

# LEASING OPPORTUNITY

## EAST BRANNON ROAD

East Brannon Road, Nicholasville, Kentucky 40356



### OPPORTUNITIES

- \* 2,765 SF space available. Ideal for dental/related specialty.
- \* The property is located across street from shopping center that includes Kroger, Marshalls, HomeGoods, Hobby Lobby and PetSmart.
- \* Located within major mid-south college town – Lexington – home to the University of Kentucky (29,800 student enrollment).
- \* Strategically located just off major regional traffic corridor (US-27) with a combined 54,008 VPD.
- \* Strong density marked by 142,194 people within a 5-mile radius with an excellent average household income of \$107,000.



**Equity Management Group, Inc.**

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: **Jason Taylor**

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Equity Management Group \* 840 East High Street \* Lexington, KY 40502

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1	Grey Oak Dental	5,873 SF
2	Available	2,765 SF
3	Yaro Investments	1,542 SF
Total GLA:		10,452 SF

**SPACE IS IDEAL  
DESIGN FOR DENTIST,  
ORTHODONTIST  
PEDIATRIC DENTIST,  
OPTOMETRIST  
OR SIMILAR.**

### PROPERTY SPECIFICS

<b>Anchor Tenant(s):</b>	Grey Oak Dental
<b>Total GLA:</b>	10,452 sf
<b>Traffic Count:</b>	36,736 ( <i>Nicholasville Rd.</i> )
<b>Parking Spaces:</b>	52
<b>Occupancy:</b>	70%

### PROPERTY ADVANTAGES

Brannon Crossing is in a strategic location at a signalized intersection along a major regional traffic corridor (US-27) with a combined 54,008 VPD. This location has strong density marked by 142,194 people within a 5-mile radius with an excellent average household income of \$107,000.

### LOCATION

**Located at:** East Brannon Road, well positioned within Nicholasville, one of the fastest growing suburbs in Lexington.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	2,341	59,490	142,194
Average Household Income:	\$106,998	\$82,291	\$85,086
Estimated Number of Households:	2,209	25,060	146,506

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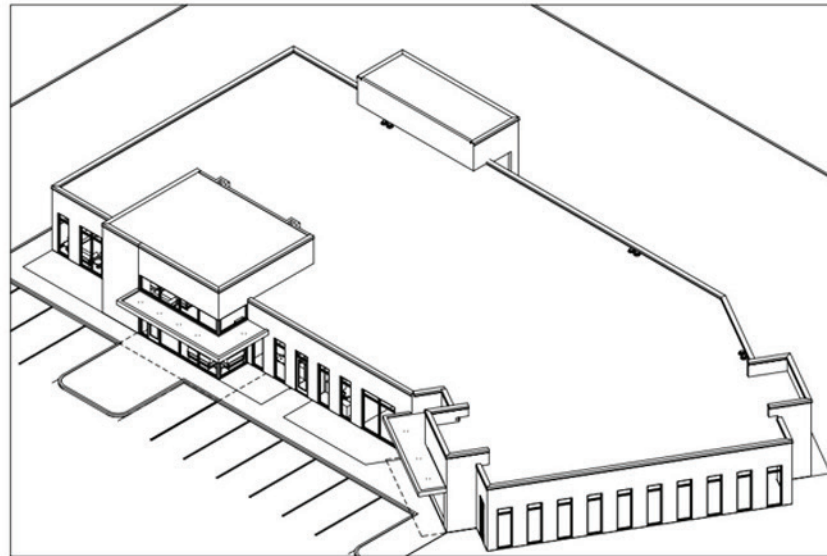
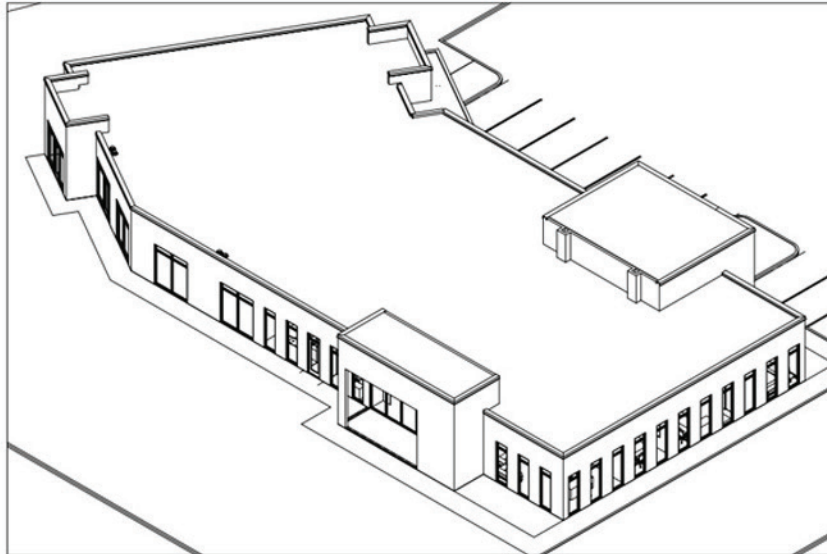
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### BUILDING CONCEPT - ISOMETRIC VIEWS



**THIS NEWLY CONSTRUCTED BUILDING WILL HAVE GREAT VISIBILITY FROM EAST BRANNON ROAD.**



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