

FOR SALE

2080 Lexington Road, Nicholasville, KY 40356

\$2,250,000

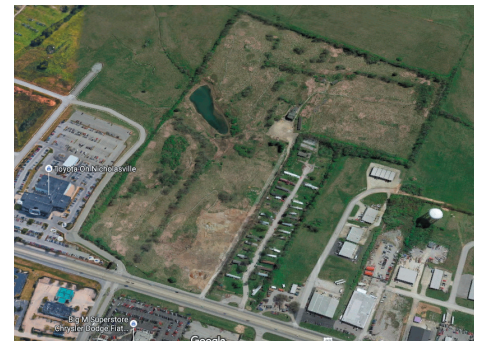


Disclaimer: Property boundaries are only approximation and do not represent actual property lines. This is for illustration purposes only.

Property Details

Price:	\$2,250,000
Total Lot Size:	47.35 AC
Property Type:	Land
Property Sub-Type:	Multifamily (land) Retail-Pad (land) Commercial/Other (land)
Zoning:	B-2 (Highway Business District)

Adjacent to Toyota on Nicholasville, just over the Fayette County line on a major corridor. 4.5 acres of commercial outlots fronting US 27 available for \$300,000/acre. \$1,800,000 for 42.85 acre of non-frontgate property.

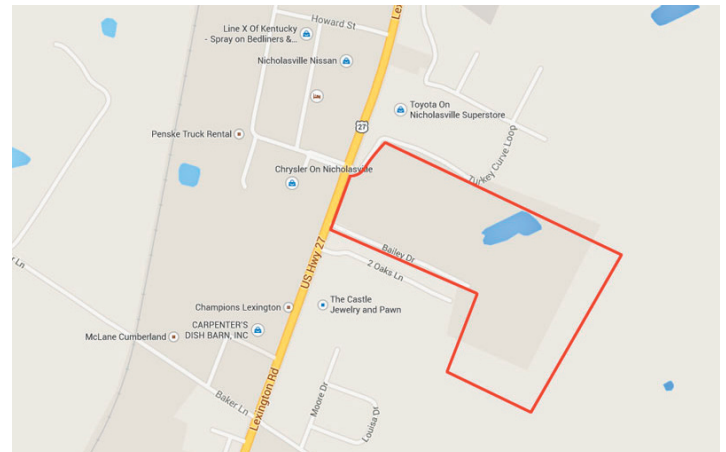


Hard corner intersection with traffic light. Prime 47.35 acre mixed-use development opportunity with 4 commercial lots totaling 4.5 acres fronting Lexington Road (US 27) and the remaining land suitable for multifamily development. US 27 is the primary access corridor of Nicholasville, which contains the bulk of area commercial development extending toward Lexington. This property is located right next to Toyota of Nicholasville, has high visibility from both north-bound and south-bound US 27, approximately 40,000 vehicles per day. Zoned B-2, Highway Business District, which allows for multiple commercial uses.

Located approximately 4.6 miles south of Nicholasville Road and Man-O-War Boulevard intersection and 2.4 miles north of downtown Nicholasville. Surrounding developments include: Walmart, Kohl's/Sam's Club, St. Joseph Hospital, Lowes, Brannon Crossing, Fayette Mall, etc.

HIGHLIGHTS:

- Prime mixed-use development opportunity
- Approximate 4.5 acre commercial lot fronting US 27
- Remaining 42.85 acre suitable for multifamily development
- High visibility with approximately 40,000 vehicles per day
- Hard corner intersection with traffic light for great visibility and excellent access



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