

1508 Oxford Drive • Georgetown, KY 40324



## Availability Overview

Space Available	2,500 sf
Lease Rate	\$12.00 SF/yr (NNN)
Lease Type	NNN
Date Available	
Space Type	Office Building
Building Size	2,500 SF
Building Class	A
Year Built	2004
Cross Streets	Oxford Dr & Connector Rd

## Property Overview

**Property** 2500sf of shell professional office or medical office. Space is conveniently located 1/4 Mile from Toyota <http://www.toyotageorgetown.com/boutdex.asp> and near I-75. It adjoins the Mortenson Dentistry tenant in Suite A. This space is ideal for a professional or medical office. The space is potentially divisible to 1200sf-1400sf depending on fit up needs. The 6460sf building is also for sale for \$1,250,000. Please contact us for more details and to set up a time to see the property.

**Location** Located 1/4 quarter mile from Toyota <http://www.toyotageorgetown.com/boutdex.asp> , backing up to Cherry Blossom Way, and near I-75. Turn right on Connector Rd and immediate left on to Oxford Drive. Property is on left at the top of the hill.

**Presented by**

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**Summary**  
1 Spaces

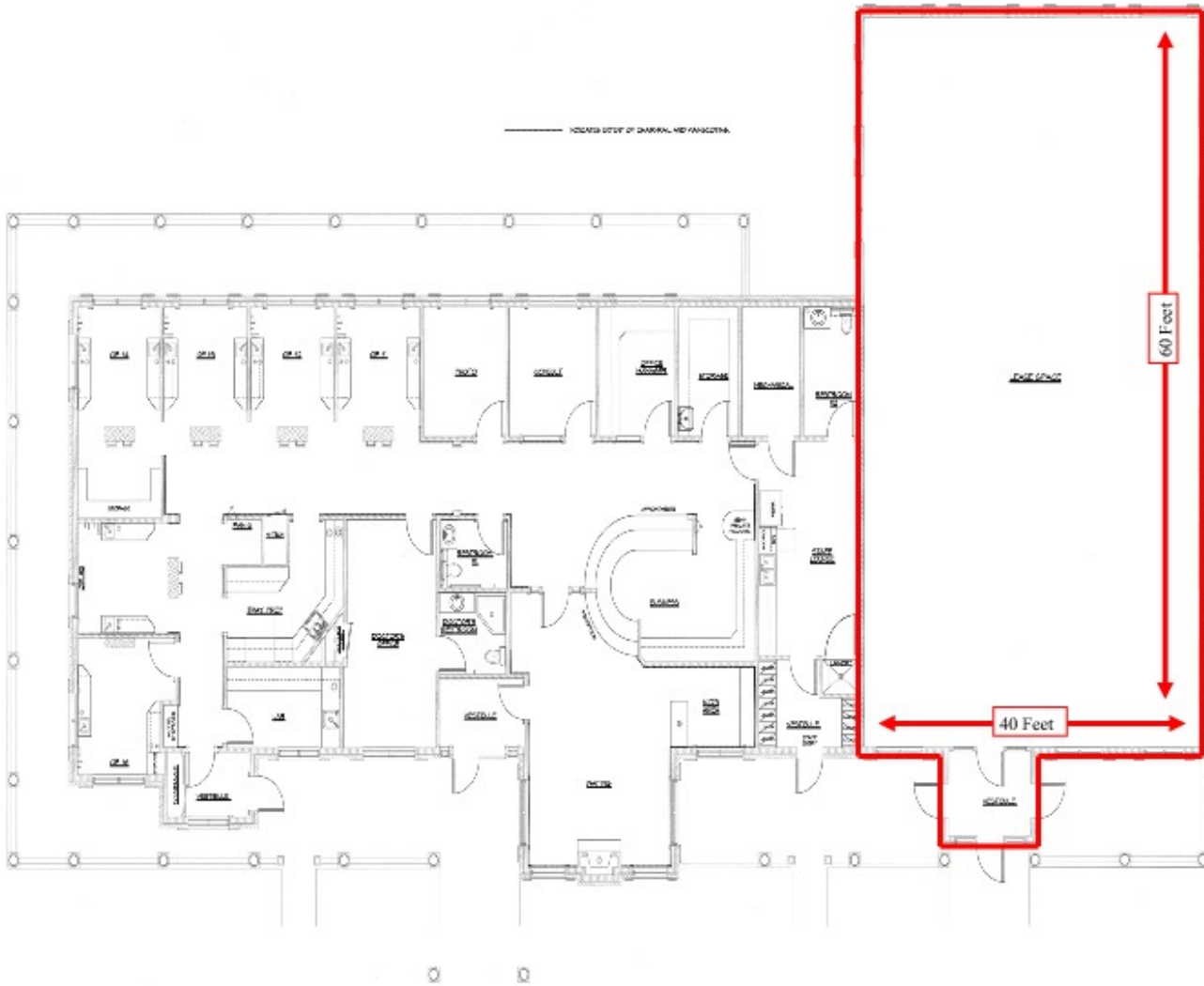
Lease Rate	\$12.00 SF/yr (NNN)	Space Available	2,500 SF
Lease Type	NNN	Term	

**1508 Oxford Drive Suite**



Lease Rate	\$12.00 SF/yr	Space Available	2,500 SF
Lease Type	NNN	Term	Negotiable

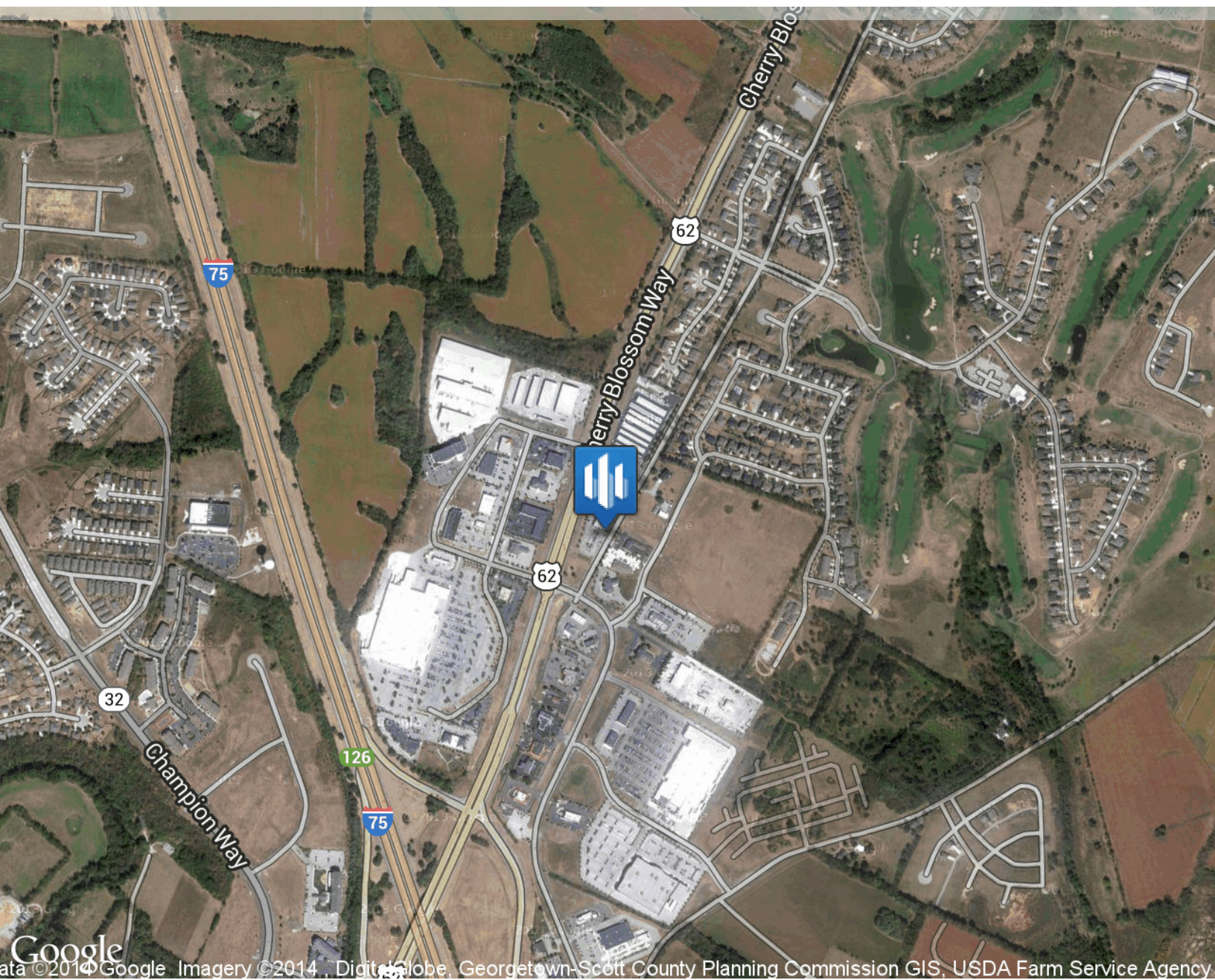
Floor Plan



**FINISHES PLAN**  
5/16/2009 11:57 AM  
Dr. Suzanne Ahnquist  
1508 Oxford Drive  
Georgetown KY 40324

Date: April 22, 2009





### Location Description

Located 1/4 quarter mile from Toyota <http://www.toyotageorgetown.com/boutdex.asp> , backing up to Cherry Blossom Way, and near I-75. Turn right on Connector Rd and immediate left on to Oxford Drive. Property is on left at the top of the hill.

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 Demographics Report

	1 Mile	5 Miles	10 Miles
Total Population	935	33,705	60,566
Total Number of Households	364	13,127	23,023
Total Number of Persons per Household	2.6	2.6	2.6
Average House Value		\$163,938	\$196,418
Average Household Income	\$74,816	\$60,292	\$69,062
Median Age	35.0	32.0	34.3
Median Age - Male	34.6	32.1	34.0
Median Age - Female	35.5	32.7	35.2
Total Population - White	780	29,867	51,955
Total Percent - White	83.4%	88.6%	85.8%
Total Population - Black	112	2,689	6,122
Total Percent - Black	12.0%	8.0%	10.1%
Total Population - Asian	25	357	526
Total Percent - Asian	2.7%	1.1%	0.9%
Total Population - Hawaiian	0	0	2
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	0	29	156
Total Percent - Indian	0.0%	0.1%	0.3%
Total Population - Other	5	293	861
Total Percent - Other	0.5%	0.9%	1.4%
Total Population - Hispanic	64	1,623	2,691
Total Percent - Hispanic	6.8%	4.8%	4.4%

\* Demographic information provided by BuildOut, LLC