

GROUND LEASE OR BUILD TO SUIT

1949 Nicholasville Rd | Lexington, KY



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Property Details

- Available for Ground Lease or Build to Suit
- 0.47 Acres
- Property has been a breakfast restaurant for over 60 years
- Conveniently located on Lexington's strongest retail corridor
- Next door to Baptist Health Lexington's campus on Nicholasville Road
- Minutes from downtown and dense residential areas
- Outparcel to a successful Hampton Inn hotel at the entrance to the popular Southland Drive corridor

2020 Demographics

	1 Mile	3 Miles	5 Miles
Total Population	10,152	49,875	118,722
Average HH Income	\$65,802	\$59,768	\$59,768
Median HH Income	\$51,242	\$41,439	\$41,284
Total Households	4,731	21,799	52,833

Source esri





SITE

Hampton
by HILTON

TAZIKIS
MEDITERRANEAN CUISINE

LaRosa's
FAMILY PIZZERIA



BAPTIST HEALTH

Continental
Towers
Condominium

Southland Dr

Southland Lanes

Nicholasville Rd

Jesselin Dr

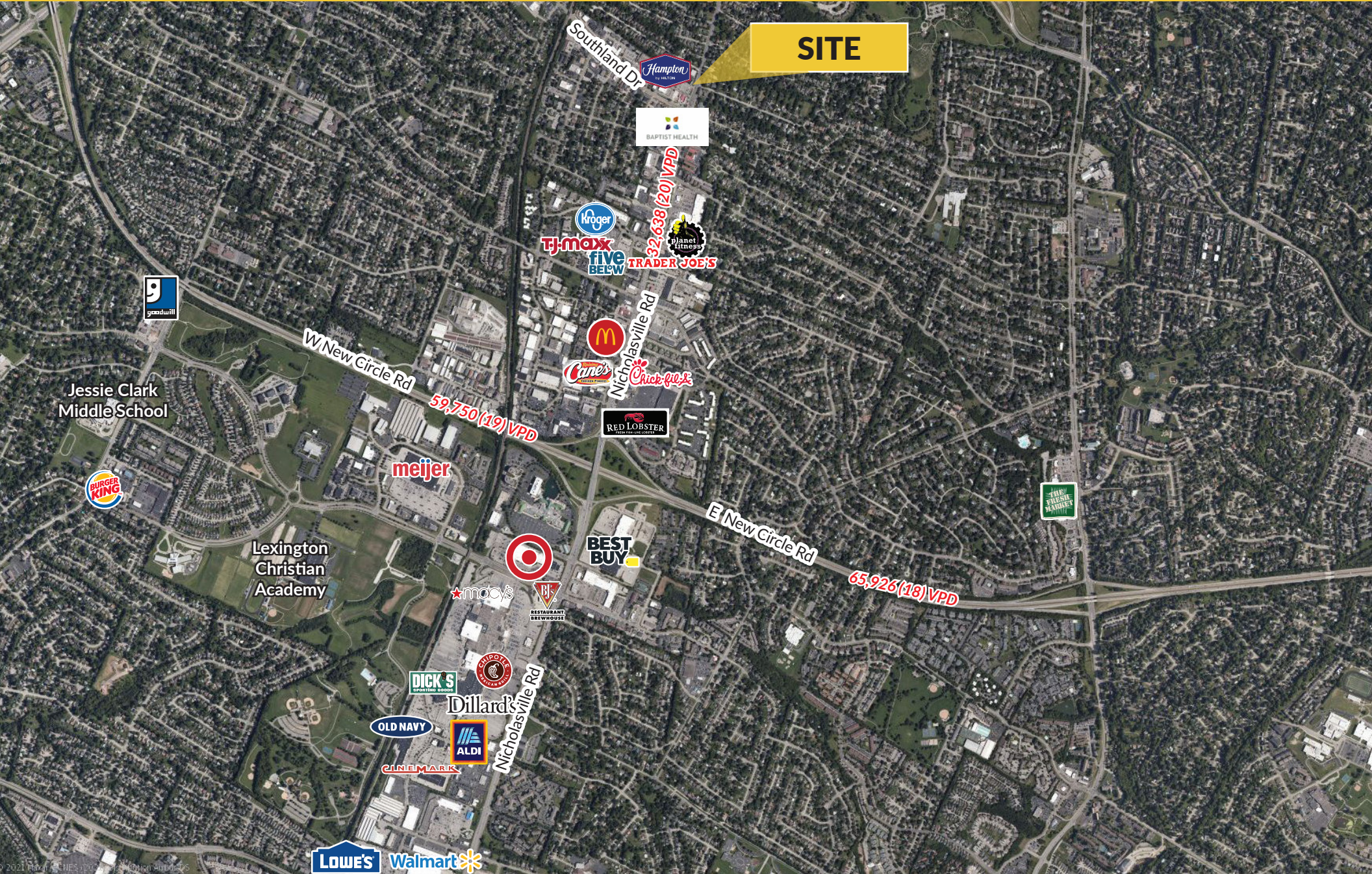
Nicholasville Rd

Advance
Auto Parts

14,404 (19) VPD

6,104 (19) VPD

32,638 (20) VPD



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