



## Development Lot

3326 Clays Mill Road & 641 Delzan Place  
Lexington, Kentucky 40503

## Offering Summary

Sale Price:	\$475,000
Lot Size:	0.52 Acres

## Property Highlights

- +/-0.52 acre lot with direct frontage on Clays Mill Road
- Situated at the corner of Delzan Place and Clays Mill Road
- Easy access to Man O' War Boulevard, Nicholasville Road, Harrodsburg Road, Blue Grass Airport and downtown Lexington
- The site is well-positioned to take advantage of established traffic patterns to the major arteries serving the Lexington region offering quick and convenient access from Nicholasville Road and Reynolds Road/Wellington Way
- Traffic Count: +/-15,379 ('23) VPD on Clays Mill Road near the site
- Zoned P-1, Professional Office
- Sale Price: \$475,000
- Agent's Financial Interest Disclosure: Listing agent has a financial interest in the subject property

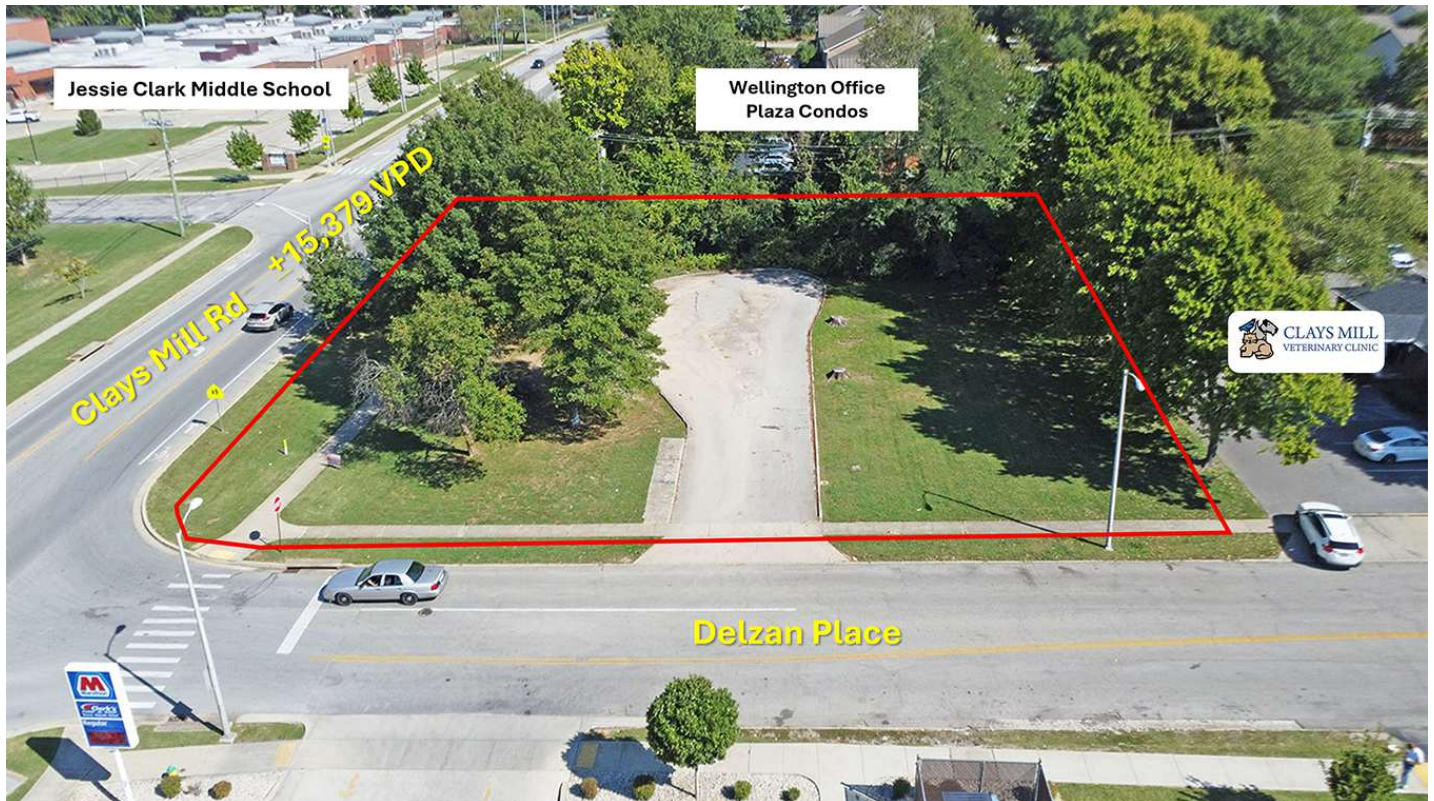
## For More Information

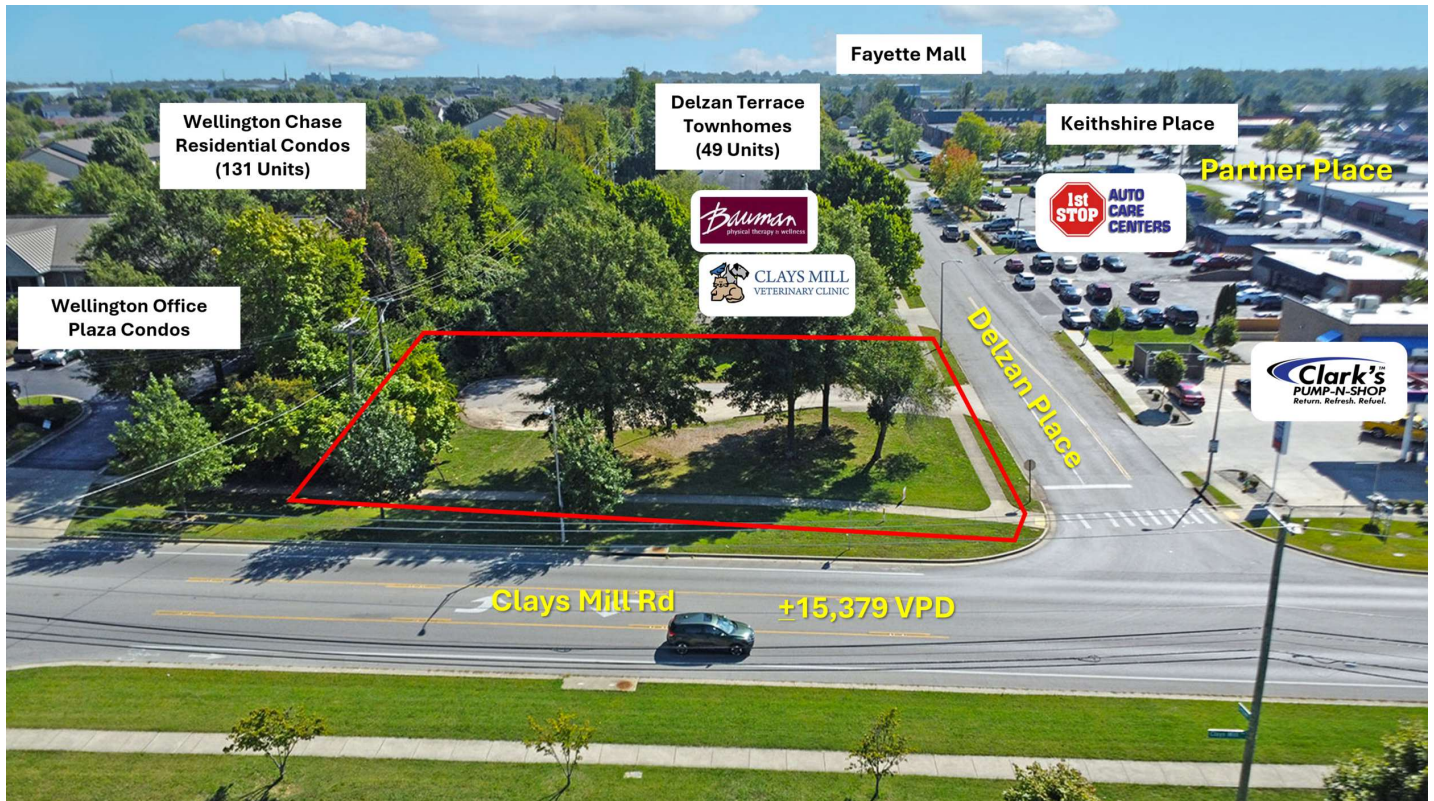
### Al Isaac

President

O: 859 422 4400

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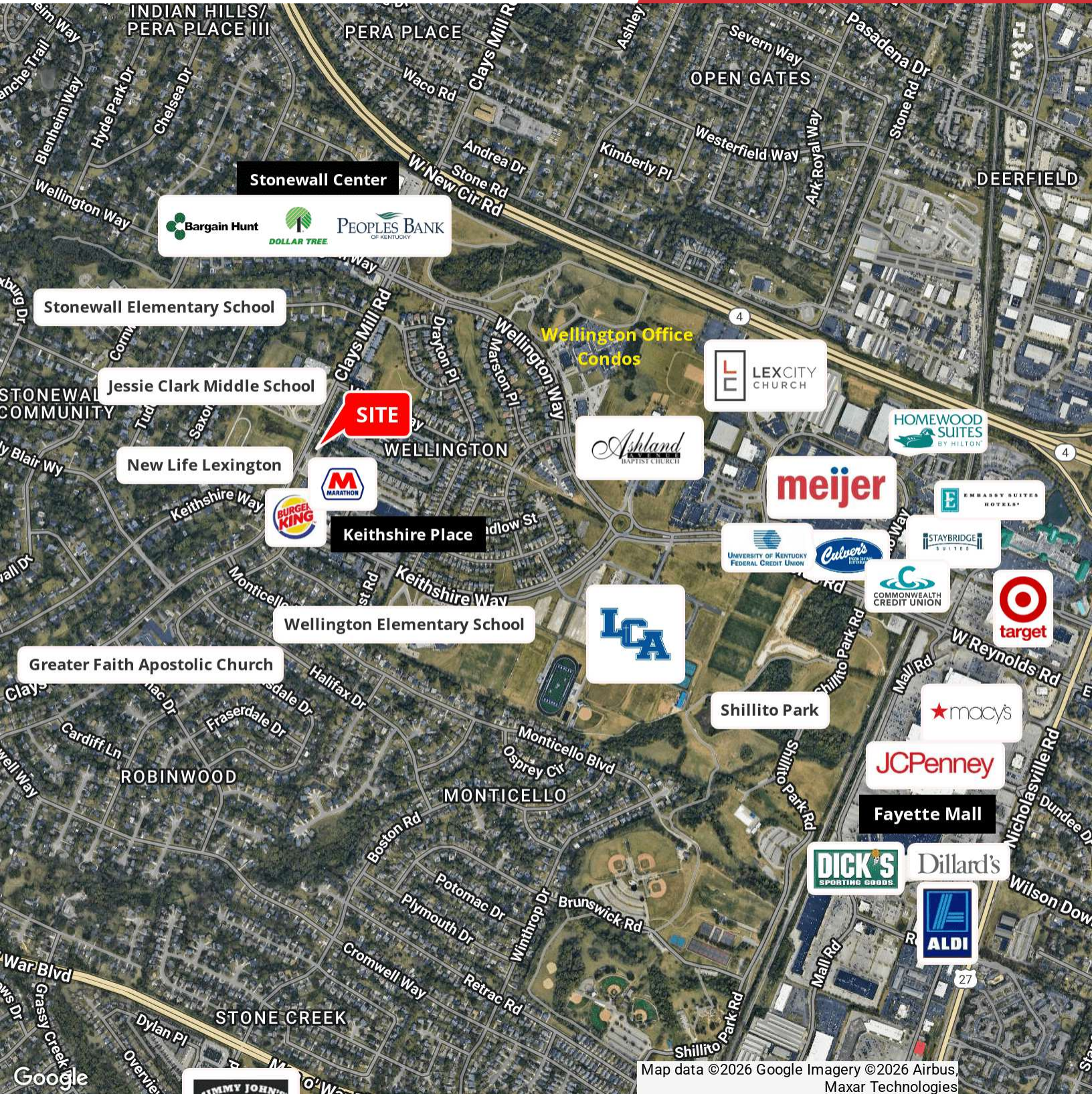




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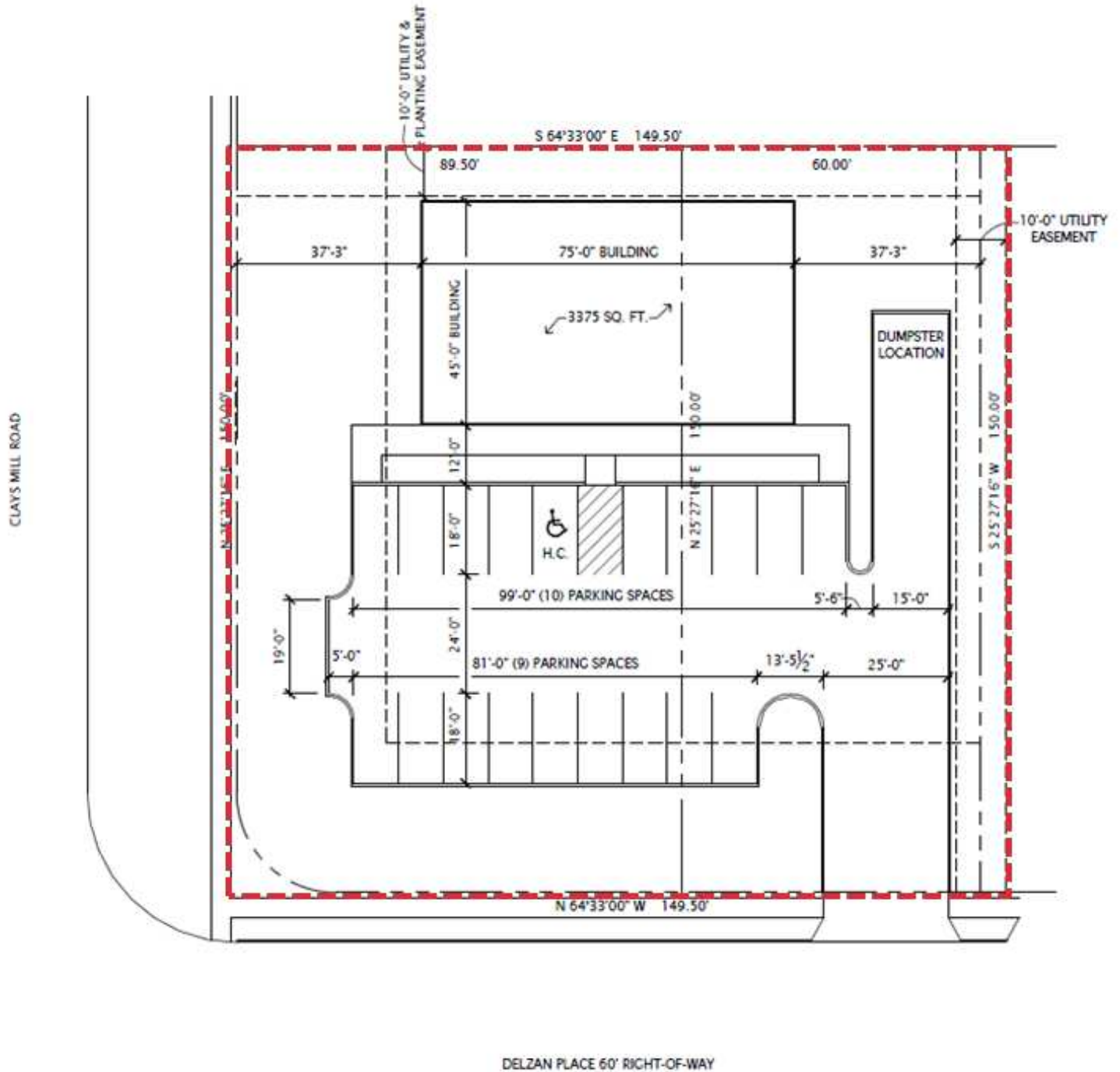
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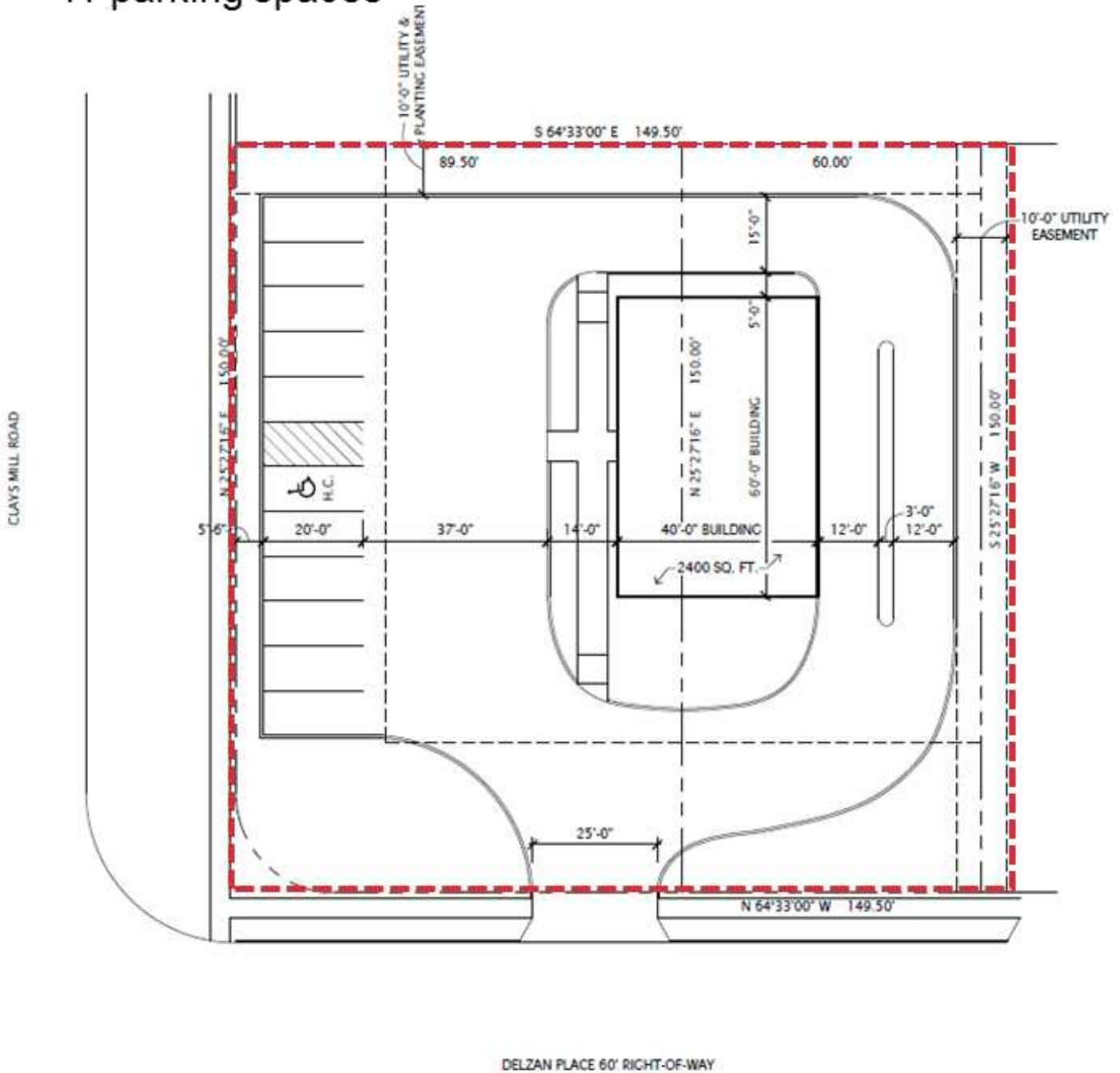
## Option 1 – Proposed Site Plan

- +3,375 SF building
- 19 parking spaces



## Option 2– Proposed Site Plan

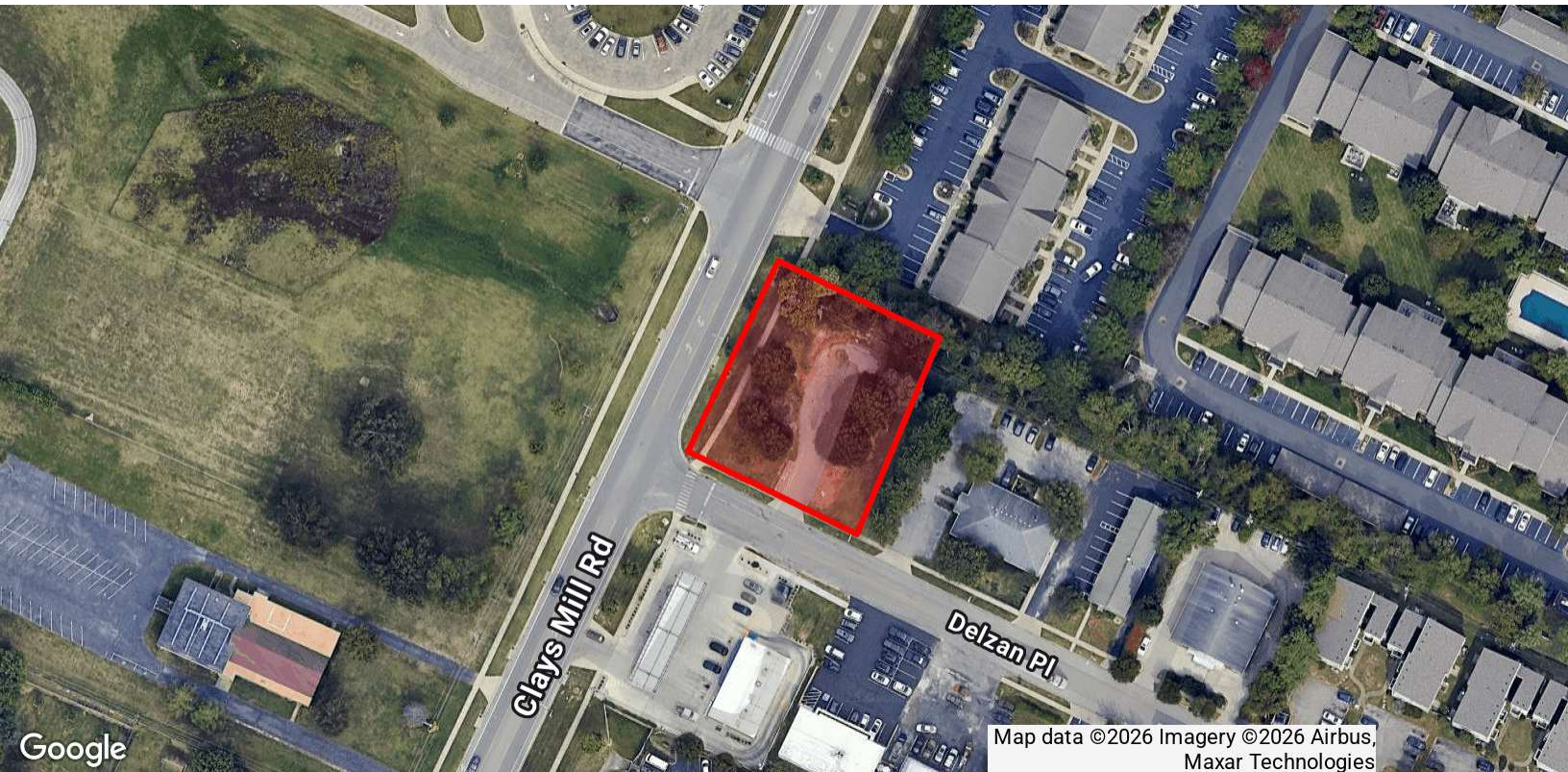
- +2,400 SF building
- 2 drive-thru lanes
- 11 parking spaces



For Sale

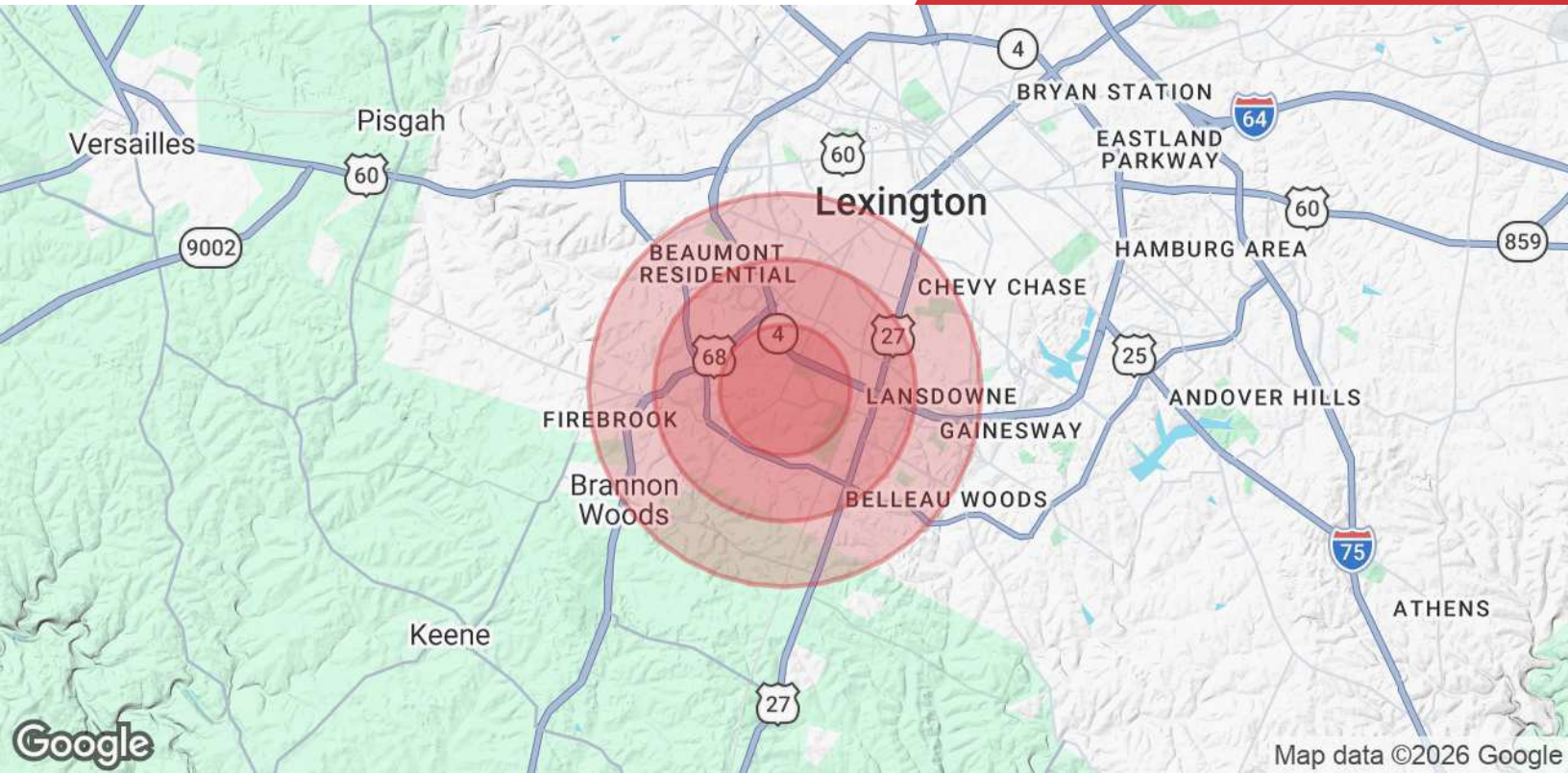
0.52 Acres | \$475,000

Corner Lot



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Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	9,369	48,272	93,167
<b>Average Age</b>	43.1	39.9	38.9
<b>Average Age (Male)</b>	40.3	37.9	37.0
<b>Average Age (Female)</b>	45.4	41.5	40.5
Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	3,788	20,619	40,593
<b># of Persons per HH</b>	2.5	2.5	2.4
<b>Average HH Income</b>	\$111,644	\$108,875	\$102,382
<b>Average House Value</b>	\$240,325	\$218,296	\$215,137

Demographic data derived from 2025 STDB