



FOR LEASE

351 Burley Ave. | Lexington, KY

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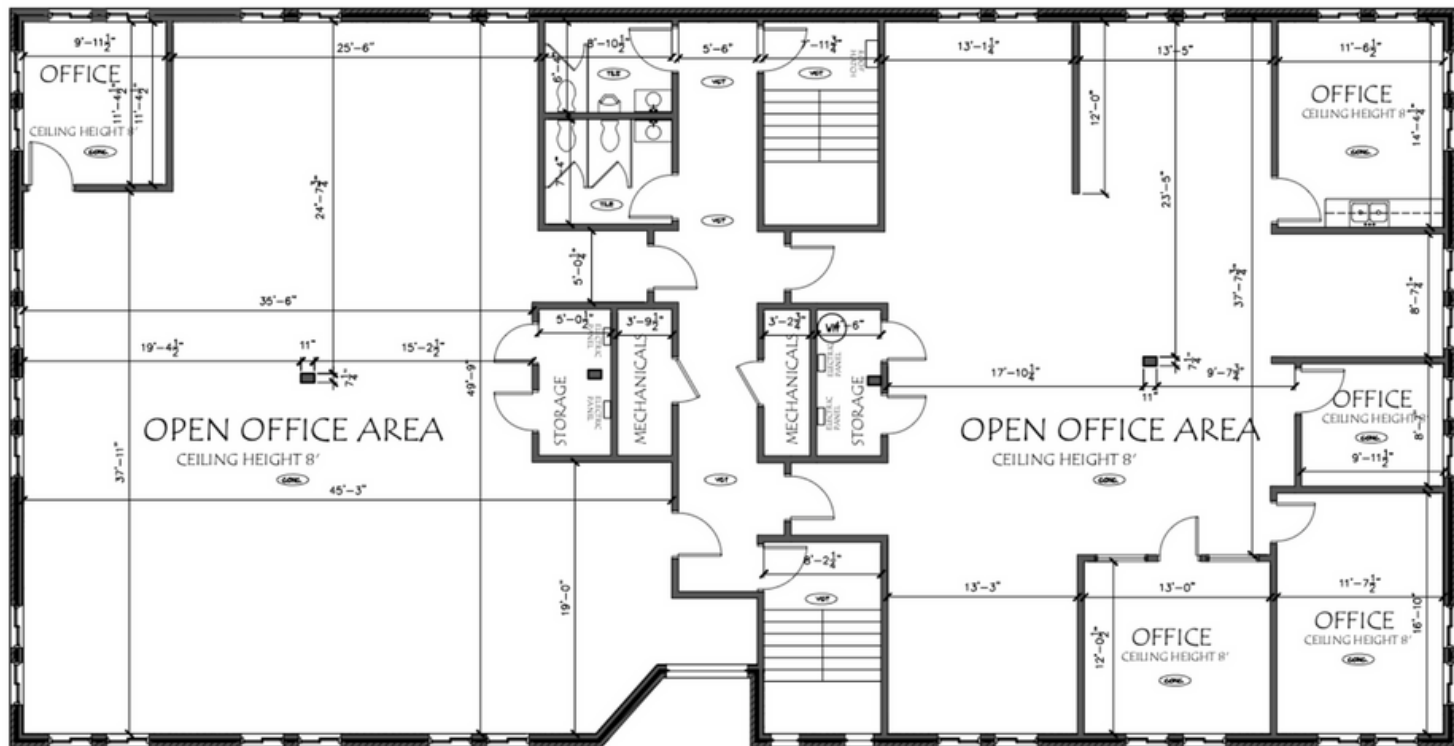


PROPERTY DETAILS

- For Lease: **\$16.75/SF modified gross**
- Two second floor office spaces available
- Landlord will contribute to tenant's buildout, new paint, and new carpets.
- 2,463- 4,926 SF available
- Common area restrooms
- Approximately 1.5 miles from downtown
- Close proximity to various lunch options
- Visibility from South Broadway

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,108	61,130	110,134
Average Age	24.3	30.4	34.3
Average Age (Male)	24.1	29.3	33.3
Average Age (Female)	24.6	31.6	33.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,429	25,657	46,195
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$40,124	\$61,669	\$70,238
Average House Value	\$224,762	\$231,366	\$234,806

FLOOR PLAN



BURLEY AVENUE STREET SIDE

INTERIOR





Lexington
Clinic

Papi's
Pizzeria

Andy's
Frozen Custard

M
MARATHON

ZAXBY'S



SITE

