



## Hamburg Office/Showroom

1850 Bryant Road

Lexington, Kentucky 40509

### Spaces

Suite 110

### Lease Rate

\$10.95 SF/yr

### Space Size

6,000 SF

### Property Highlights

- +/-101,000 SF office/warehouse building on +/-7.10 acres
- Suite 110: 6,000 SF for lease
- Located in Hamburg just off Man O' War Boulevard at Exit 108 on I-75
- Zoned I-1, Light Industrial
- Rental Rate: \$10.95 PSF NNN
- NNN estimated to be \$1.85 PSF

### For More Information

#### Al Isaac

President

O: 859 422 4400 | C: 859 221 4000

alisaac@naiisaac.com

#### Bruce Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403 | C: 859 221 4438

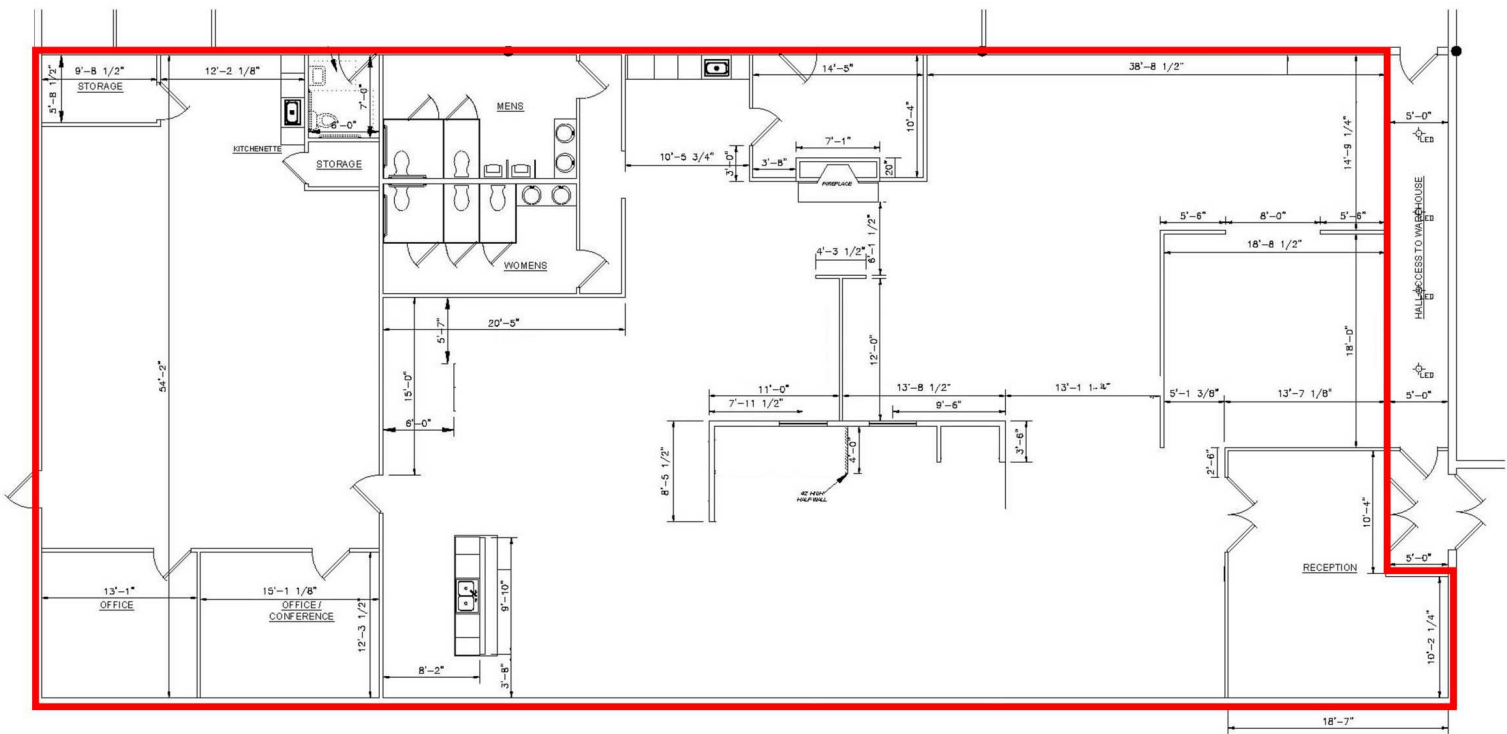
bruceisaac@naiisaac.com



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771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
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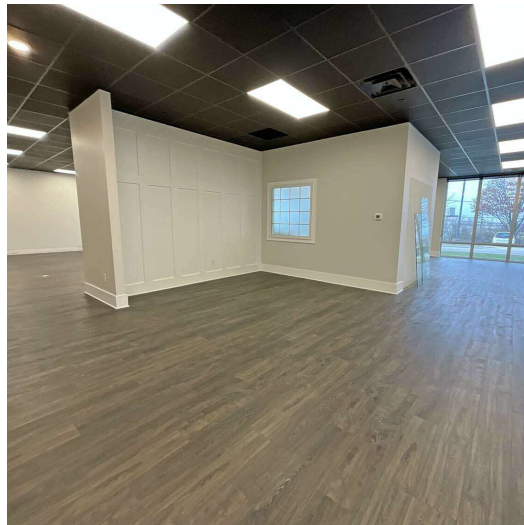
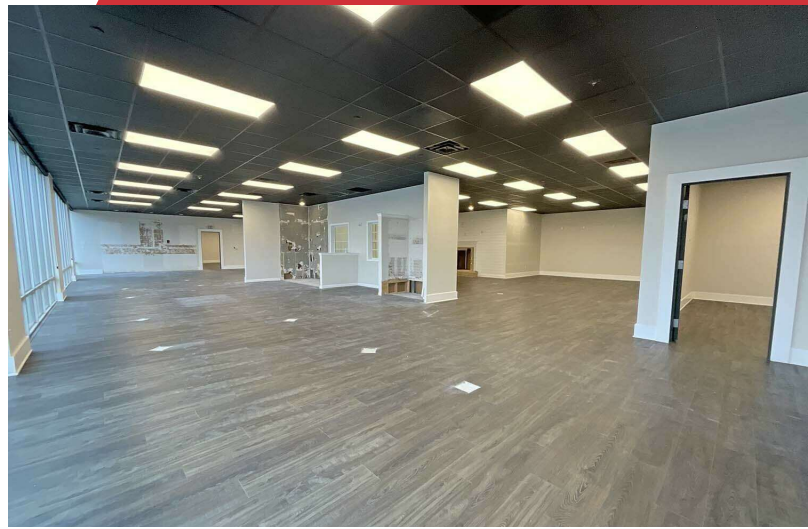




For Lease

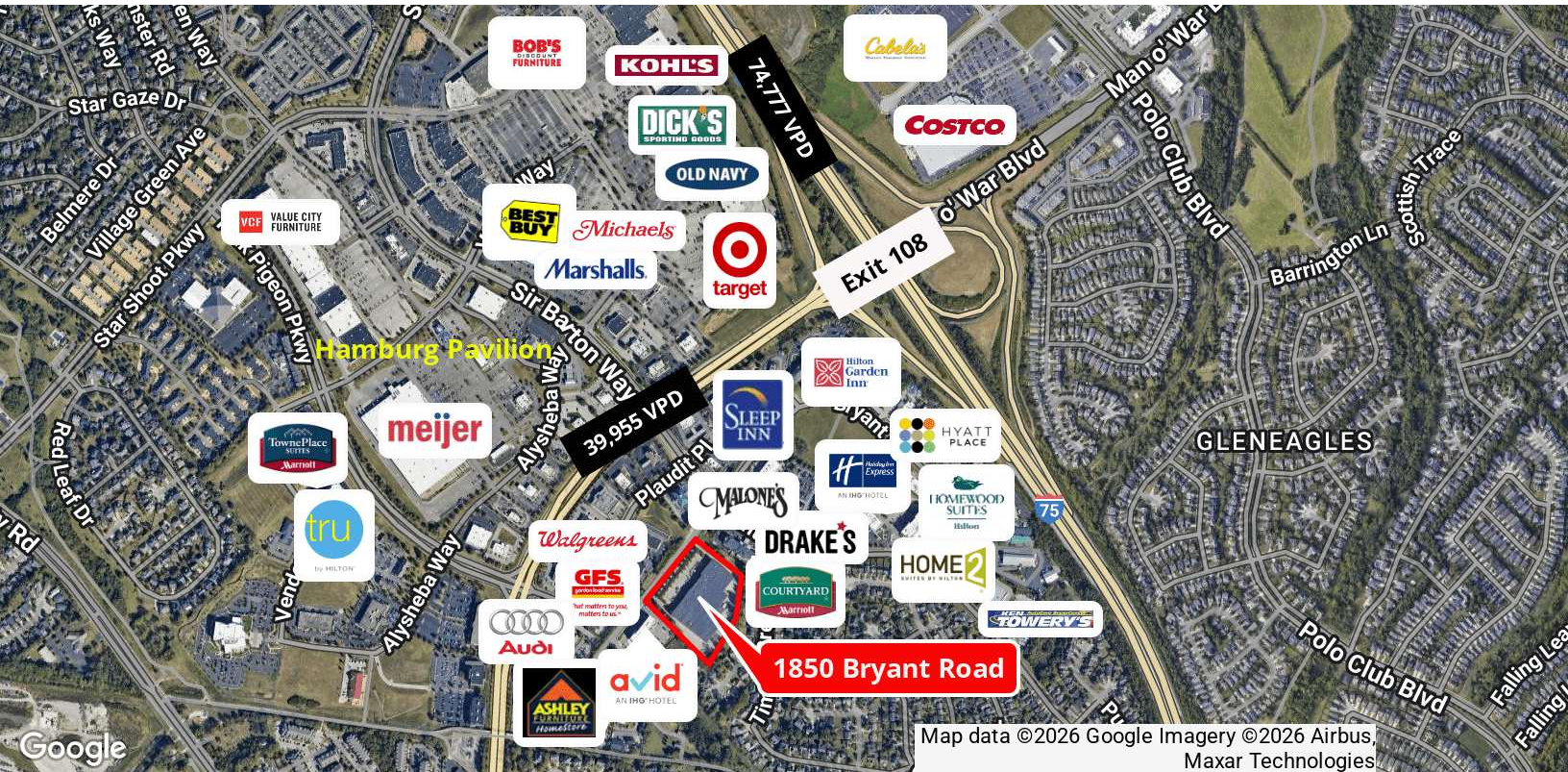
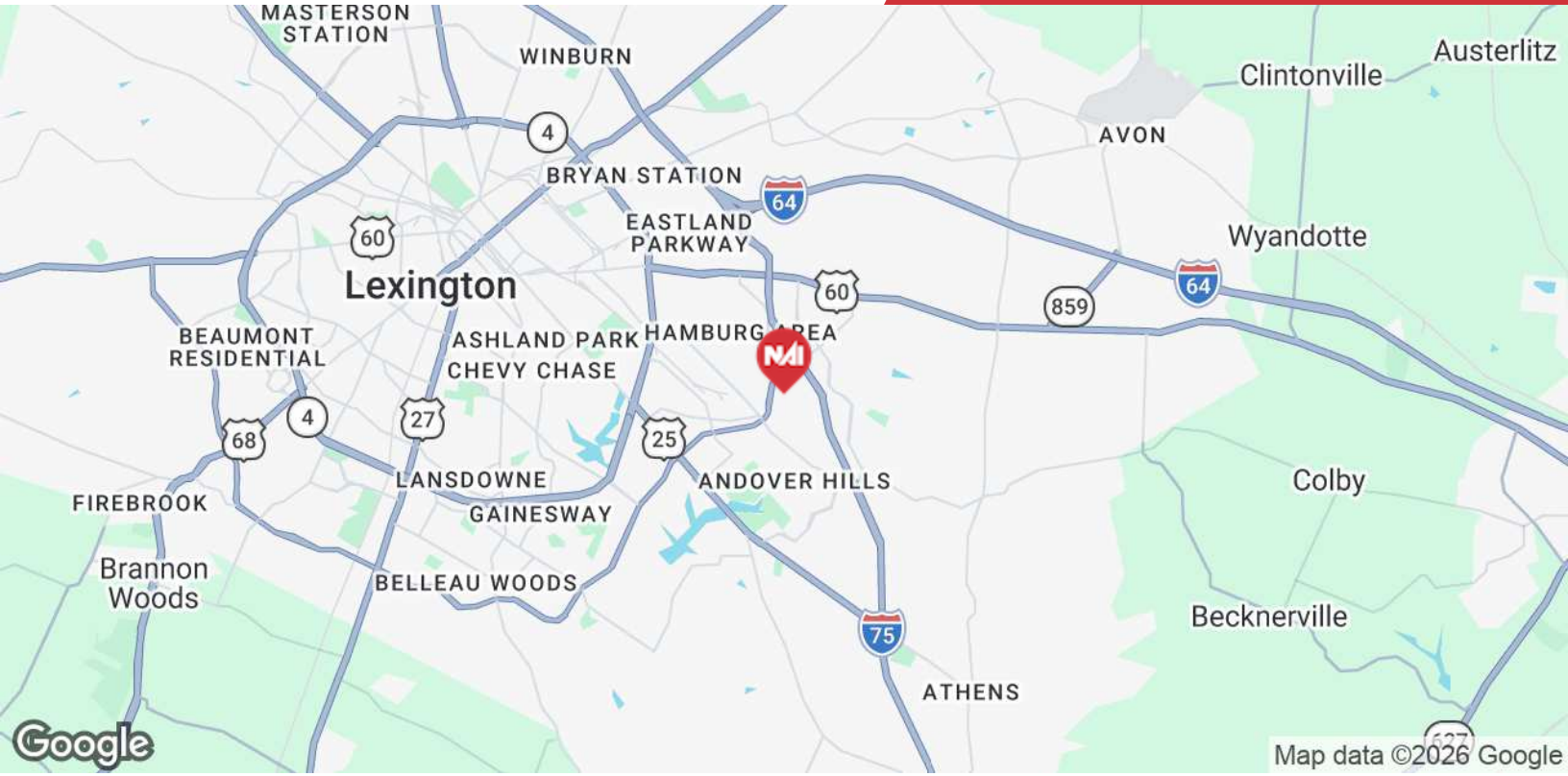
6,000 SF | \$10.95 SF/yr

Office/Showroom



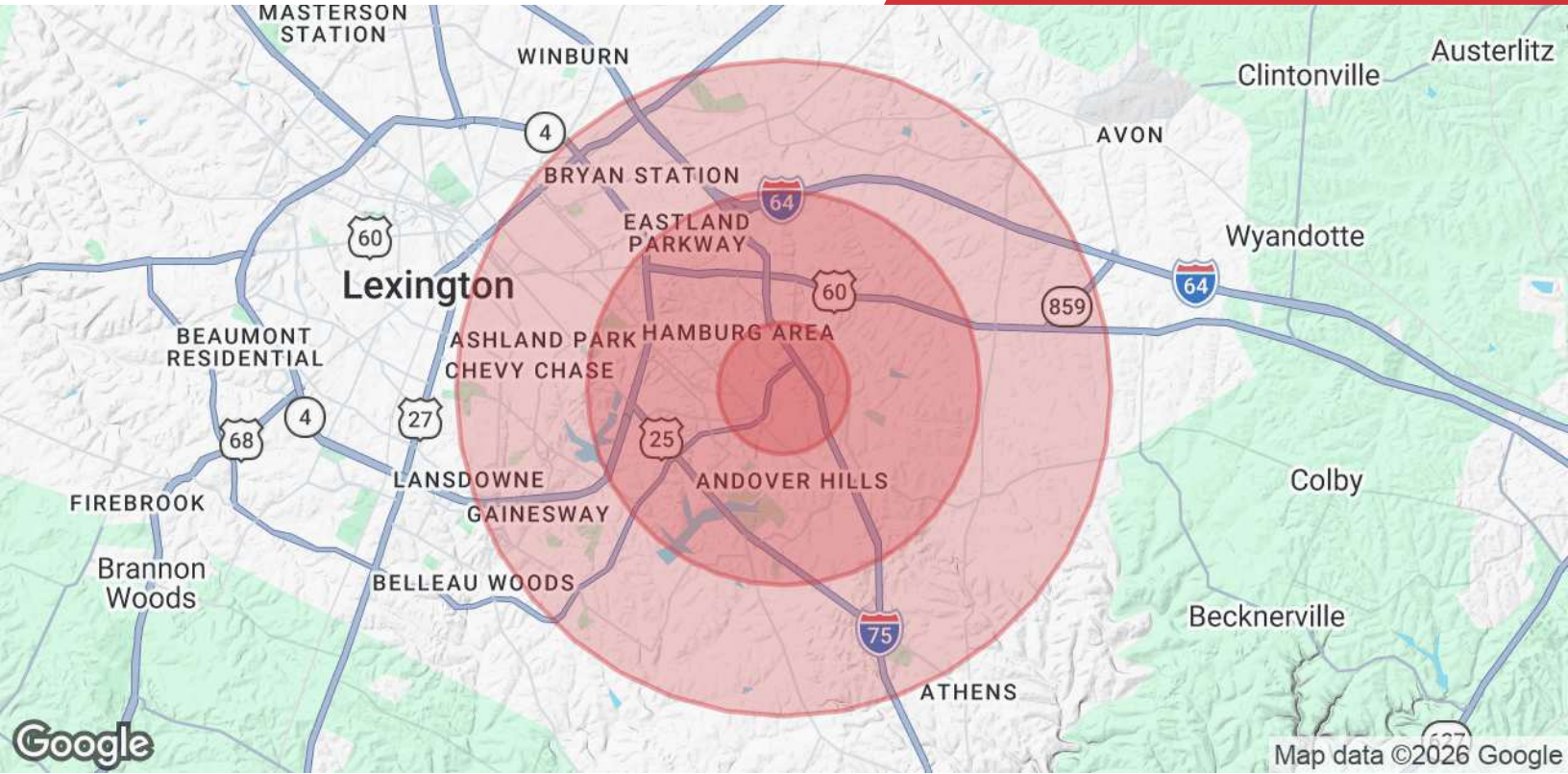
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| Population                  | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>     | 8,660     | 56,145    | 135,258   |
| <b>Average age</b>          | 33.8      | 32.2      | 34.6      |
| <b>Average age (Male)</b>   | 33.5      | 32.0      | 34.1      |
| <b>Average age (Female)</b> | 35.0      | 33.0      | 35.8      |
| Households & Income         | 1 Mile    | 3 Miles   | 5 Miles   |
| <b>Total households</b>     | 3,770     | 24,235    | 57,348    |
| <b># of persons per HH</b>  | 2.4       | 2.3       | 2.3       |
| <b>Average HH income</b>    | \$98,328  | \$77,199  | \$70,558  |
| <b>Average house value</b>  | \$230,420 | \$238,860 | \$231,292 |

\* Demographic data derived from STDB 2025