



Virginia Ave
17,097 VPD



FOR SALE 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

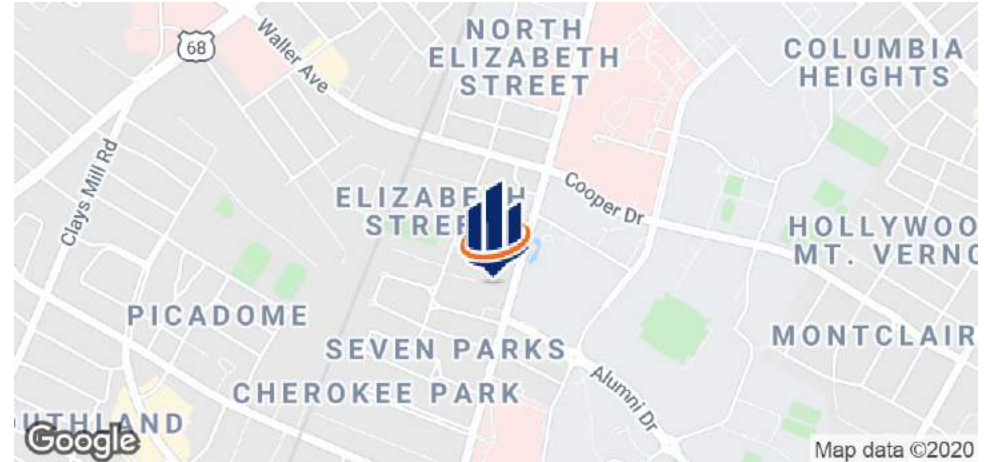
Weston Lockhart
Associate Advisor
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weston.lockhart@svn.com

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

Sale Price:	\$65,000
Year Built:	1962
Building Size:	2,872 SF
Zoning:	P-1
Price / SF:	\$22.63

PROPERTY OVERVIEW

SVN | Stone is pleased to present Suite 104 at Doctors Park, located at 1517 Nicholasville Road. This condo is FOR SALE 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. 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. 113 spots in Doctor's Park total and 13 directly in front of the building. This condo is also for lease. 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

- PRICE REDUCED - NOW \$65,000
- 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 LEASE

Kentucky Healthcare

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.



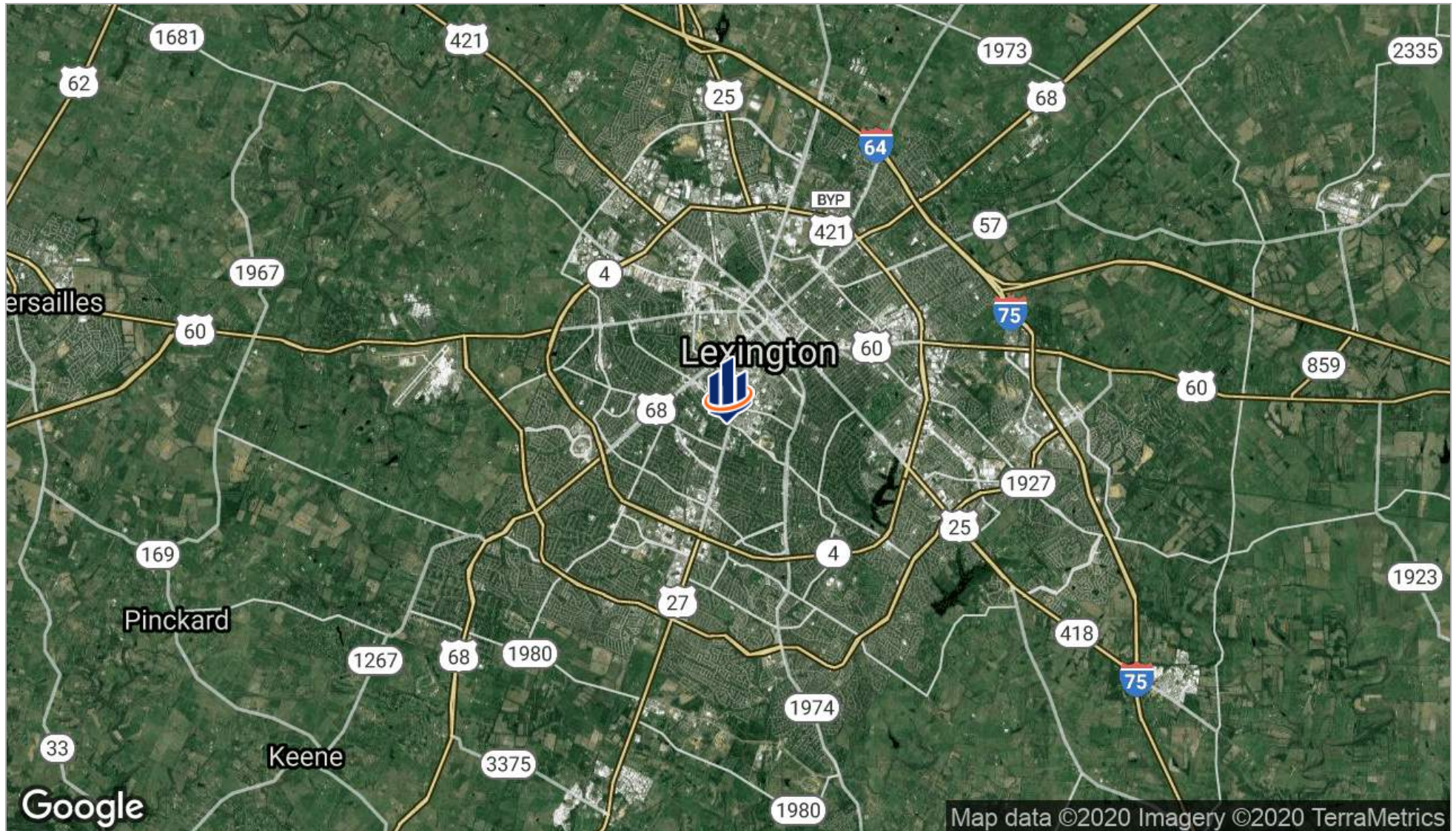
Workers: Nearly 30,000 people work in one of Kentucky's healthcare-related businesses. The health care sector has been one of the driving forces of growth and stability in the Bluegrass economy, with nearly 18-percent of the area's workforce employed in health care and social assistance fields

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.

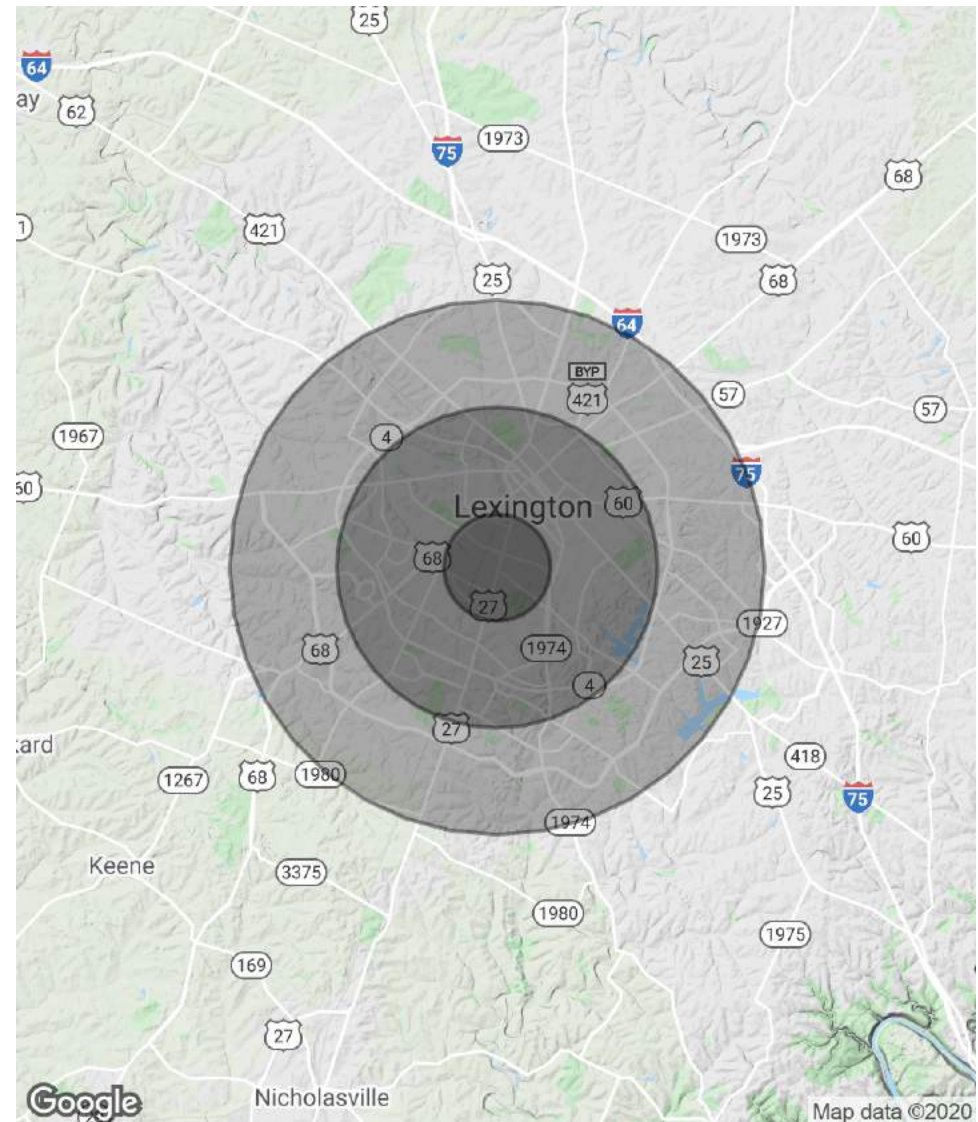




Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
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
HOUSEHOLDS & INCOME			
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



MEET THE TEAM

Biography



Weston Lockhart
Associate Advisor

Weston Lockhart serves as an Advisor with SVN Stone Commercial Real Estate specializing in Investment Sales, Medical Office Leasing and Sales, and Retail. Weston joined SVN | Stone in an Advisor role in 2018 after serving on the marketing team through college.

Weston attended the Gatton College of Business and Economics at the University of Kentucky. While in college, Weston was involved in various organizations and was a volunteer lacrosse coach at a local middle school. He gets excited for anything marketing and branding and takes pride in being able to connect others to assets & opportunities that can provide them value.

Being a Lexington native, Weston currently resides in the heart of Downtown Lexington. On the weekends you can find him out hiking at Red River Gorge, tailgating for his beloved Kentucky Wildcats, or coaching on the sideline for Frederick Douglass High School. You can contact Weston at 859-317-3538 or weston.lockhart@svn.com.

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Matt Stone, CCIM, SIOR, MBA
Managing Director

Matt Stone, CCIM, SIOR, MBA is the Managing Director of SVN Stone Commercial Real Estate. Since 2006, Matt has been the trusted advisor for many clients in transactions within the retail, office, industrial, multi-family, and hospitality product types. Matt personally oversees the day to day operations of the company, brokerage of commercial investment properties and user properties, as well as property management. He has worked with banks, private investors, and as a receiver to help with asset management and evaluation for distressed loan purchasing, workouts, REO disposition, and general opinions of value. Matt and his team continue to perform property management and bookkeeping services for retail, industrial, office, and multi-family properties throughout Central Kentucky.

Matt holds the prestigious Society of Industrial and Office Realtors designation [SIOR] www.sior.com and the Certified Commercial Investment Member [CCIM] www.ccim.com designations. He is currently the Vice President of the Commercial Property Association of Lexington [CPAL], served as the 2015-2016 CCIM President for the Lexington District of the Kentucky CCIM Chapter, the 2016 Co-Chair of the Tennessee/Kentucky Idea Exchange for the International Council of Shopping Centers [ICSC], a board member for National Christian Foundation – Kentucky [NCF], and on the board of Christian Student Fellowship [CSF] at the University of Kentucky. He is also on the Young Life Golf Committee to help raise awareness and funds for Young Life in Lexington every May. In addition to his commercial real estate designations, Matt earned a Masters of Business Administration [MBA] and a Bachelor of Science in Mathematics Education from the University of Kentucky.

Prior to SVN Stone Commercial Real Estate, Matt served on staff in Lexington with Young Life. He is currently involved at Southland Christian Church, and in other non-profit ministries and organizations around the country and in Lexington. Matt is an avid golfer, and runner, and also enjoys spending time and traveling with his wife, son, and two daughters.

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