

CURŌ•BRKG

802 E BRANNON RD
NICHOLASVILLE, KY 40356

NEW
CONSTRUCTION
FOR LEASE



3,868 SF AVAILABLE (DIVISIBLE)

CURŌ•BRKG

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ABOUT THE PROPERTY

AREA DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	61,139	138,649	261,966
Households	26,548	59,220	109,186
HH Median Income	\$68,355	\$73,903	\$69,937
Total Businesses	916	3,668	10,202
Total Employees	6,085	28,723	111,634

Information provided by STI Popstats 2024

PROPERTY HIGHLIGHTS

- » 3,868 SF Available (Divisible)
- » Middle Suite in Building 1: 1,200 SF (Leased)
- » Future road expansion on W Brannon to increase growth & demand for area
- » Located just outside Lexington
- » 6 miles from the University of Kentucky (29,800 enrolled)
- » Near major regional traffic corridor (US-27) with a combined 54,007 ADT; E Brannon Rd - 12,727 ADT(2024)
- » Surrounded by 221 residential lot neighborhood and 215 luxury apartments



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PROPERTY RENDERINGS

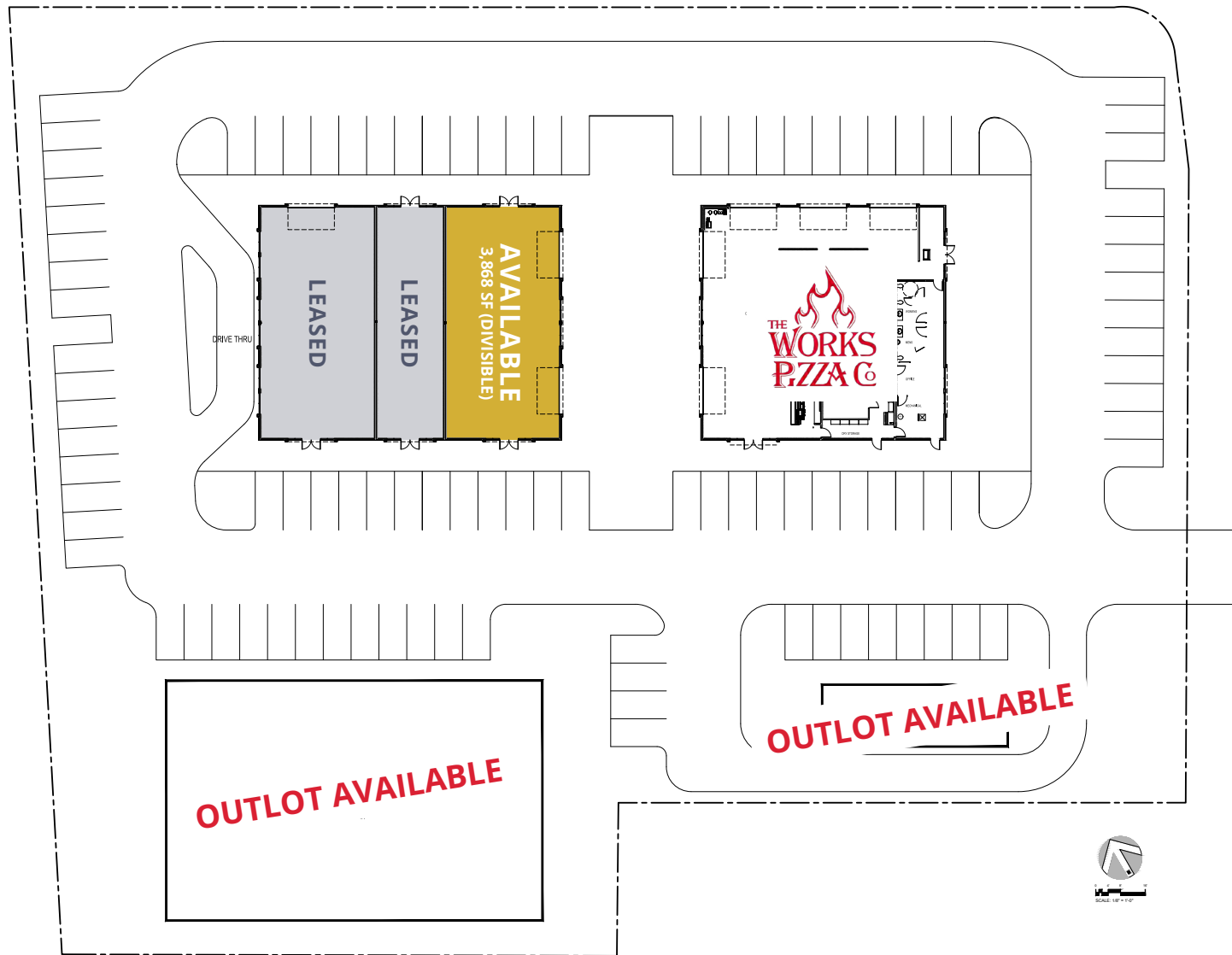


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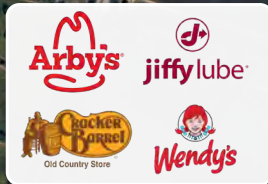
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E BRANNON RD - 12,727 ADT



AERIAL VIEW



39 PLANNED LOTS

157 PLANNED LOTS



E BRANNON RD

LEXINGTON RD



312 APARTMENTS
88 SINGLE FAMILY HOMES

221 LOTS



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