



Freestanding Restaurant W/Drive-Thru

1015 Winchester Road
Lexington, Kentucky 40505

Property Highlights

- +/-2,100 SF freestanding restaurant with drive-thru
- Located at the corner of Winchester Road and E Loudon Avenue
- Traffic count of +/-23,638 VPD on Winchester Road near the site
- Great visibility and two access points
- 15 parking spaces
- Existing lease expires 9/30/2029
- \$78,000 annual rent (Tenant pays insurance and CAM; Landlord pays property taxes)
- Easy access to New Circle Road, downtown, Hamburg and Interstates 75/64
- Zoned B-3, Highway Business
- Sale Price: \$1,150,000

Offering Summary

Sale Price:	\$1,150,000
Building Size:	2,100 SF
Lot Size:	0.43 Acres

For More Information

Bruce Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403

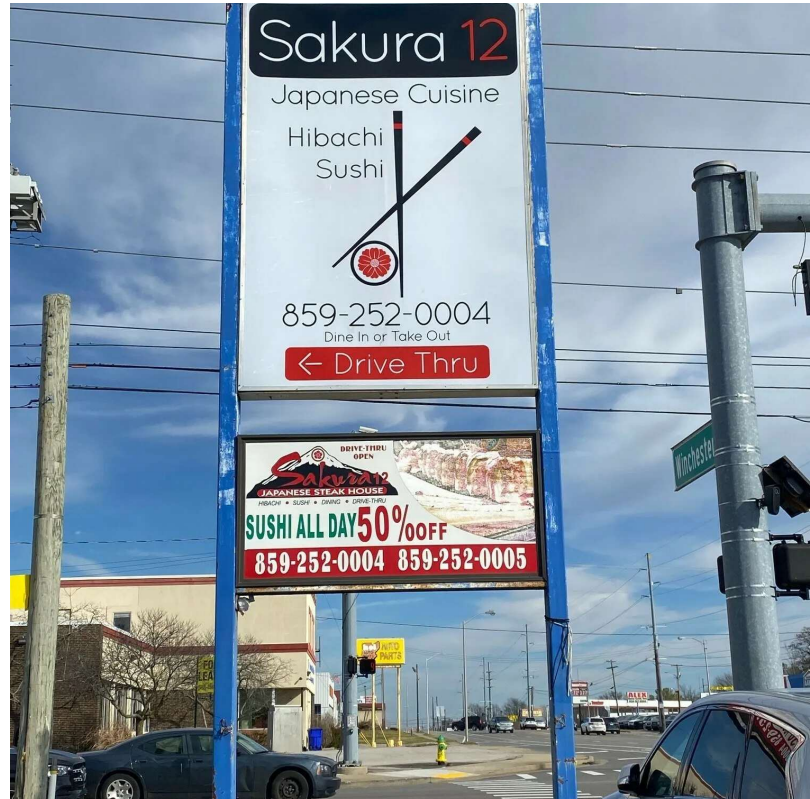
bruceisaac@naiisaac.com | KY #182312

Jim Kemper

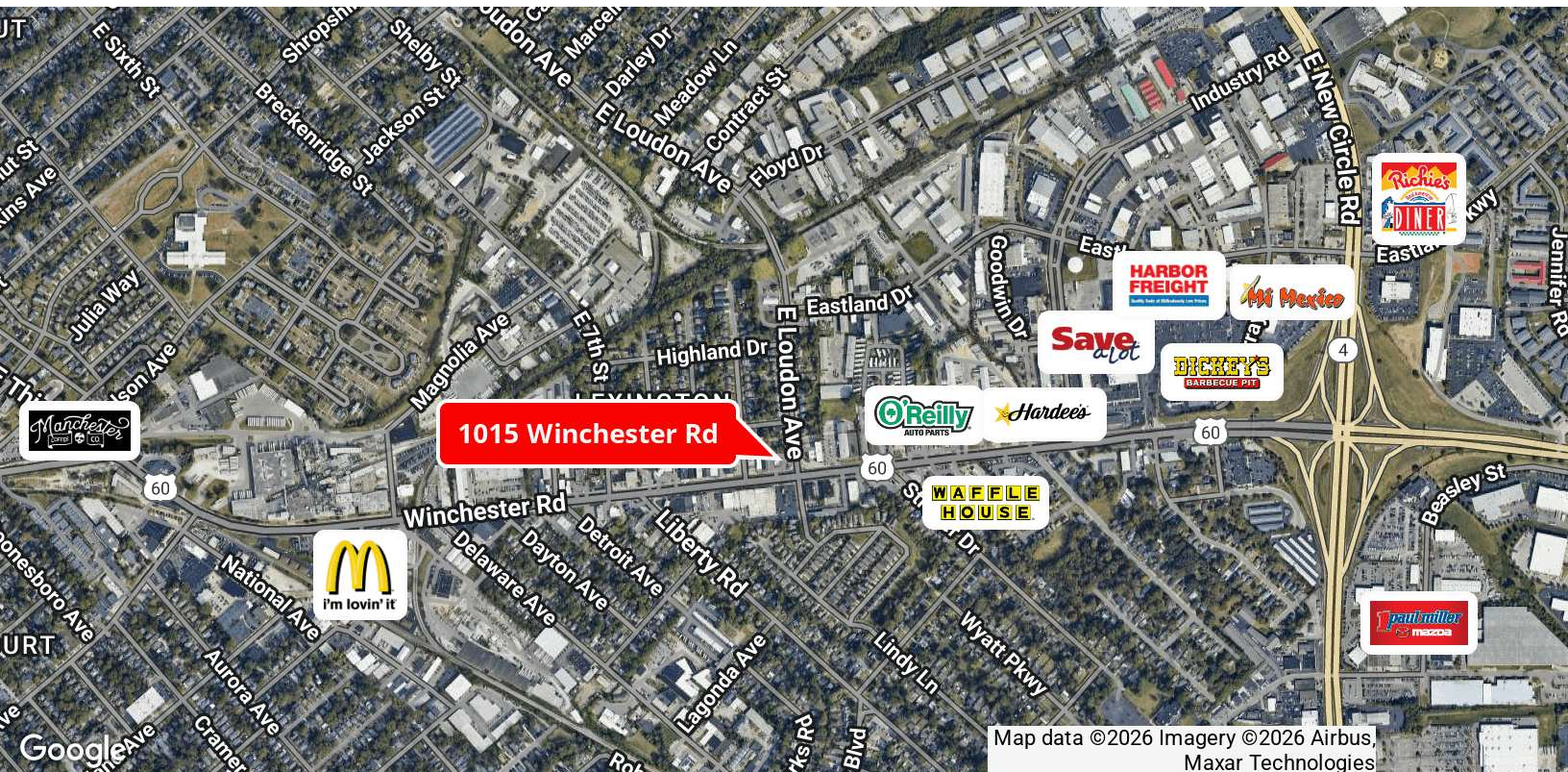
Vice President

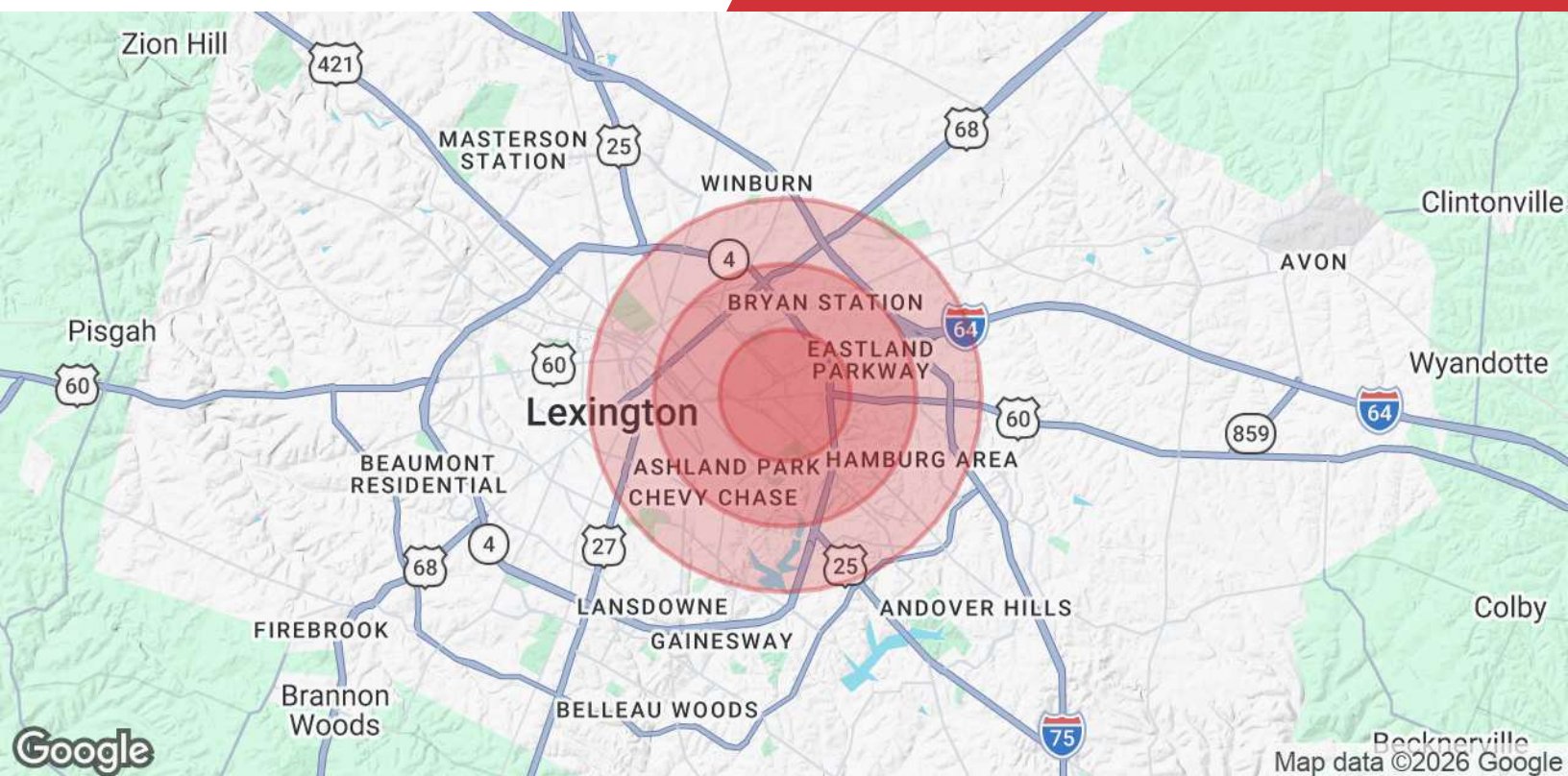
O: 859 422 4407

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Population

	1 Mile	2 Miles	3 Miles
Total Population	12,650	57,056	104,068
Average Age	38.2	35.5	35.4
Average Age (Male)	34.9	33.6	33.7
Average Age (Female)	41.2	37.4	37.3

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	5,957	24,275	44,220
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$68,627	\$76,677	\$77,919
Average House Value	\$168,782	\$193,223	\$188,166

* Demographic data derived from 2023 STDB