

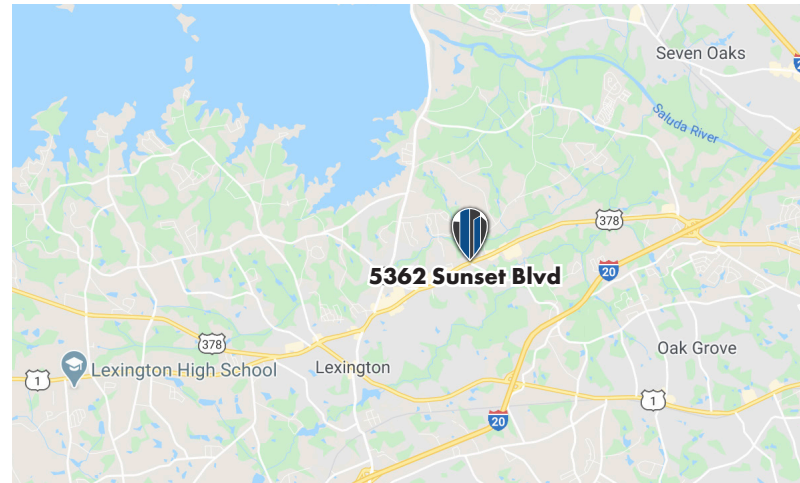


## FOR LEASE OR SALE

- 1,440 SF freestanding retail building
- TMS: 004300-01-046
- Town of Lexington: General Commercial Zoning
- Located in the heart of Lexington on heavily traveled retail corridor with more than 41,000 vehicles passing per day
- Very affluent area, with 1, 3, and 5 mile median household incomes over \$70,000
- Former Little Ceasars and Dominos Pizza location
- Easy access in and out and ample parking
- Very customizable open floorplan and ADA restroom
- Pylon signage available

**LEASE RATE: \$20/SF NNN**

**SALE PRICE: \$700,000**



## DEMOGRAPHICS

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

