



Virginia Ave  
17,097 VPD



# FOR LEASE DOCTOR'S PARK SUITE 104

**For Sale or Lease**  
**1517 NICHOLASVILLE ROAD**  
2,872 SF | \$65,000 | \$1,500/MO  
OFFICE OR STORAGE SPACE

1517 NICHOLASVILLE ROAD  
LEXINGTON, KY 40503

Nicholasville Rd  
32,019 VPD

Cooper Dr  
11,948 VPD

Alumni Dr  
16,796 VPD

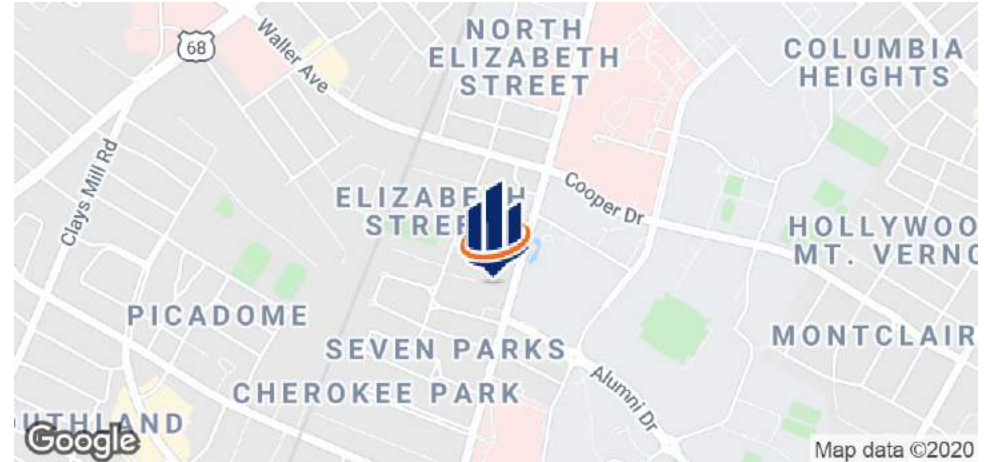
**Weston Lockhart**  
Associate Advisor  
859.317.3538  
weston.lockhart@svn.com

**Matt Stone, CCIM, SIOR, MBA**  
Managing Director  
859.351.5444  
matt.stone@svn.com



For marketing purposes only,  
exact locations not warranted

# Property Summary



## OFFERING SUMMARY

Available SF:	2,872 SF
Lease Rate:	\$1,500.00 per month (Gross)
Year Built:	1962
Building Size:	2,872 SF
Zoning:	P-1

## PROPERTY OVERVIEW

SVN | Stone is pleased to present Suite 104 at Doctors Park, located at 1517 Nicholasville Road. This condo is FOR LEASE and is located on Lexington's main corridor in Nicholasville Road (US 27) across the street from Alumni Drive and Kroger Field. Suite 104 is located in the basement and has several private offices as well as ramp-access. 113 spots in Doctor's Park total and 13 directly in front of the building. This professional office park has 32,099 VPD passing by daily and is just minutes from the University of Kentucky and area hospitals as well with easy access to downtown and New Circle Road. This condo is also for sale. Contact Weston Lockhart 859-317-3538 // weston.lockhart@svn.com or Matt Stone @ 859-351-5444 // matt.stone@svn.com for more information or to schedule a tour!

## PROPERTY HIGHLIGHTS

- Located within Doctor's Park
- 32,099 VPD on Nicholasville Road
- Just minutes away from University of Kentucky
- Move- in Ready
- Easy access to area hospitals
- Also FOR SALE

*Because of its central location in the Commonwealth, Lexington has become the hub for health care services in Central and Eastern Kentucky. In fact, a large portion of patients admitted to hospitals in Fayette County are from outside the metropolitan area. The quality of health care is second to none, and people throughout the state recognize it to be among the best.*



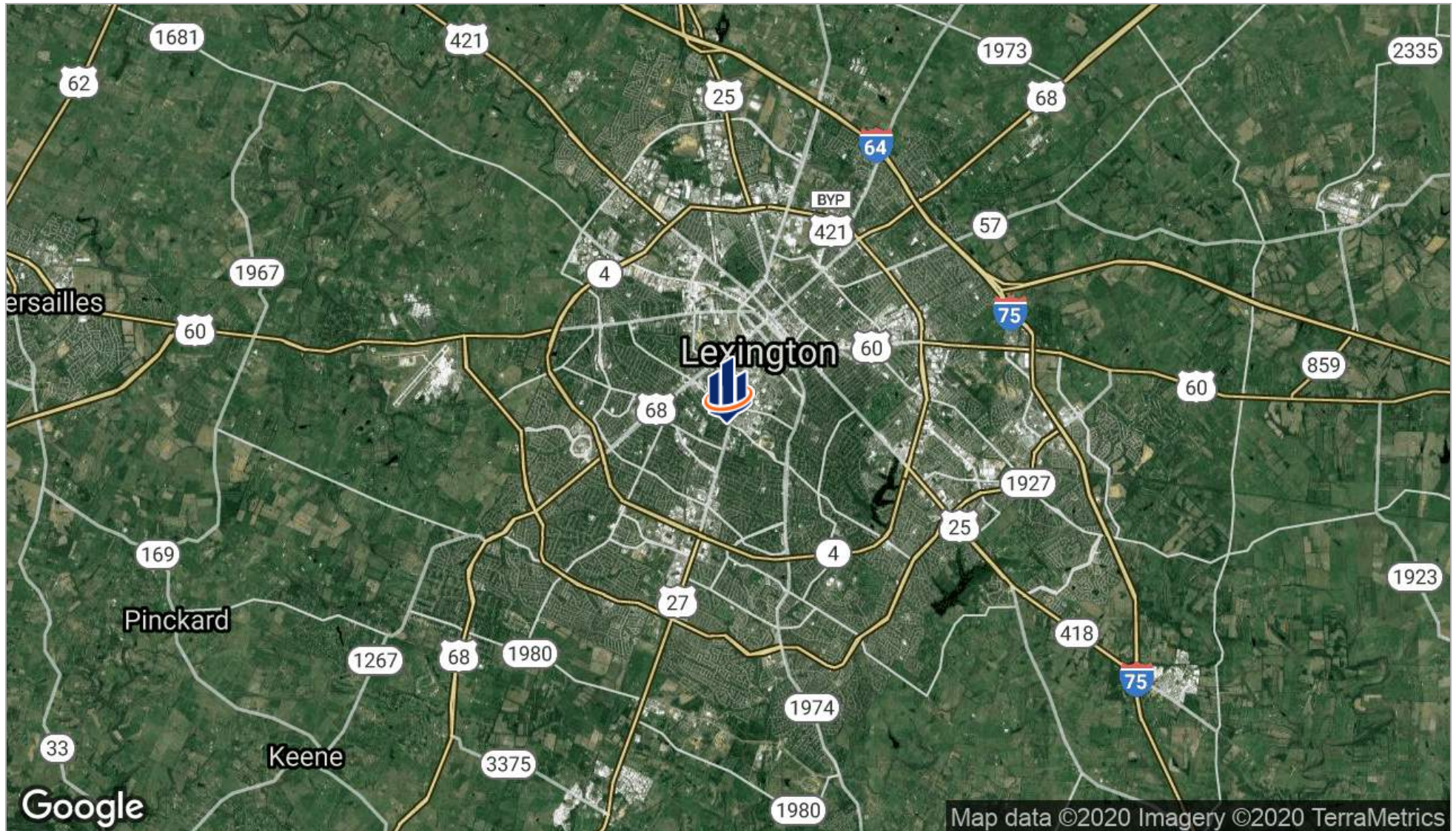
**Workers:** Nearly 30,000 people work in one of Kentucky's healthcare-related businesses. The health care sector has been one of the driving forces of growth and stability in the Bluegrass economy, with nearly 18-percent of the area's workforce employed in health care and social assistance fields

**Facilities:** Kentucky has more than 170 healthcare-related facilities

**Investment:** In 2016, 12 new or expanded facilities were announced with investments of \$157 million

**Overview:** Innovative research on such breakthroughs as artificial hearts and limbs, groundbreaking advances on transplants and the development of medical advances has strengthened Kentucky's reputation as a healthcare leader. As a result, the number of healthcare-related facilities continues to grow quickly. A trained medical research workforce and advances by medical facilities have combined to make Kentucky an excellent location for healthcare-related businesses.

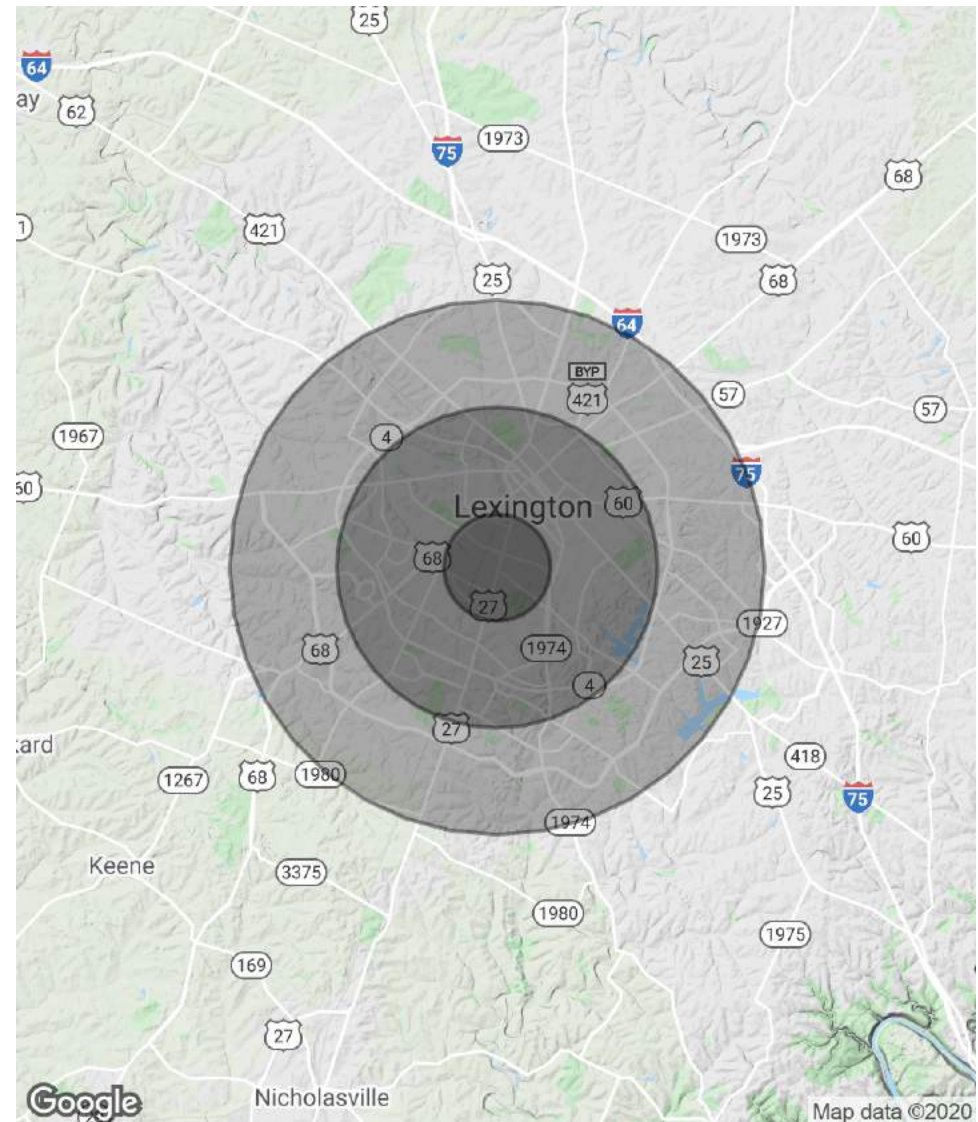




# Demographics Map & Report

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	15,723	116,088	273,646
Average age	27.8	34.2	34.6
Average age (Male)	27.6	32.9	33.4
Average age (Female)	28.1	35.4	35.8
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	5,477	51,465	117,222
# of persons per HH	2.9	2.3	2.3
Average HH income	\$49,869	\$55,717	\$59,784
Average house value	\$272,769	\$244,727	\$226,118

\* Demographic data derived from 2010 US Census



The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.