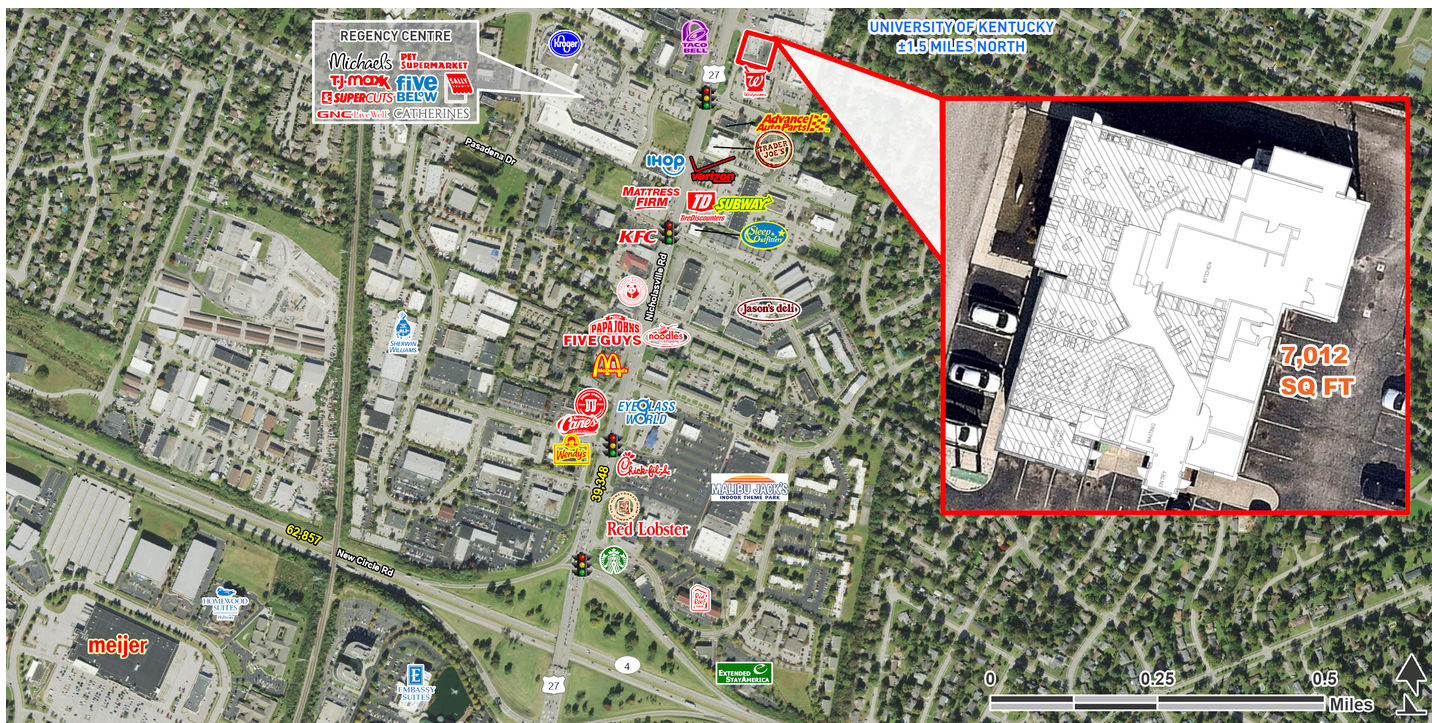


FORMER O'CHARLEY'S

2270 Nicholasville Rd., Lexington, KY 40503

EXECUTIVE SUMMARY

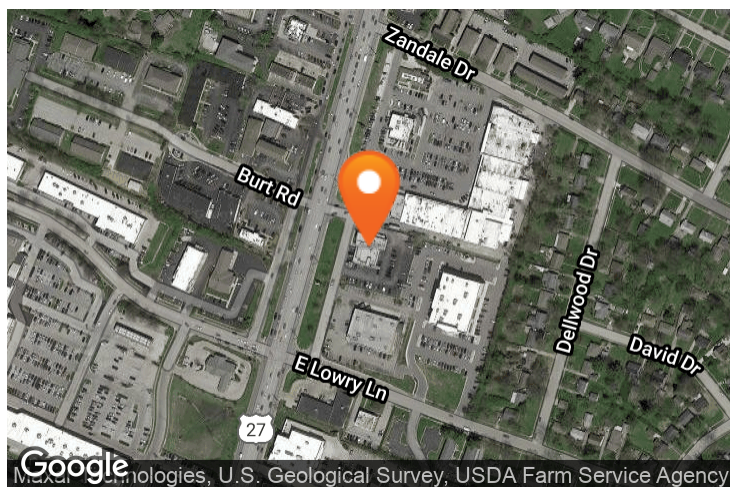


LOCATION OVERVIEW

This opportunity is located on Nicholasville Road, boasting 39,000+ cars per day. The former restaurant site is both highly visible and easily accessible with retail and entertainment nearby.

PROPERTY HIGHLIGHTS

- High traffic, densely populated area
- Great visibility
- 1.6 miles from The University of Kentucky with an enrollment of 30,000+ students



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	128,205	254,859	320,066
Households	55,861	107,499	132,891
Average HH Income \$	79,062	80,135	83,255

EXCLUSIVE AGENT(S)

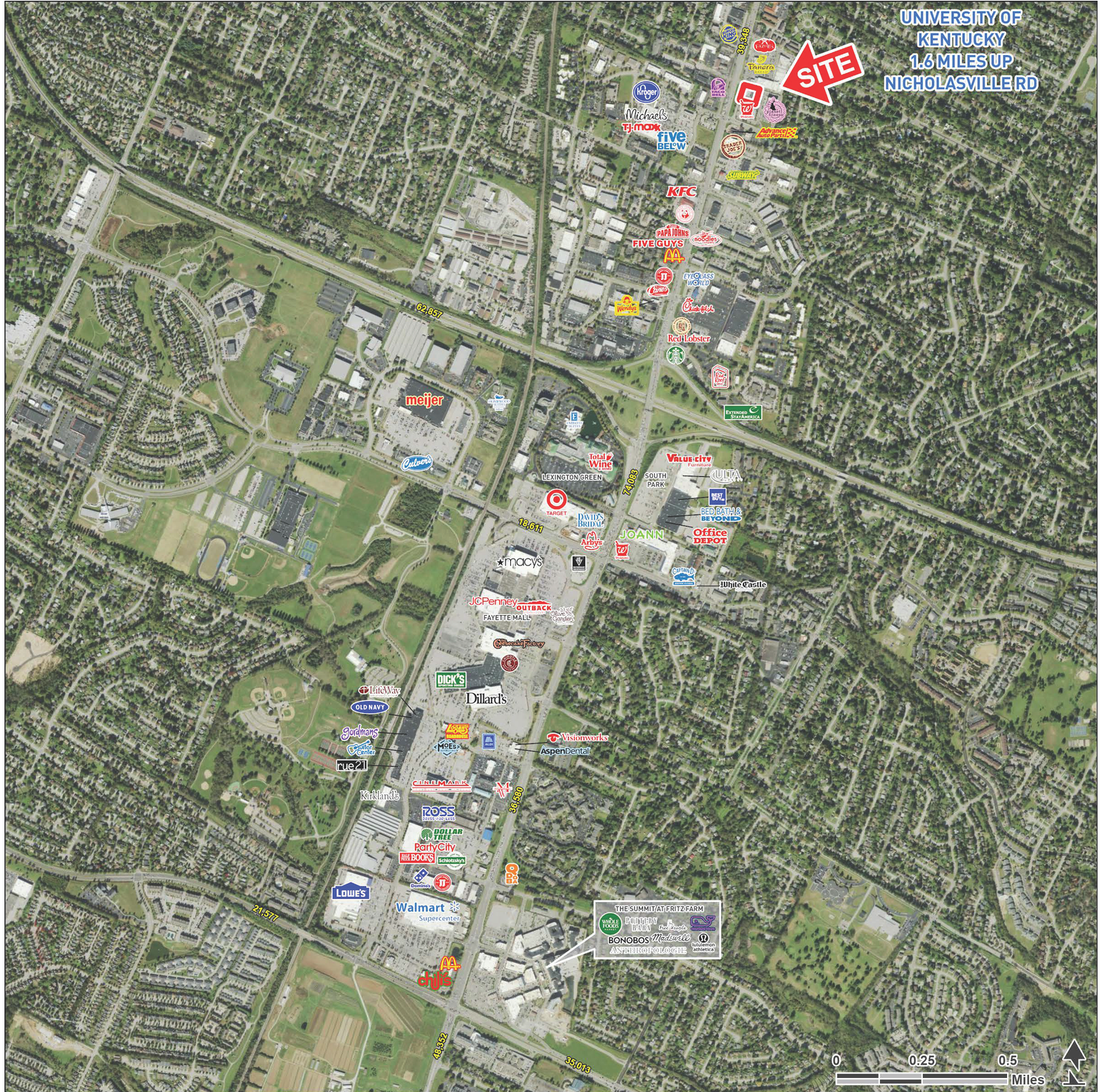
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FORMER O'CHARLEY'S

2270 Nicholasville Rd., Lexington, KY 40503

AERIAL



UNIVERSITY OF KENTUCKY
1.6 MILES UP
NICHOLASVILLE RD

SITE

THE SUMMIT AT FRITZ FARM
BONOBO'S
ASPEN DENTAL

0 0.25 0.5 Miles

EXCLUSIVE AGENT(S)

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