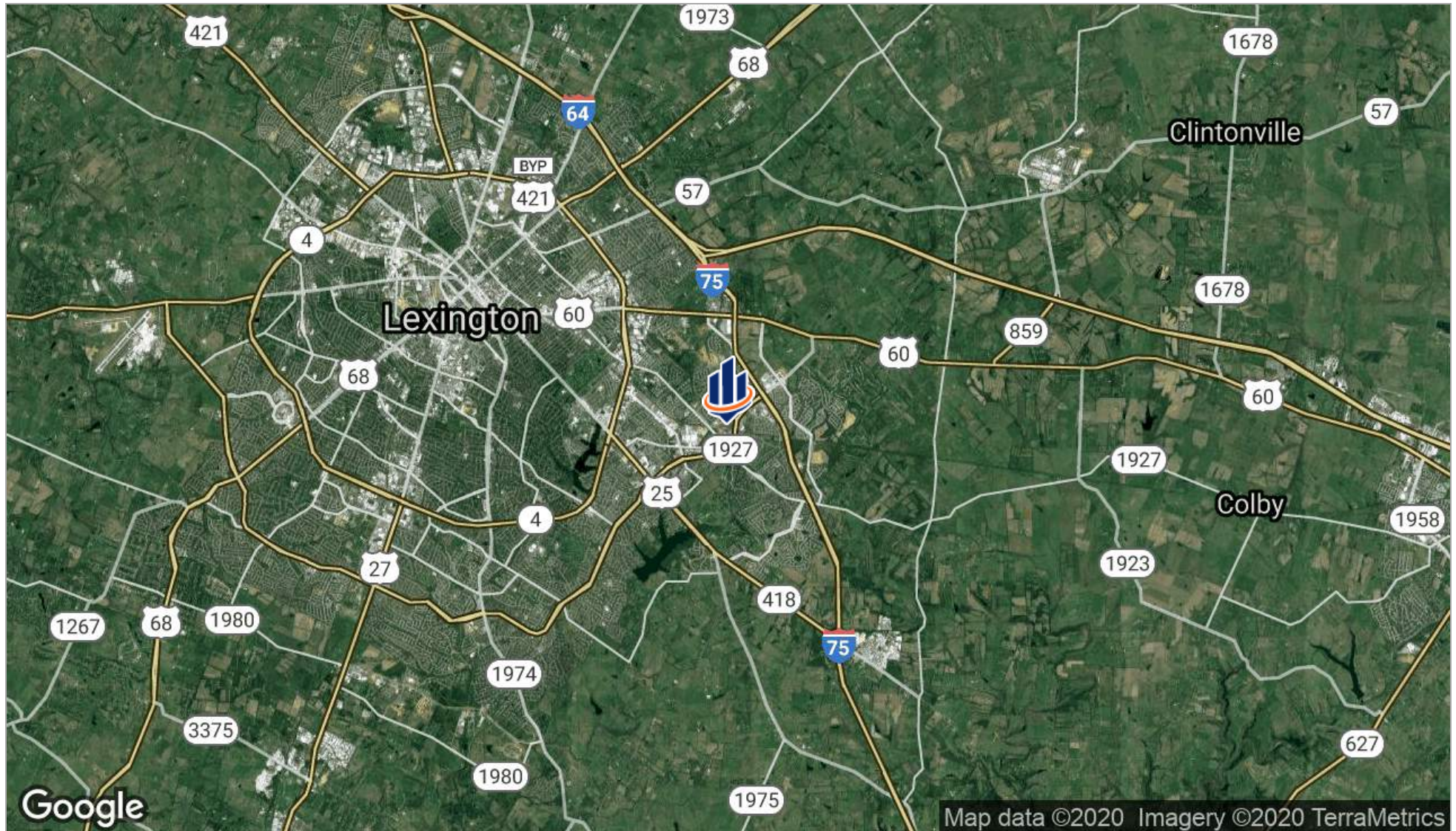
**Anthem**

**BAPTIST HEALTH**

**SVN**  
STONE COMMERCIAL REAL ESTATE

**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



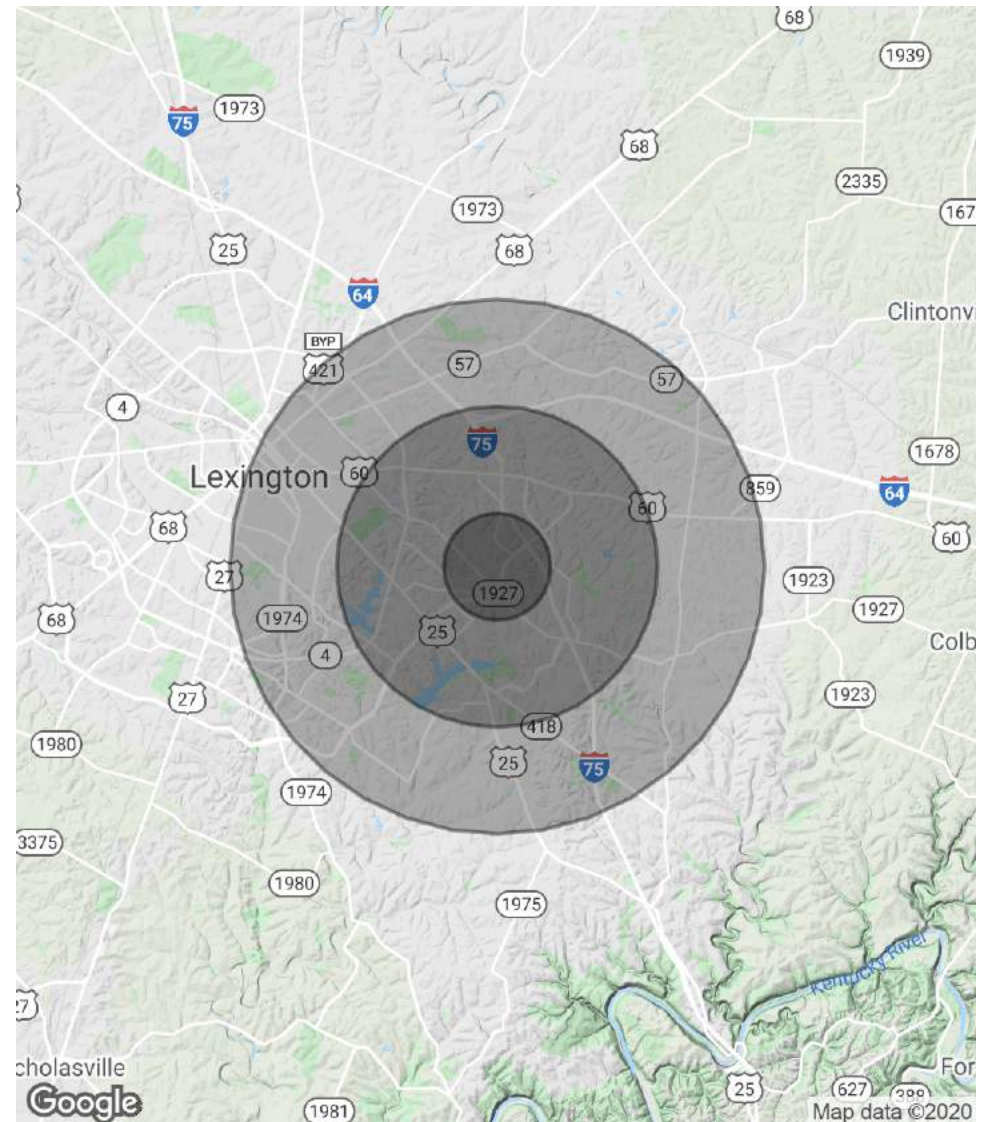
# Demographics Map & Report

| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| 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           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| 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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