



LEXI

2357 Huguenard Dr, Lexington, KY 40503



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Lexington, KY, offering a 6,840 SF office building with 4 units, meticulously built in 1998. Zoned P-1, this property provides a versatile space ideal for a range of commercial endeavors. The strategic location in the heart of the Lexington area ensures high visibility and accessibility for prospective tenants. Boasting a strong foundation and modern design, this property is poised to accommodate the evolving needs of businesses for years to come. With a proven track record and promising potential, this asset presents an exceptional prospect for investors seeking a solid foothold in the thriving commercial market of Lexington. The building is currently 100% tenant occupied. This location has an additional value add, as the basement of the building has the capability to be rented to create additional income possibilities.

PROPERTY HIGHLIGHTS

- 100% Tenant occupied
- Value add, basement level with income potential
- Strategic location in Lexington area

OFFERING SUMMARY

Sale Price:	\$1,290,000
Number of Units:	4
Lot Size:	0.43 Acres
Building Size:	6,840 SF
NOI:	\$104,652.00
Cap Rate:	8.11%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	1,187	4,511
Total Population	511	2,401	9,496
Average HH Income	\$114,432	\$103,941	\$99,326

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director
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7210 Turfway Road
Florence, KY 41042

OFFICE FOR SALE



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Each Office Independently Owned and Operated kwcommercialagent.com



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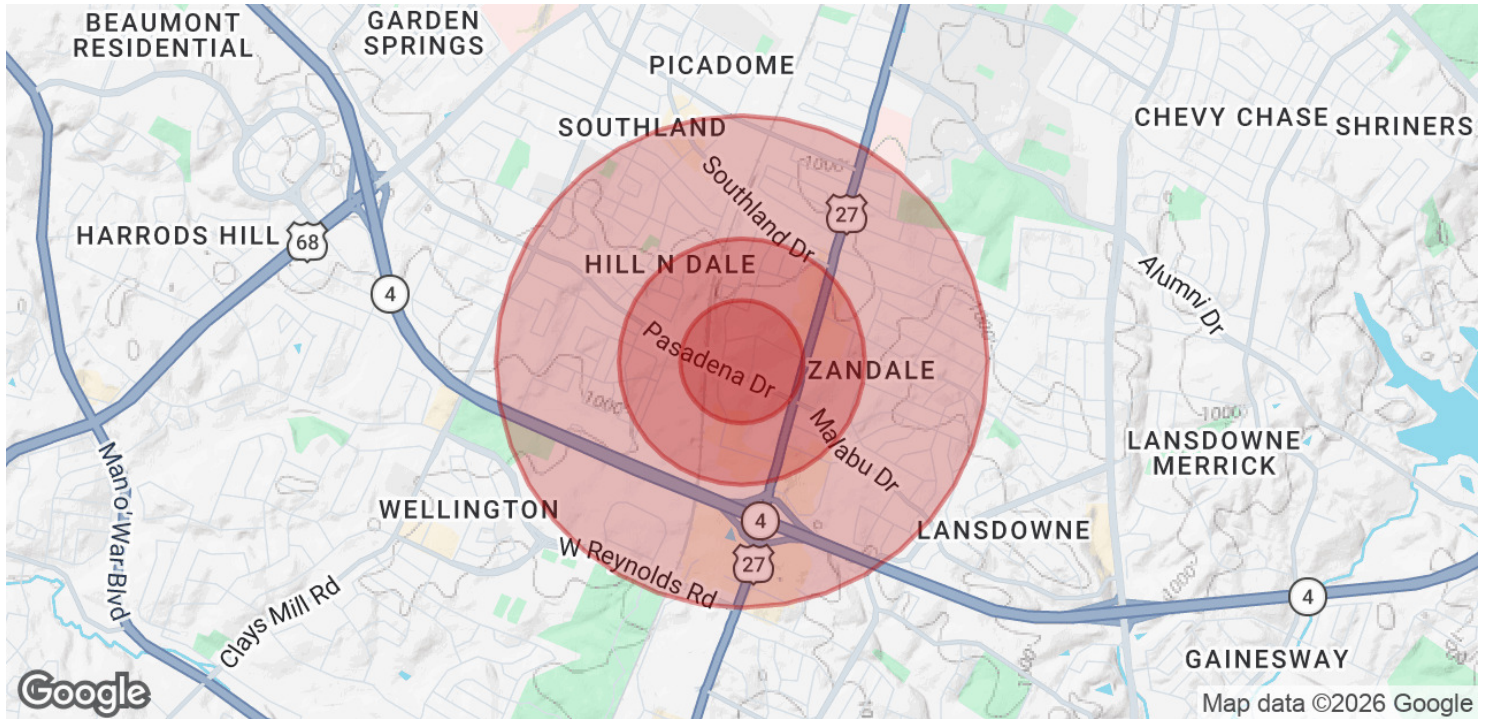
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	511	2,401	9,496
Average Age	43.9	41.8	39.7
Average Age (Male)	43.6	41.1	38.8
Average Age (Female)	45.6	43.3	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	1,187	4,511
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$114,432	\$103,941	\$99,326
Average House Value	\$237,320	\$261,106	\$305,569

2023 American Community Survey (ACS)

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