



FOR SALE

- 5,400 SF retail/office building on 0.97 Acres
- TMS: 004300-01-022
- Town of Lexington: General Commercial Zoning
- Located in the heart of Lexington just off of Sunset Blvd
- Very affluent area, with 1, 3, and 5 mile median household incomes over \$70,000
- Owner is retiring but has run a successful daycare from this location for the last 20 years
- Easy access in and out and ample parking with room to expand
- Rear half acre is fenced and there is a commercial swimming pool on site
- The building is currently divided into 8 private rooms. The interior walls are not load bearing so the building could easily be reconfigured to suit a variety of uses

SALES PRICE: \$725,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	6,735	35,040	84,989
TOTAL HOUSEHOLDS:	2,600	13,694	33,243
MEDIAN HH INCOME:	\$77,280	\$78,925	\$72,683

