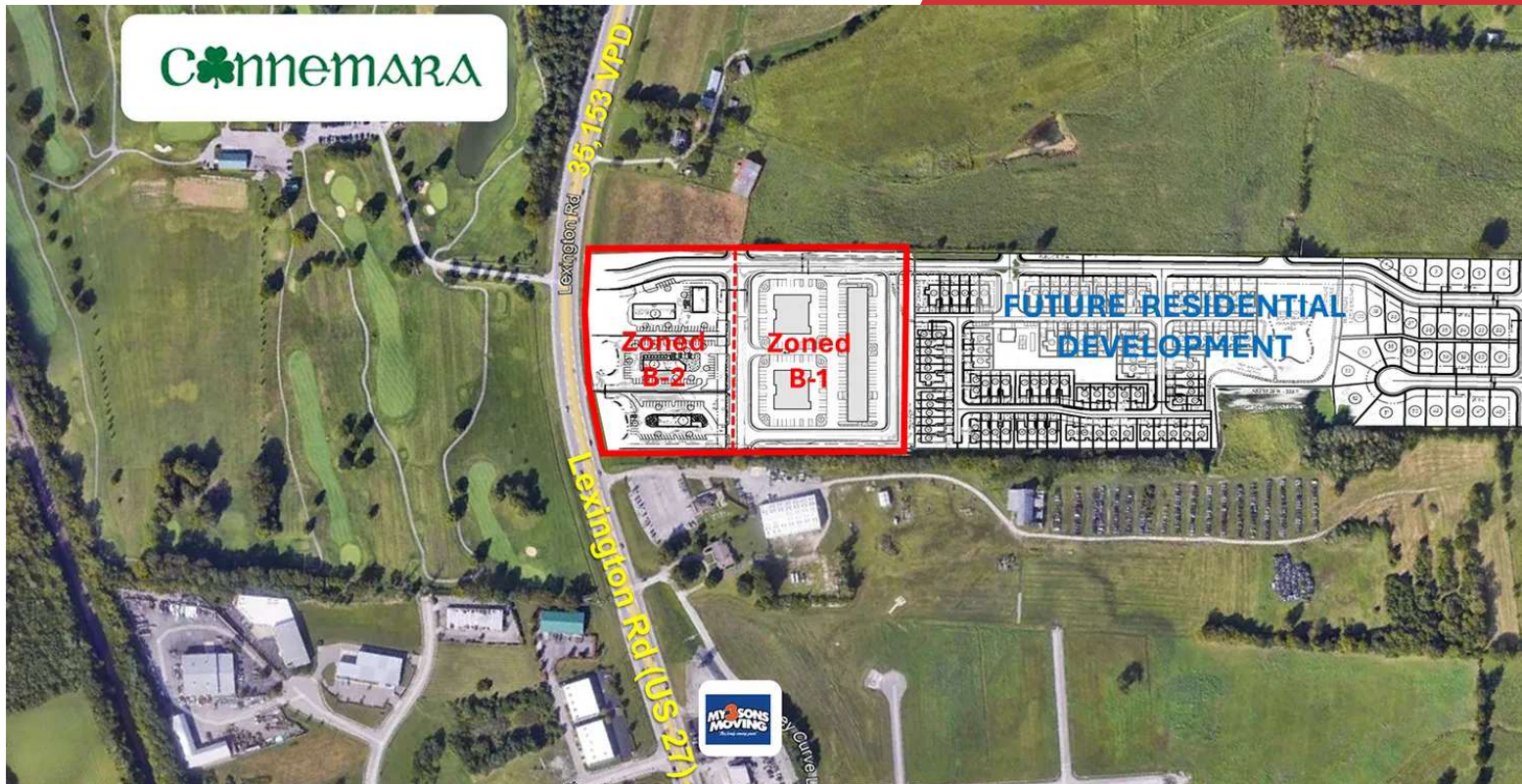




Development Lots

2310 Lexington Road
Nicholasville, Kentucky 40356

Property Highlights

- +/- 1 - 15 AC development lots available
- Direct frontage on Lexington Road (US 27) across from Connemara Golf Course
- Strategically located on the primary thoroughfare between Lexington and Nicholasville
- The US 27 corridor is experiencing a tremendous amount of recent and proposed new commercial and residential developments
- Close proximity to major retailers and commercial centers including Walmart and Brannon Crossing
- High average daily traffic count of +/- 35,153 VPD
- Positioned in an area of significant commercial and residential development
- Ideal for retail stores, banks, restaurants, car washes, gas stations, auto repair and more

Offering Summary

Sale Price:	1st Row - \$650,000/Ac
	2nd Row - \$400,000/Ac
Lot Size:	1 - 15 Acres
Zoning:	B-1/B-2

For More Information

Al Isaac

President

O: 859 422 4400

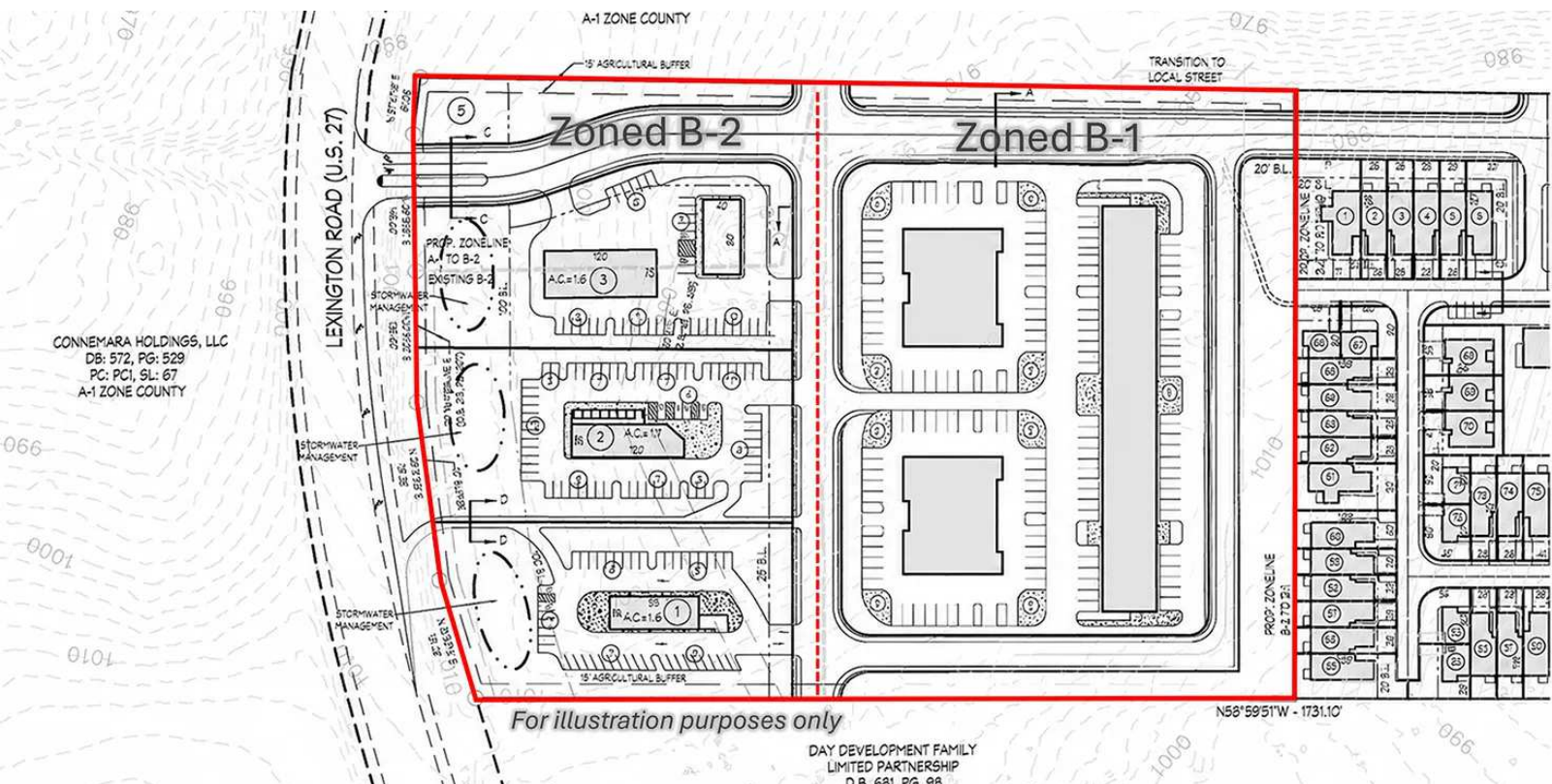
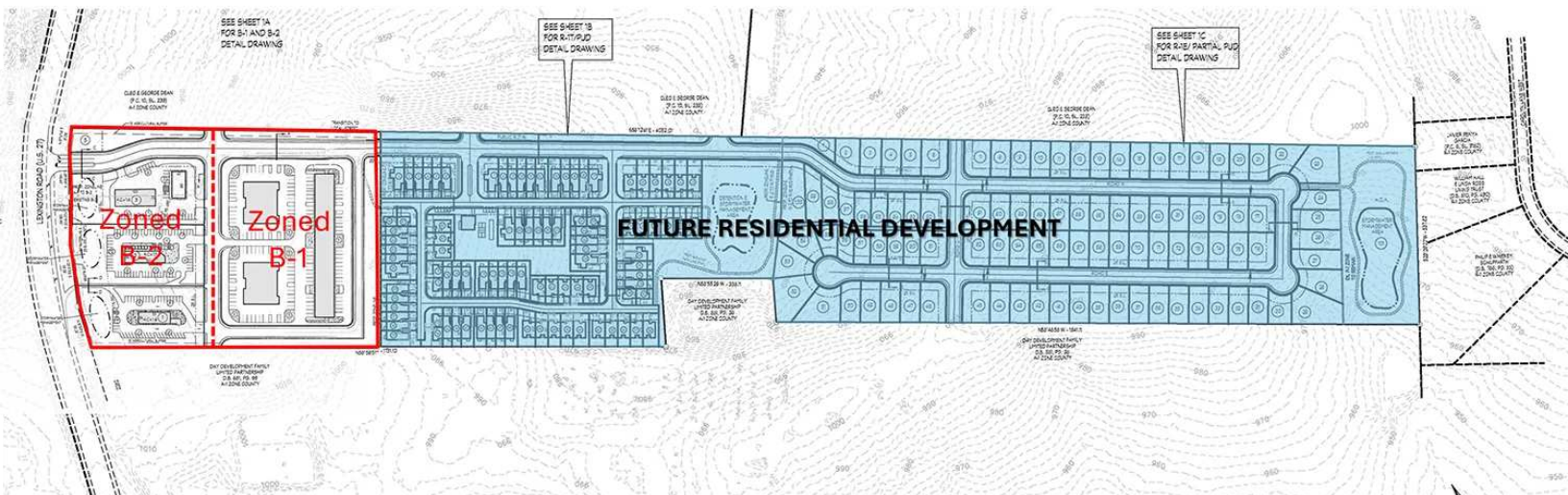
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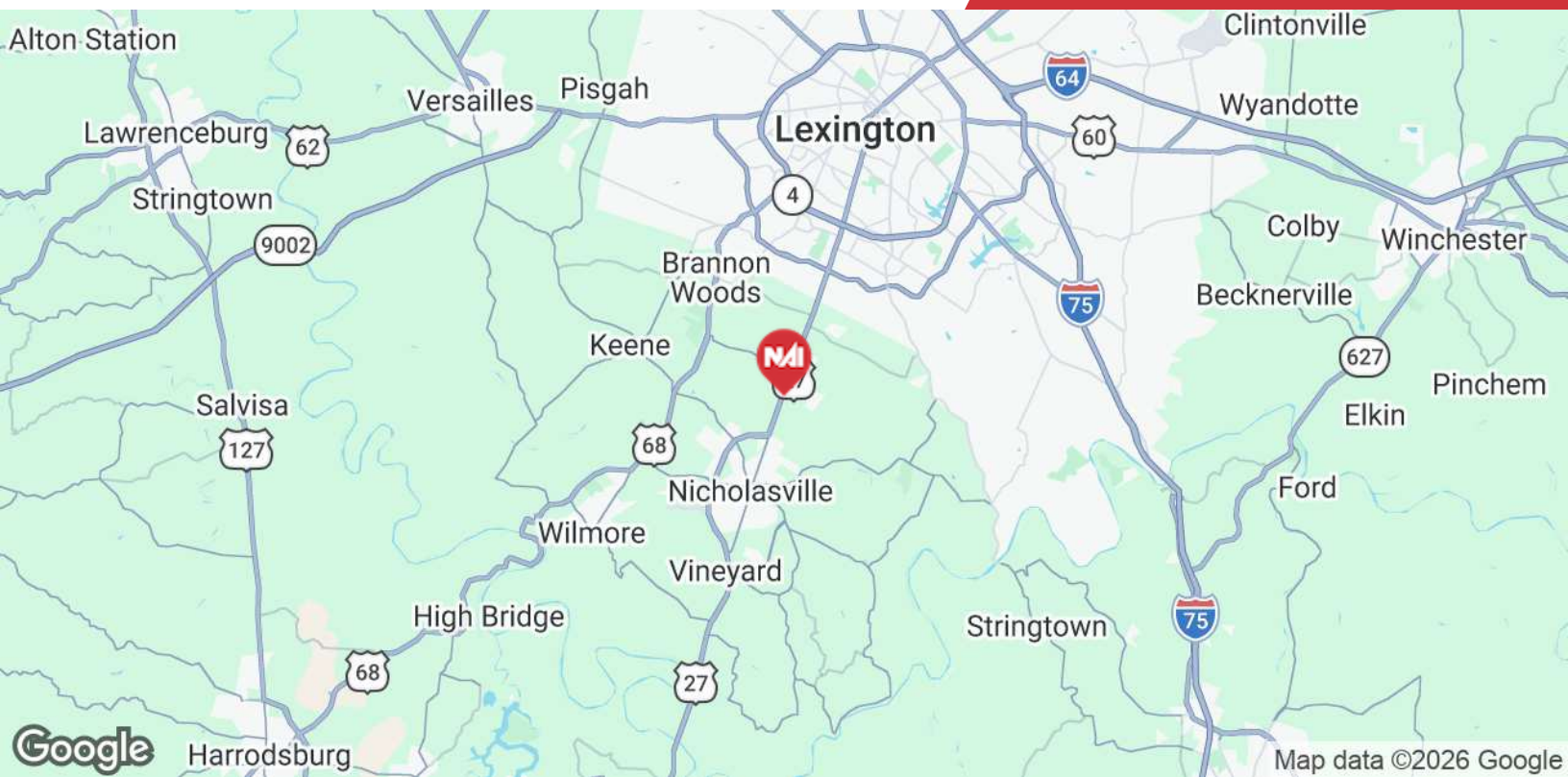
zachsmith@naiisaac.com

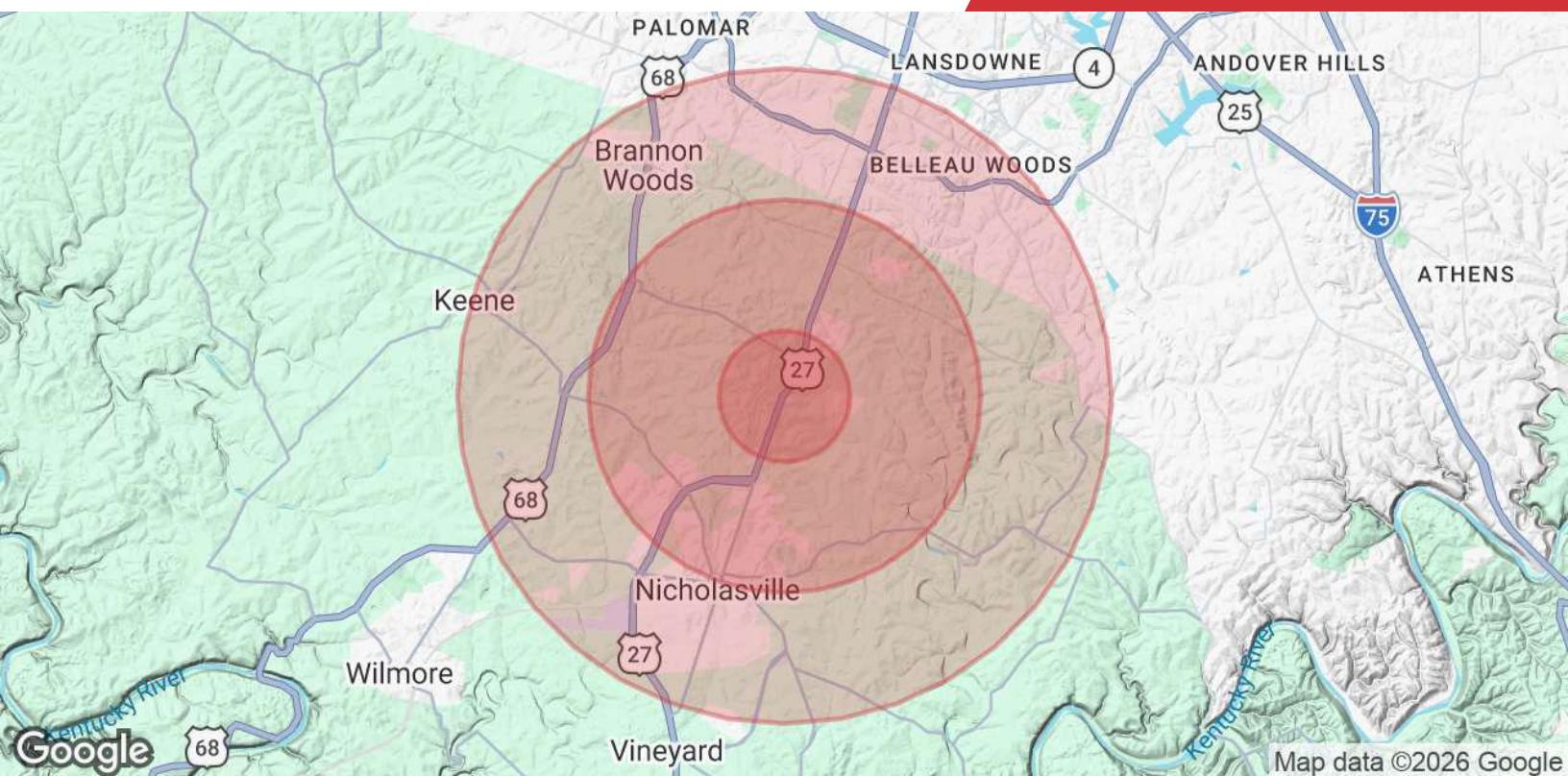


Cnnemara









Population	1 Mile	3 Miles	5 Miles
Total Population	539	18,279	89,904
Average Age	44	39	40
Average Age (Male)	42	37	38
Average Age (Female)	46	40	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	191	6,837	35,671
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$125,630	\$92,280	\$107,239
Average House Value	\$459,120	\$288,505	\$315,798

Demographics data derived from STDB 2025