

# 746 Allendale Drive Lexington KY 40503

## 13 UNIT MIXED USE PROPERTY FOR SALE



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WHITE  OAK  
COMMERCIAL REAL ESTATE



## Property Details

- 13,323 SF mixed use building
- (10) 1Bdr/1Ba units
- (2) 2Bdr/1Ba units
- (1) 4,007 SF first floor Retail unit
- Six apartments are long term leases, six are Airbnbs.
- Retail space has a fresh 5-year NNN lease with 2 x 5 year options, which commences Q4 this year.
- Built in 2017
- Sale Price: \$2,450,000
- Cap Rate: 6%

## 2020 Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	12,374	102,329	236,861
<b>Average Age</b>	41	37	37
<b>Total Households</b>	5,950	43,165	99,935
<b>Median HH Income</b>	\$47,505	\$48,382	\$51,473
<b>Median Home Value</b>	\$160,406	\$221,653	\$189,346

# FIRST FLOOR RETAIL SPACE



CONNOR HOBBS 502.724.5924

# APARTMENT UNITS





**BIG LOTS!**

**THE HOME DEPOT**

**SITE**

**Big Boy**

**BURGER KING**

**Meat 'n Potatoes**

*Walgreens*

*Chick-fil-A*

**the HUMAN BEAN**

**STAPLES**

**TACO BELL**

**UK Dentistry**

**Feeders Supply**  
The Pet Lounge Store  
Locally-Owned and Family-Operated

**verizon**

Harrodsburg Rd

Lane Allen Rd

**Shell**

**CVS pharmacy**

**McDonald's**

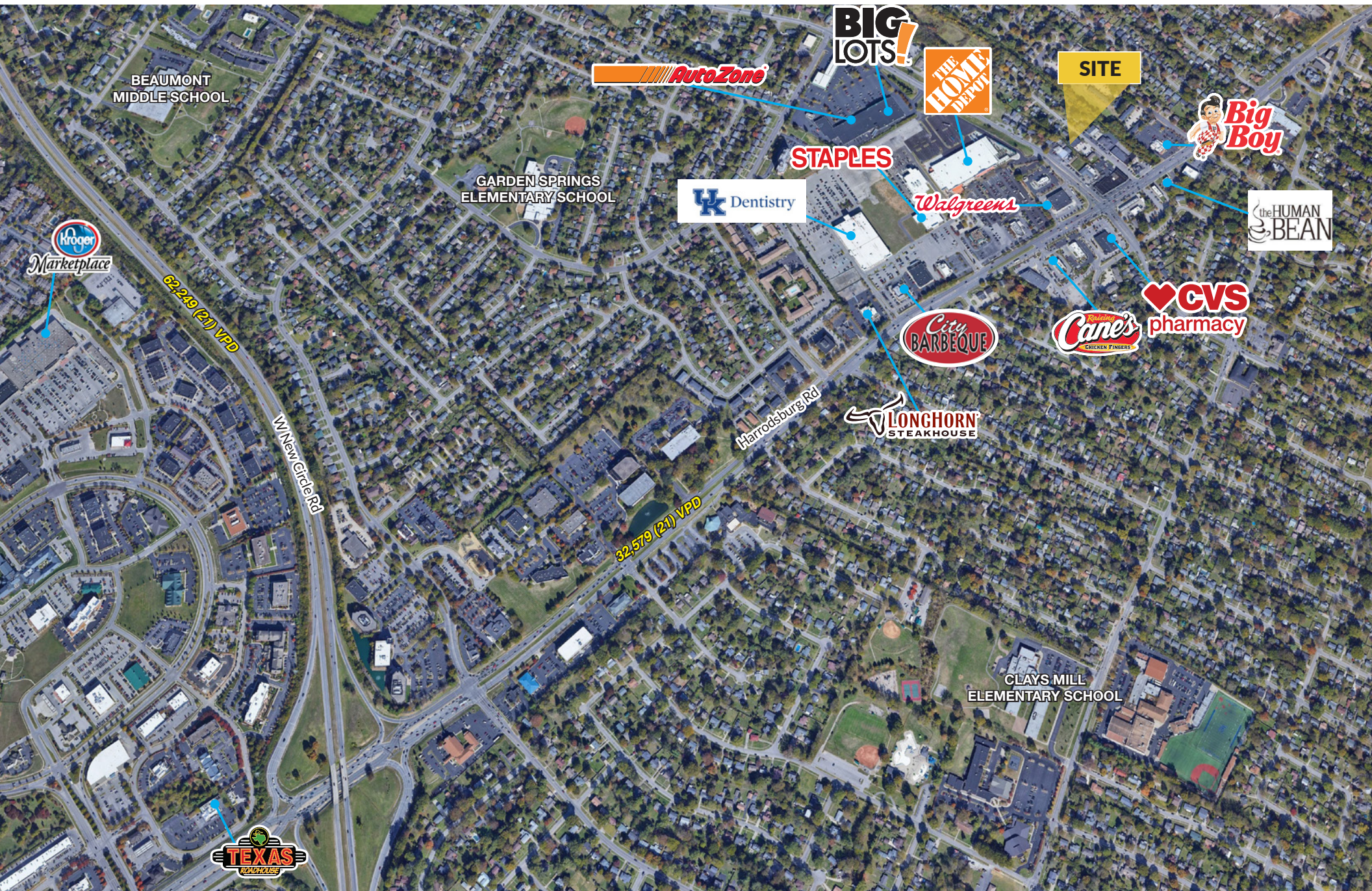
**Cane's**  
CHICKEN FINGERS

**BAPTIST HEALTH**  
LEXINGTON

**LONGHORN STEAKHOUSE**

**City BARBEQUE**

32,579 (21) VPD



BEAUMONT MIDDLE SCHOOL

GARDEN SPRINGS ELEMENTARY SCHOOL

CLAYS MILL ELEMENTARY SCHOOL

AutoZone

BIG LOTS!

THE HOME DEPOT

SITE

STAPLES

Walgreens

Big Boy

the HUMAN BEAN

CVS pharmacy

Cane's

City BARBEQUE

LONGHORN STEAKHOUSE

UK Dentistry

Kroger Marketplace

TEXAS ROADHOUSE

62,249 (21) VPD

32,579 (21) VPD

Harrodsburg Rd

W New Circle Rd