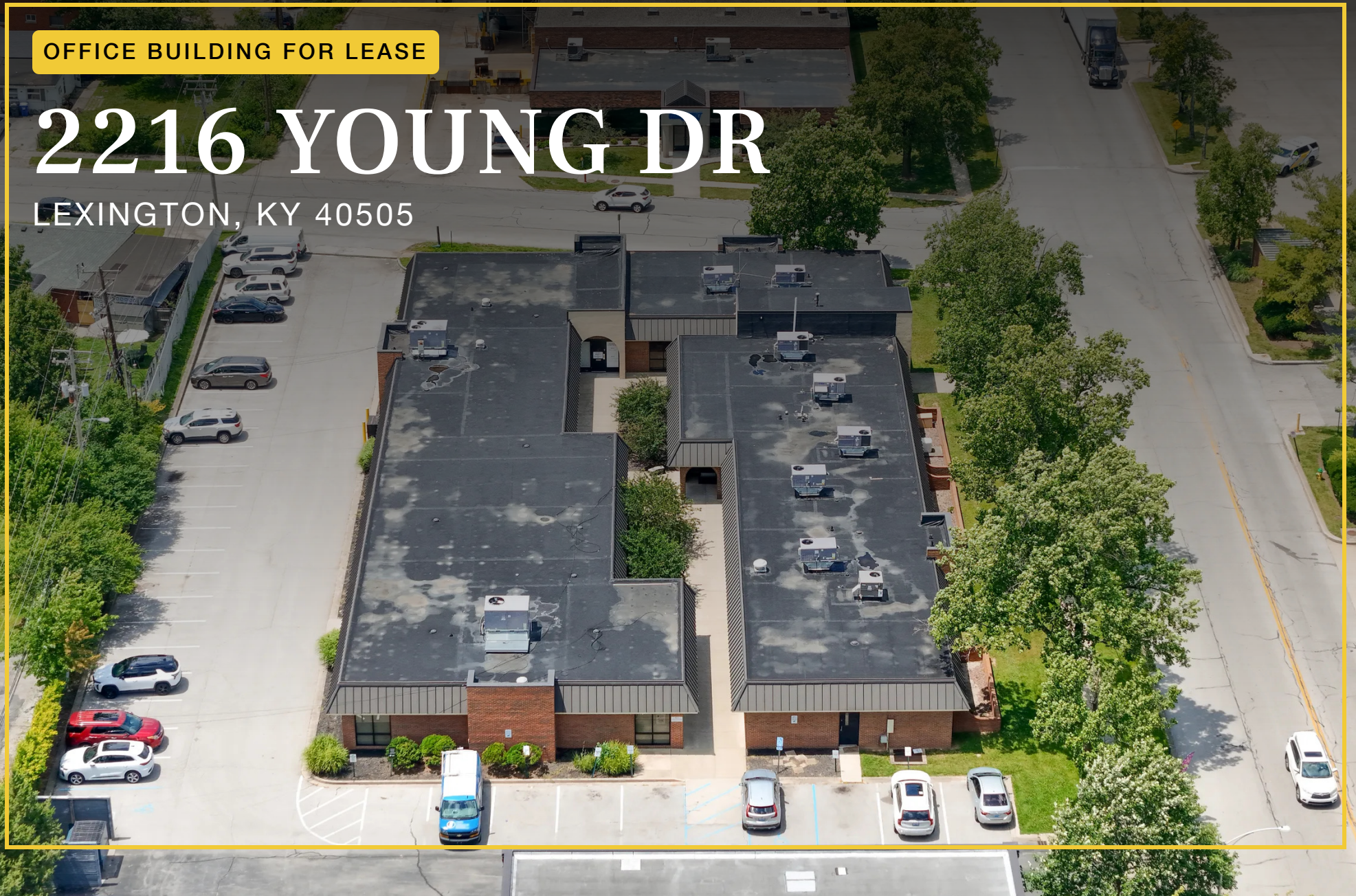


OFFICE BUILDING FOR LEASE

2216 YOUNG DR

LEXINGTON, KY 40505



FREDERICK RUPP
859.533.2651
frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

White Oak Commercial Real Estate is pleased to offer for lease +-1,650 SF at 2216 Young Drive. This "garden-style" office building is one-of-a-kind, and is configured with a lobby area, 2 private offices, an open work area, and a private restroom, providing flexibility for a number of different users. Signage is available on the monument sign, further enhancing visibility and recognition.

Situated just off New Circle Road, Young Drive is uniquely positioned amongst a number of industrial and retail users. With close proximity to Richmond Rd, Winchester Rd, Liberty Rd and Hamburg, east Lexington is readily accessible for tenants and their clientele.

PROPERTY HIGHLIGHTS

- Monument Signage available
- Ease of access to New Circle, Richmond Rd and Winchester Rd
- Under new ownership and management

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 859.533.2651

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$12.50 SF/yr (MG) |
| Available SF: | 1,650 SF |
| Lot Size: | 43,702 SF |
| Building Size: | 14,752 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,863 | 46,032 | 100,823 |
| Total Population | 10,399 | 103,946 | 228,292 |
| Average HH Income | \$74,332 | \$94,977 | \$89,202 |



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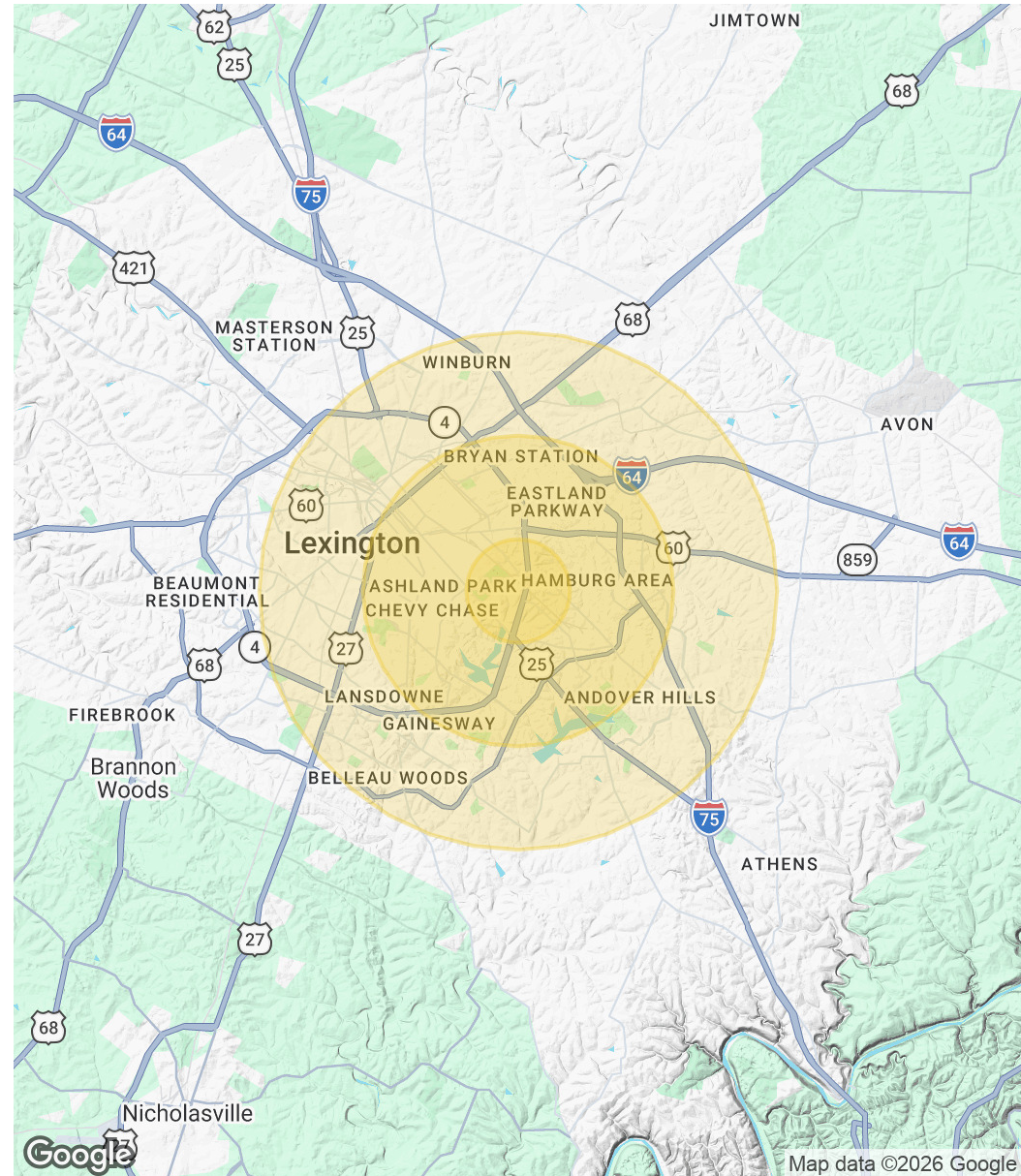
Lexington, KY 40505

For Lease

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,399 | 103,946 | 228,292 |
| Average Age | 36.3 | 36.8 | 35.9 |
| Average Age (Male) | 32.9 | 35.6 | 34.4 |
| Average Age (Female) | 37.9 | 38.0 | 37.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,863 | 46,032 | 100,823 |
| # of Persons per HH | 2.1 | 2.3 | 2.3 |
| Average HH Income | \$74,332 | \$94,977 | \$89,202 |
| Average House Value | \$270,295 | \$345,773 | \$299,691 |

2023 American Community Survey (ACS)

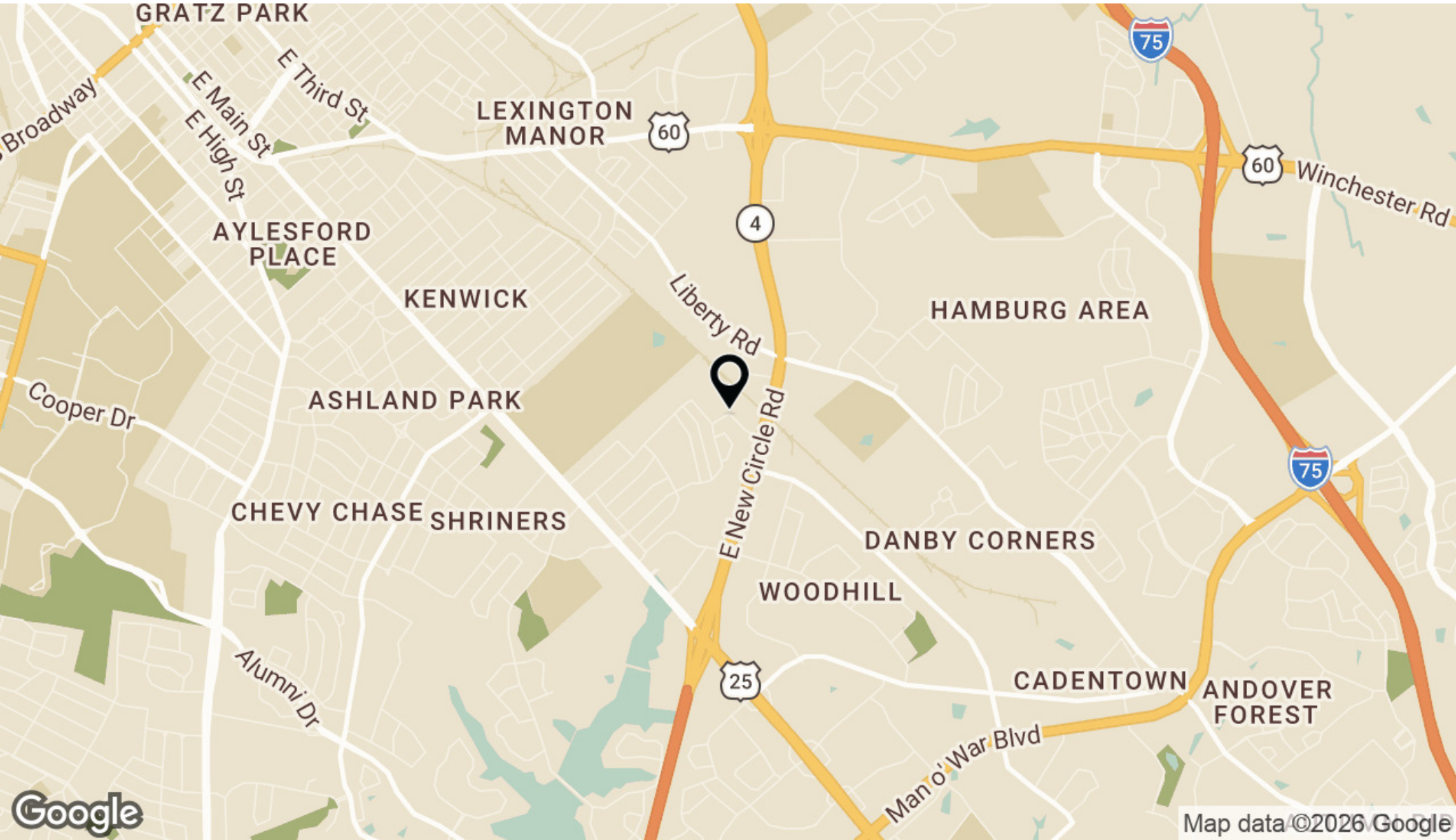


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