

Disclaimer: Boundary lines are approximate and should be independently verified.

FOR SALE

Nicholasville Road Development Site

2395 NICHOLASVILLE ROAD | LEXINGTON, KY 40503



**Pasadena Dr.
9,100+ VPD**

**Nicholasville Rd
36,500+ VPD**

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- ±1.61-acre corner assemblage near intersection of Nicholasville Rd and Pasadena Dr
- Zoned B-1 and R-1C, offering retail, medical, and potential multifamily redevelopment flexibility
- Nicholasville Rd frontage with full access Nicholasville Road and Pasadena Drive
- 45,000+ VPD
- Prime infill location surrounded by dense rooftops, Class A retail, and major medical anchors

OFFERING SUMMARY

SALE PRICE:	\$1,800,000
LOT SIZE:	1.61 Acres
BUILDING SIZE:	8,400 SF

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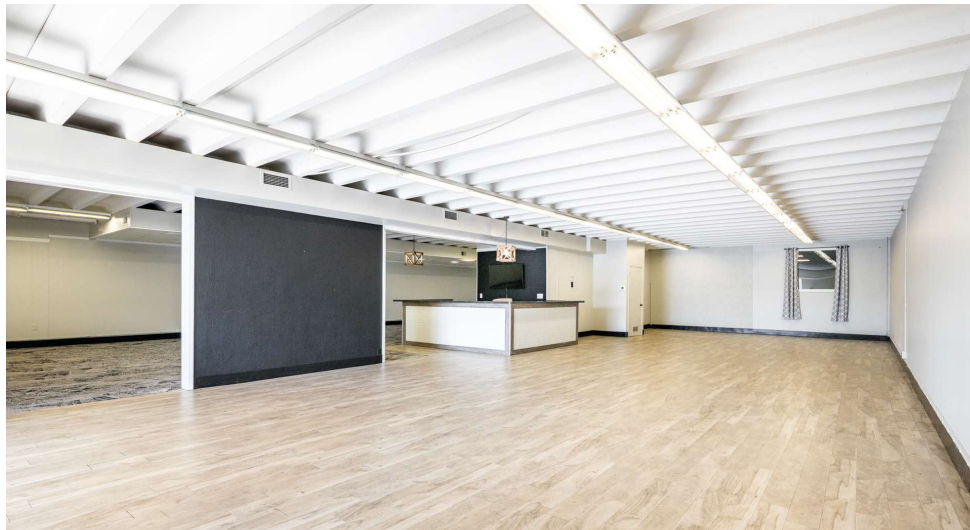
PROPERTY DESCRIPTION

SVN Stone Commercial is pleased to present a rare redevelopment opportunity along Nicholasville Road, Lexington's dominant corridor for healthcare, retail, and daily commuter traffic. This 1.61-acre assemblage includes three contiguous parcels at 2395 Nicholasville Road, 131 Pasadena Drive, and 147 Pasadena Drive. The site has access to a signalized intersection directly across through Pasadena Drive and offers excellent visibility, access, and lucrative zoning.

With frontage along both Nicholasville Road and Pasadena Drive, this property is ideally positioned for retail, medical, multifamily, or mixed-use development. The surrounding area includes dense residential neighborhoods, retail destinations, and major medical and institutional anchors. High traffic counts and strong demographics make this one of the most strategically located redevelopment sites remaining along the Nicholasville corridor.

For more information or to schedule a tour, please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538 or Nathan Dilly at nathan.dilly@svn.com // 859.420.5492.

ADDITIONAL PHOTOS



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AERIAL



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AERIAL

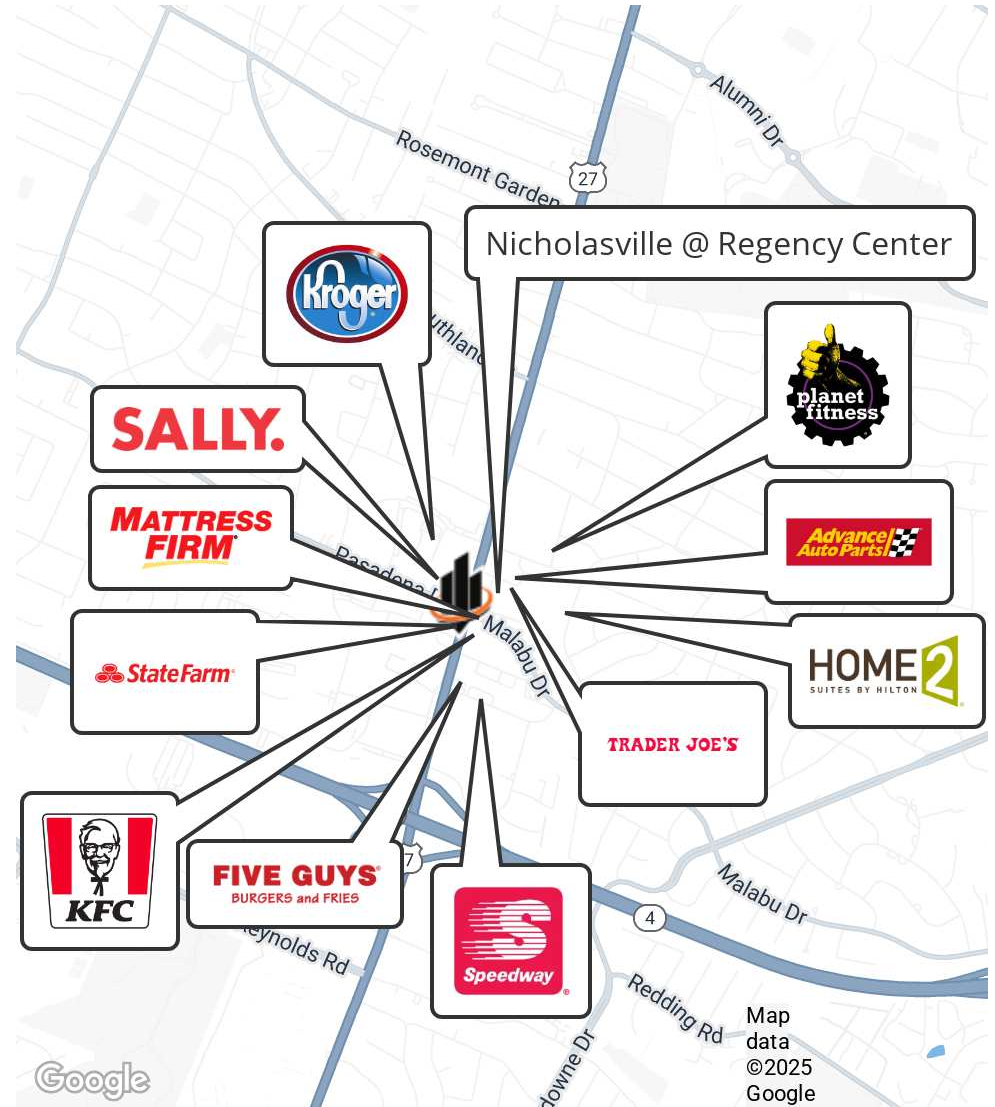


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RETAILER RANKINGS

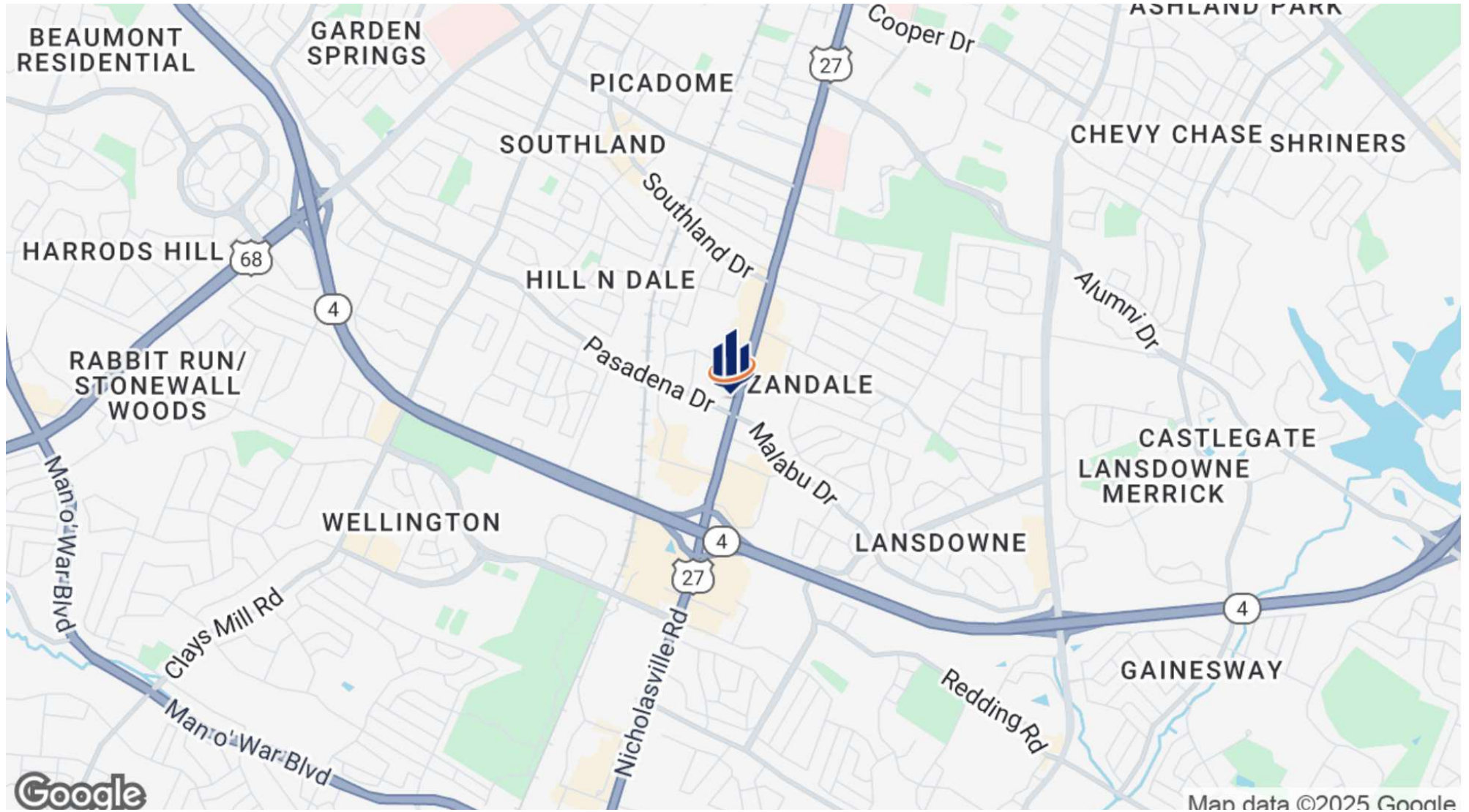
	<u>Locations</u>	<u>Percentile Rank State</u>	<u>Percentile Rank National</u>
	Regency Centre	82%	77%
	Kroger	51%	49%
	Trader Joes	83%	79%
	Five Guys	93%	87%
	Planet Fitness	94%	96%
	KFC	82%	71%
	Home2 Suites	90%	77%
	Advance Auto Parts	98%	89%
	Sally Beauty Supply	92%	77%
	Mattress Firm	87%	77%
	State Farm	84%	79%



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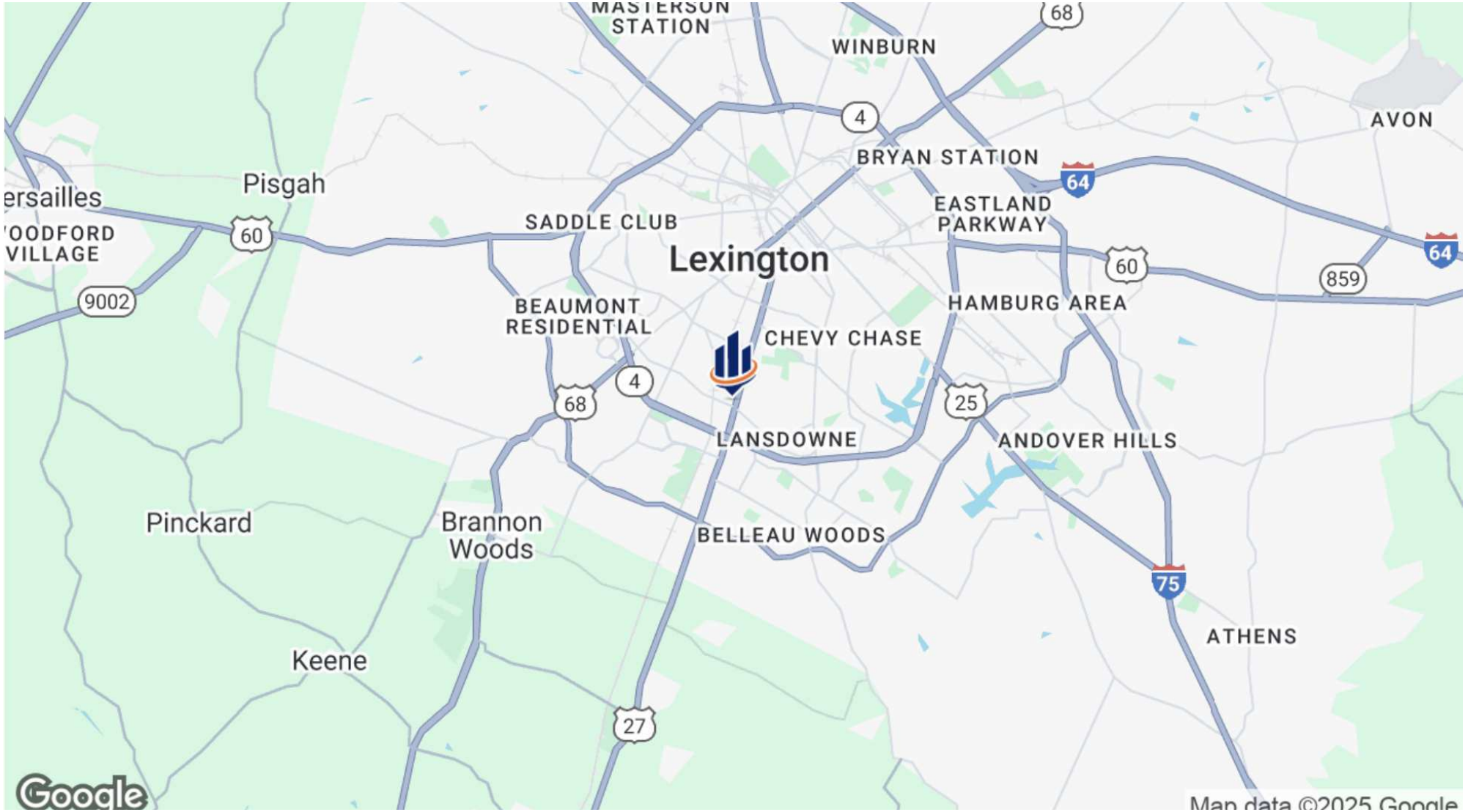
LOCATION MAP



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LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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