

OFFICE CONDO FOR SALE

2700 OLD ROSEBUD

THIRD FLOOR — LEXINGTON, KY 40509



FREDERICK RUPP

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WHITE  OAK
COMMERCIAL REAL ESTATE

Property Overview

For Sale



PROPERTY DESCRIPTION

White Oak Commercial Real Estate is pleased to offer the Third Floor for sale at 2700 Old Rosebud Rd, a prominent office building in Hamburg Business Center.

Situated at the corner of Sir Barton Way and Old Rosebud Rd, this +-8,087 SF floor comes with signage rights to the building's front facade, further capitalizing on its premier visibility.

A unique opportunity, +-5,814 SF are leased to a medical user while +-2,273 SF remain vacant, offering an investor value-add potential or an owner-occupant the chance to offset expenses. Suite 310 is configured with a lobby, 5-6 private offices, a conference room or open work area, and a private restroom. For details on the existing Tenant, please contact Frederick Rupp at (859) 533-2651 or frupp@whiteoakcre.com.

PROPERTY HIGHLIGHTS

- Owner-occupant opportunity
- In-place income
- New HVAC unit recently installed
- Signage right to front of building

OFFERING SUMMARY

Sale Price:	\$1,565,000
Number of Units:	3
Third Floor Size:	±8,087 SF
Zoning:	P-1

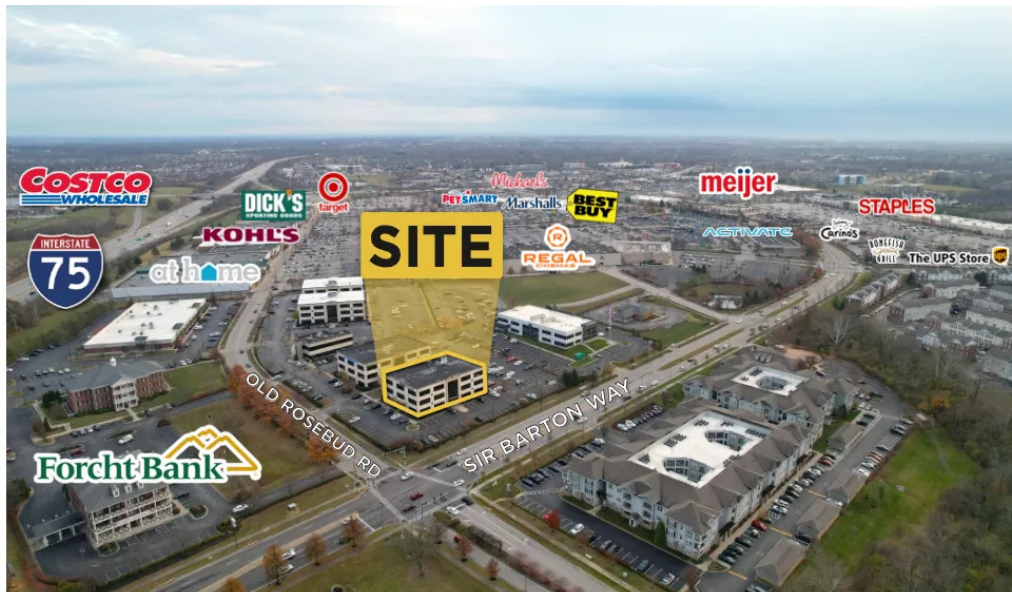
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Location Overview

For Sale

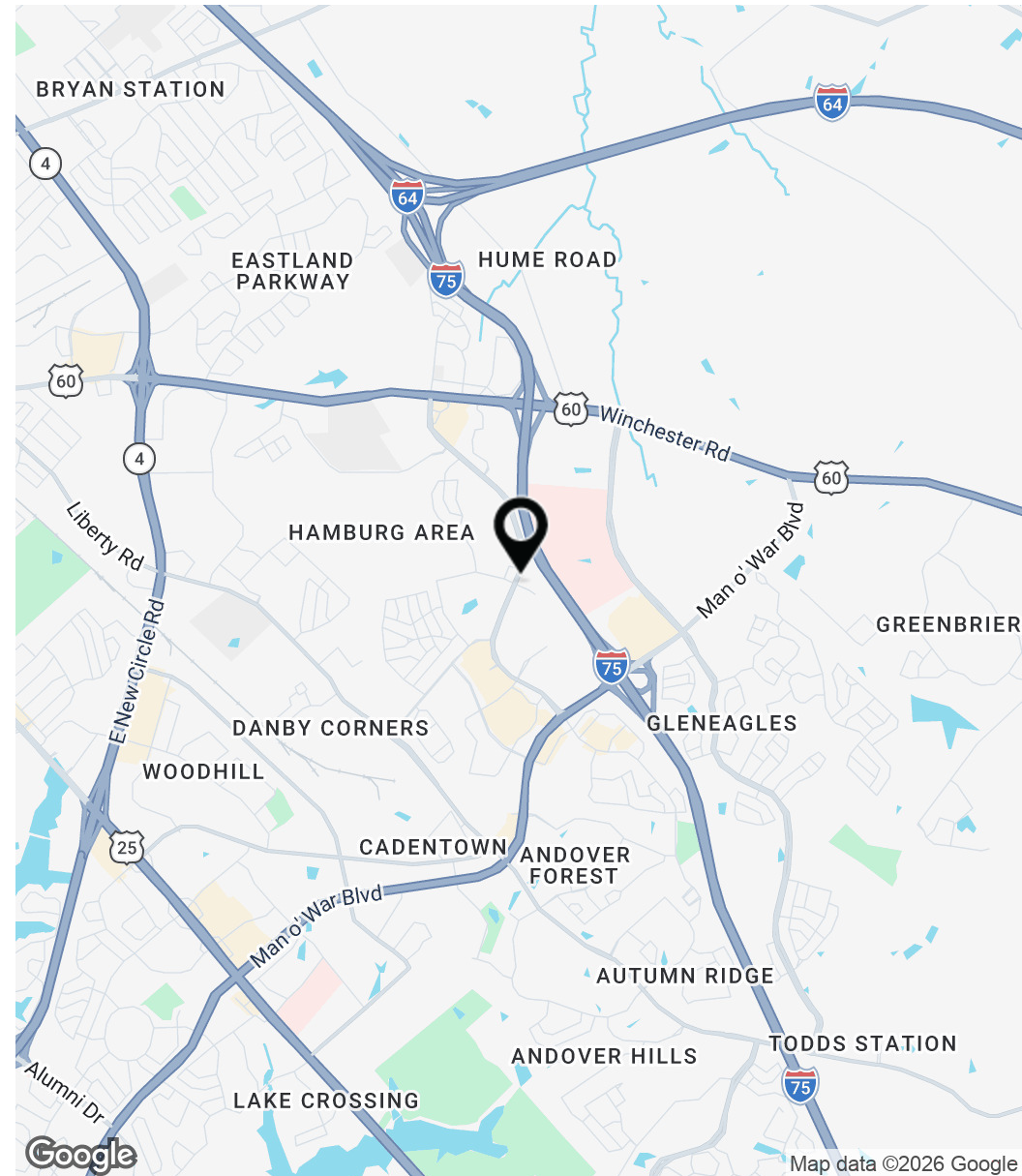


LOCATION DESCRIPTION

Located at the corner of Old Rosebud Rd and Sir Barton Way, the property benefits from ease of access to I-75, I-64, Man O' War and Winchester Rd.

The surrounding trade area offers an abundance of retailers, restaurants, and other professional office tenants.

Additionally, Baptist Health Hamburg is expanding their newly constructed campus, and UK Healthcare is preparing to break ground on their Hamburg facility.



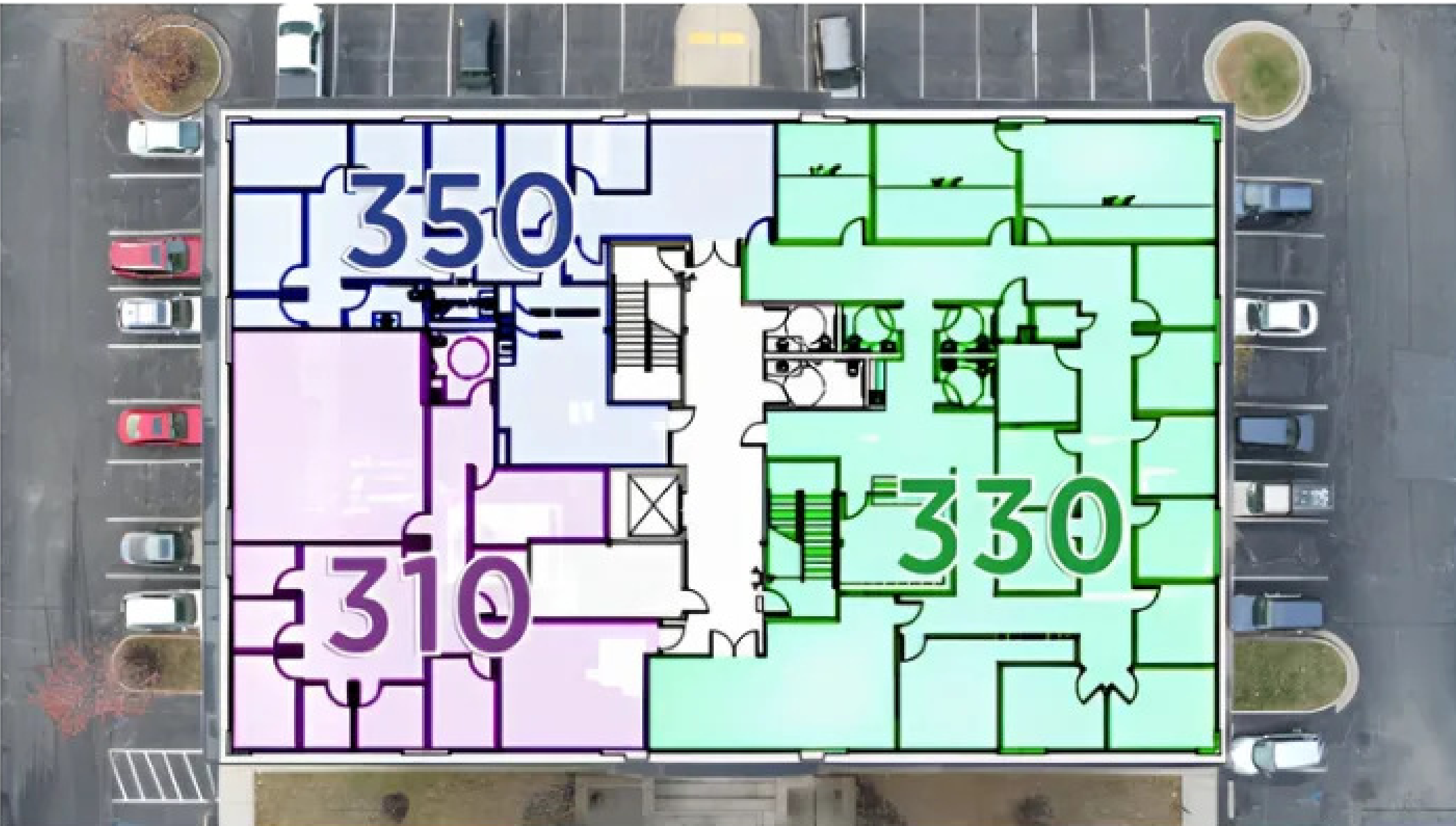
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Floor Plan

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Suite #310 - 2,273 SF

For Sale



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Suite #330 - 4,095 SF

For Sale



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Suite #350 - 1,719 SF

For Sale

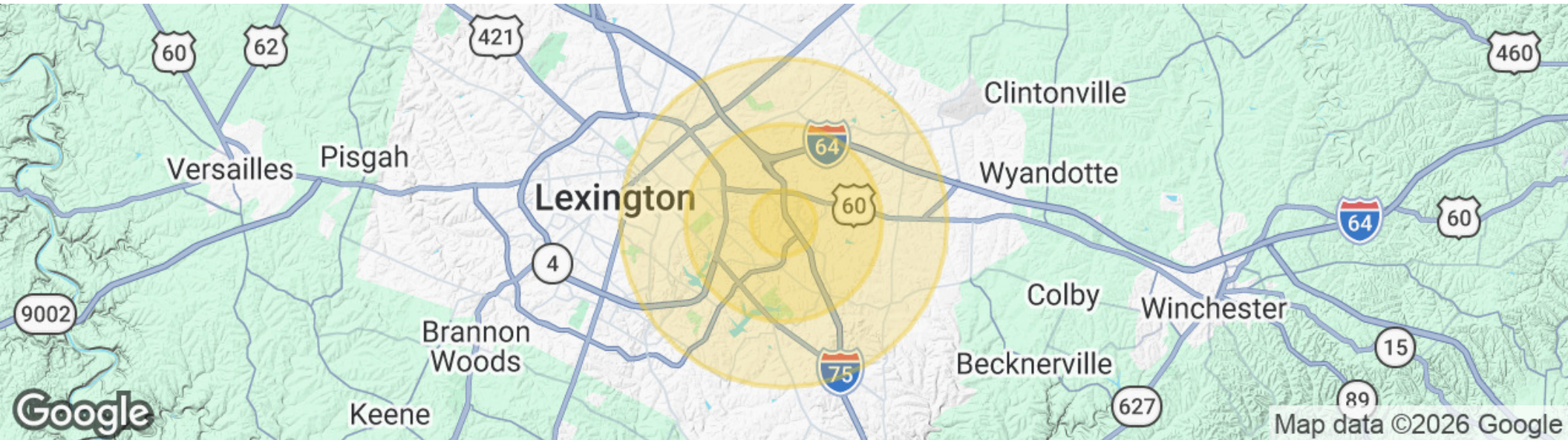


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Demographics Map & Report

For Sale



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,635	64,569	151,324
Average Age	41.8	37.8	37.0
Average Age (Male)	43.1	37.1	35.6
Average Age (Female)	41.7	38.6	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,266	28,517	65,141
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$122,089	\$98,993	\$96,987
Average House Value	\$409,742	\$318,285	\$332,171

2023 American Community Survey (ACS)

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