



4085 HARRODSBURG RD

PALOMAR SPRINGS

CONTACT:



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LEASING:



The Webb Companies
 859.253.0000

SITE INFO

- +/- 1-6 Acres Available for Ground Lease or Build to Suit
- Zoned B-3, Highway Service Business
- Connectivity to Fountains at Palomar
- Access to Stop Light at Fountains at Palomar, Right in Right out on Harrodsburg Road, and Syringa Drive
- Rare opportunity to lease B-3 land on the growing Harrodsburg Road corridor
- 32,533 VPD past the site
- Residential Land Under Contract

AVAILABLE SITES

Ground Lease Rate:
\$125,000 per acre annually

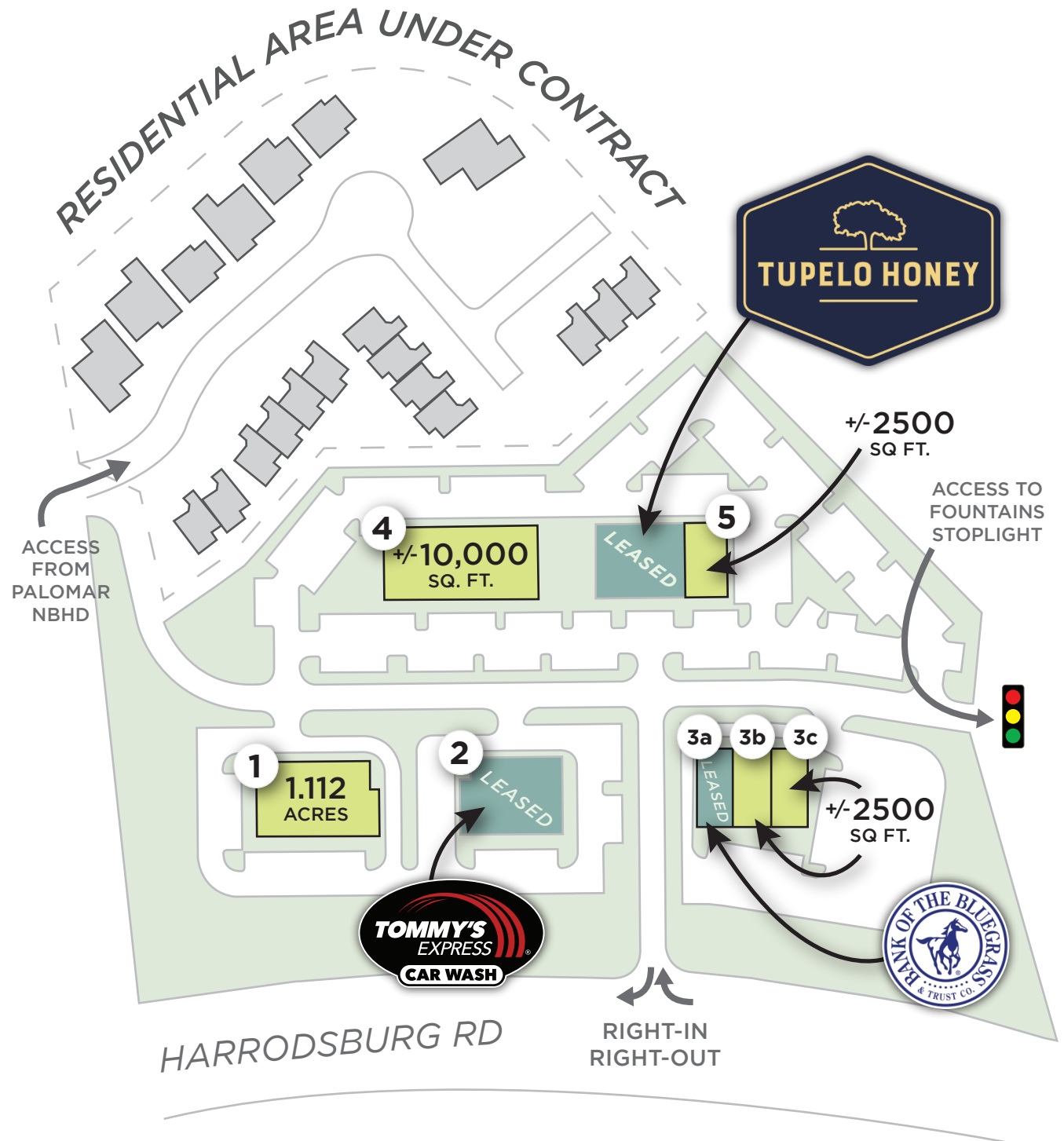
SITE 1: 1.112 acres

SITE 3b: +/- 2500 square feet of retail available *(see broker for pricing)*

SITE 3c: +/- 2500 square feet of retail available *(see broker for pricing)*

SITE 4: +/- 10,000 square feet of retail available *(see broker for pricing)*

SITE 5: +/- 2500 square foot endcap available *(see broker for pricing)*



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Population	9,481	53,174	139,113
2025 Projected Population	11,343	61,518	158,315
Pop. Growth 2020-25	3.02%	3.15%	3.41%
Average Age	42	39	36

2020 POP. BY OCCUPATION

Real Estate & Finance	3.49%	3.05%	2.86%
Professional & Management	36.38%	32.76%	30.02%
Public Administration	2.19%	2.24%	1.90%
Education & Health	15.40%	16.39%	16.20%
Services	6.23%	7.25%	10.13%
Information	0.80%	0.94%	0.93%
Sales	12.95%	12.66%	12.59%

2020 POP. BY EDUCATION

Bachelor's Degree	28.85%	25.49%	23.50%
Advanced Degree	24.46%	19.43%	19.11%

HOUSEHOLD INFORMATION

2020 Total Households	4,324	24,388	63,644
Growth 2020-2025	2.98%	3.16%	3.47%
Avg. Household Income	\$124,400	\$101,669	\$83,350



“ With a median home value of \$359,200 the 40513 zip code was ranked as having the highest home values in the state of Kentucky.

- MONEY MAGAZINE, MARCH 2017

SURROUNDING AREA



LOCATION IN LEXINGTON

