

For Sale

Office Building

13,004 SF | \$1,895,000



Burt Road Office Building

177 Burt Road
Lexington, Kentucky 40503

Property Highlights

- +/-13,004 SF office building on 1.33 AC for sale
- Great location adjacent to retail, restaurants, office and medical
- +/-8,670 SF available for lease
- Burt Road is approximately ½ mile from Baptist Health Hospital, 2 miles from the University of Kentucky campus, 3 miles from downtown and 5 miles from the Blue Grass Airport
- Close proximity to these markets make the site an ideal office location for serving the business population
- Ample parking
- Zoned P-1, Professional Office

OFFERING SUMMARY

Sale Price	\$1,895,000
Lot Size	1.33 Acres
Building Size	13,004 SF

For more information

Jim Holbrook

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Al Isaac

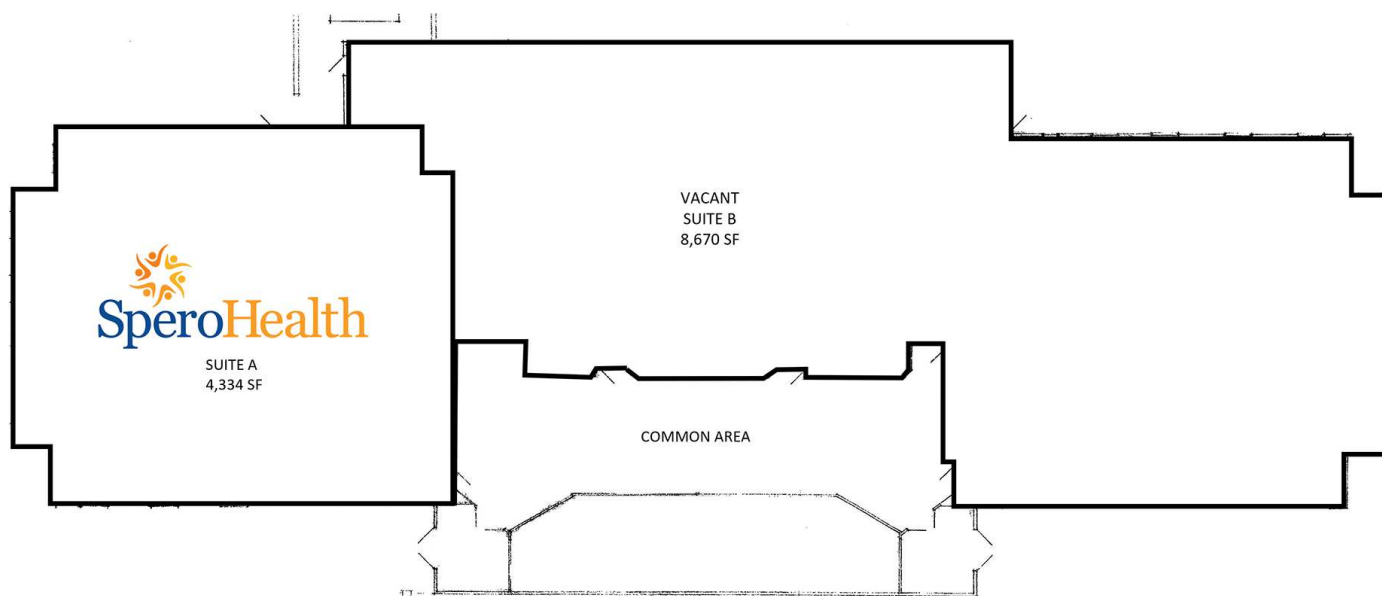
President
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Additional Photos

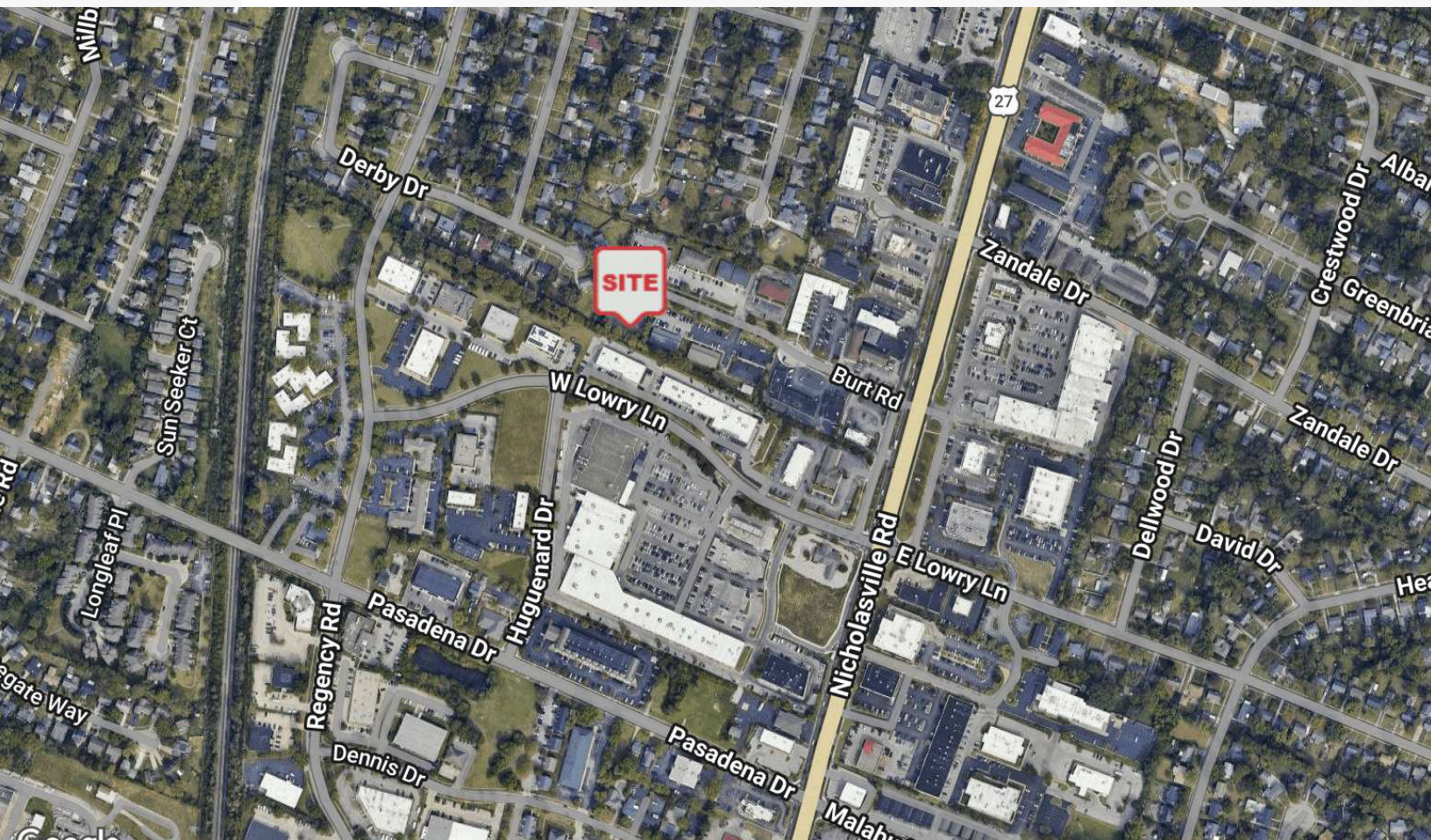
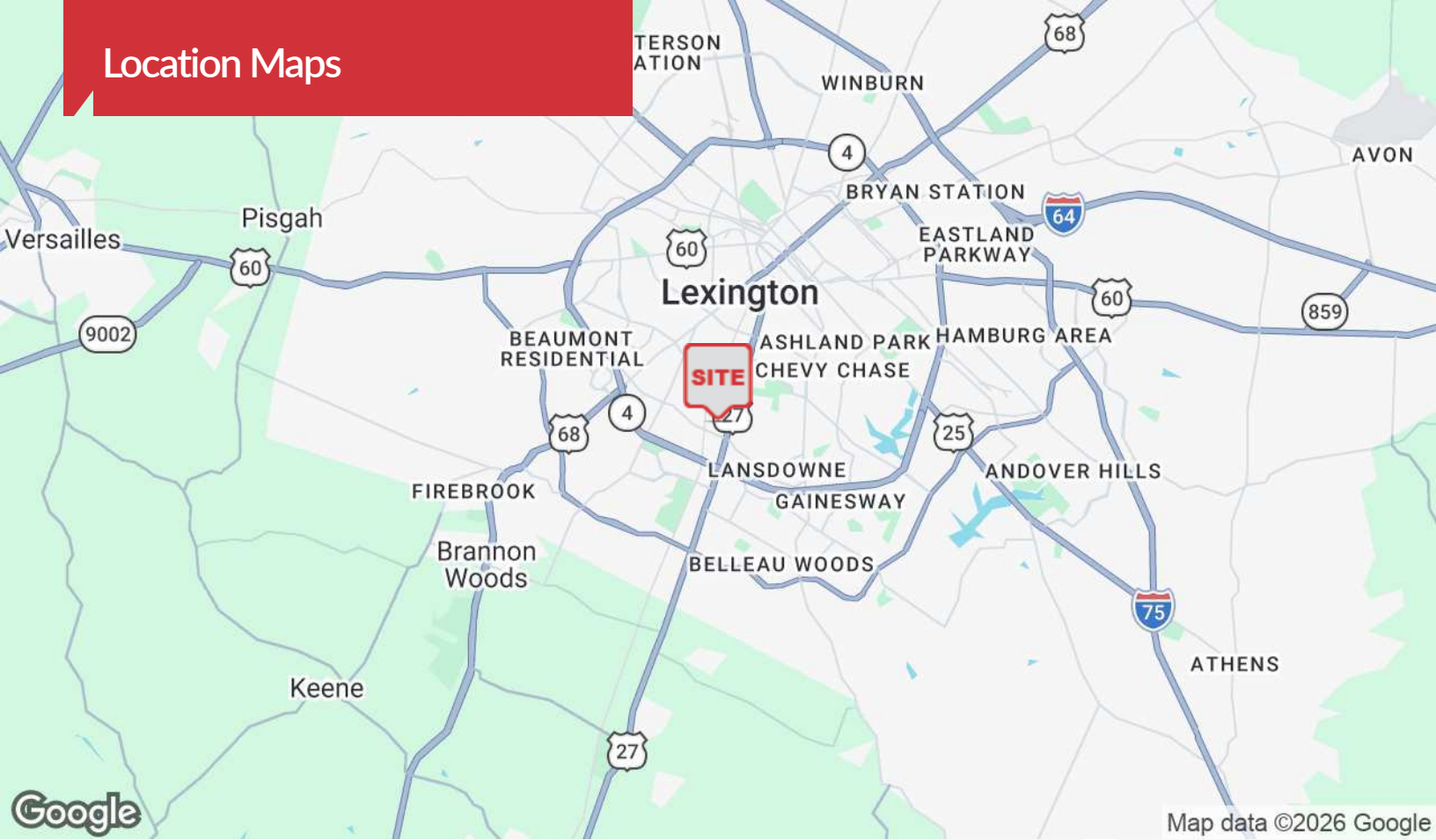


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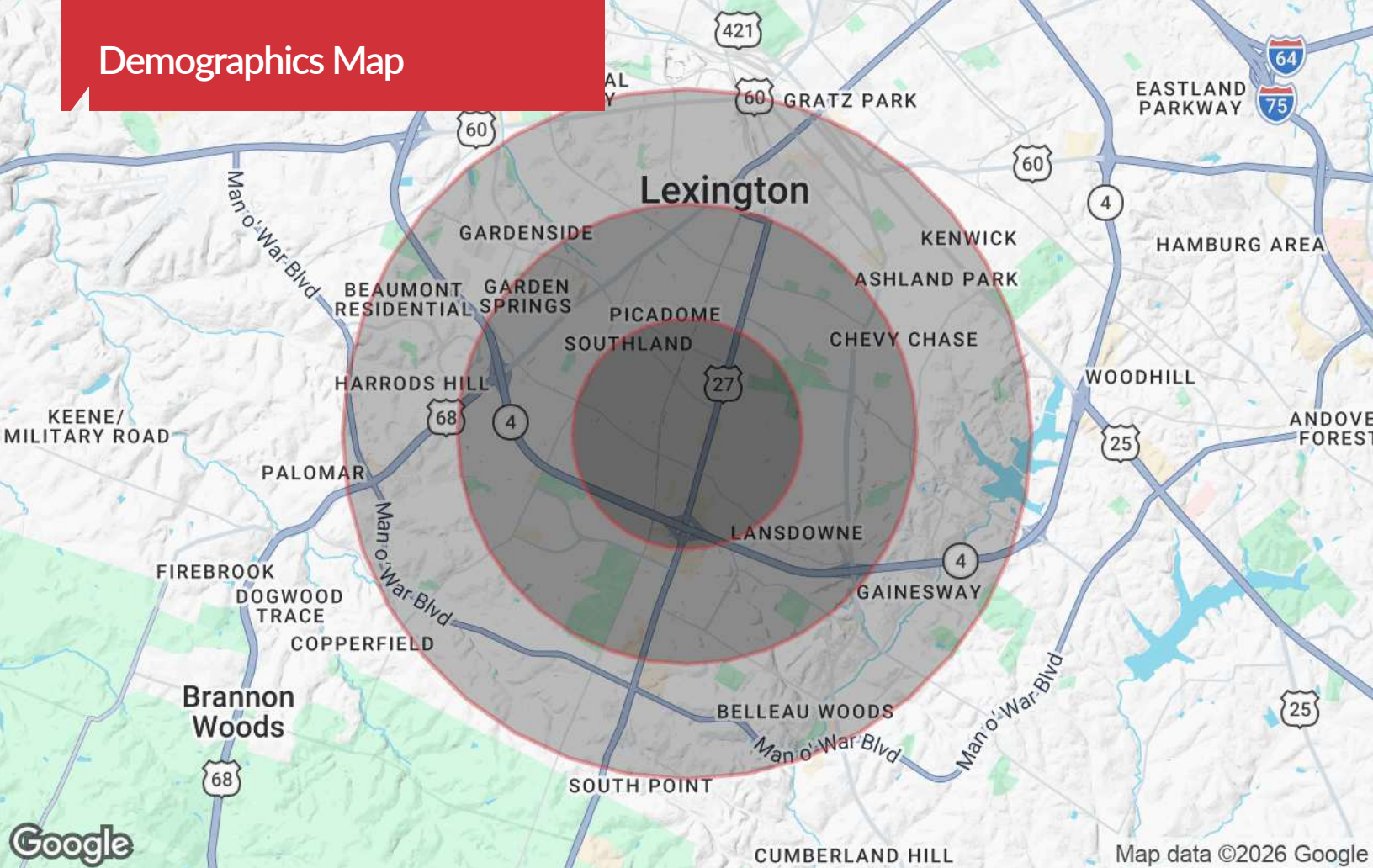




Location Maps



Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	10,009	46,447	126,110
MEDIAN AGE	41	40	38
MEDIAN AGE (MALE)	40	38	37
MEDIAN AGE (FEMALE)	42	41	39

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	4,579	20,750	54,663
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$93,684	\$93,192	\$90,341
AVERAGE HOUSE VALUE	\$357,798	\$375,845	\$368,228

* Demographic data derived from 2025