



HIGHLY VISIBLE HARD CORNER EXISTING POLE SIGNAGE

840 Winchester Road, Lexington, KY 40505



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Winchester Corner

Negotiable

Extremely Visible Corner for Ground Lease or BTS 1.45 Acres 173' Frontage 3 Point Access: Winchester Rd, Dayton and Detroit Ave Existing Pole Sign on Property 32,000+ Cars Per Day Drive Thru Potential

For more information visit:
<http://www.crelisting.net/RV-7zbR9Q/?StepID=107>

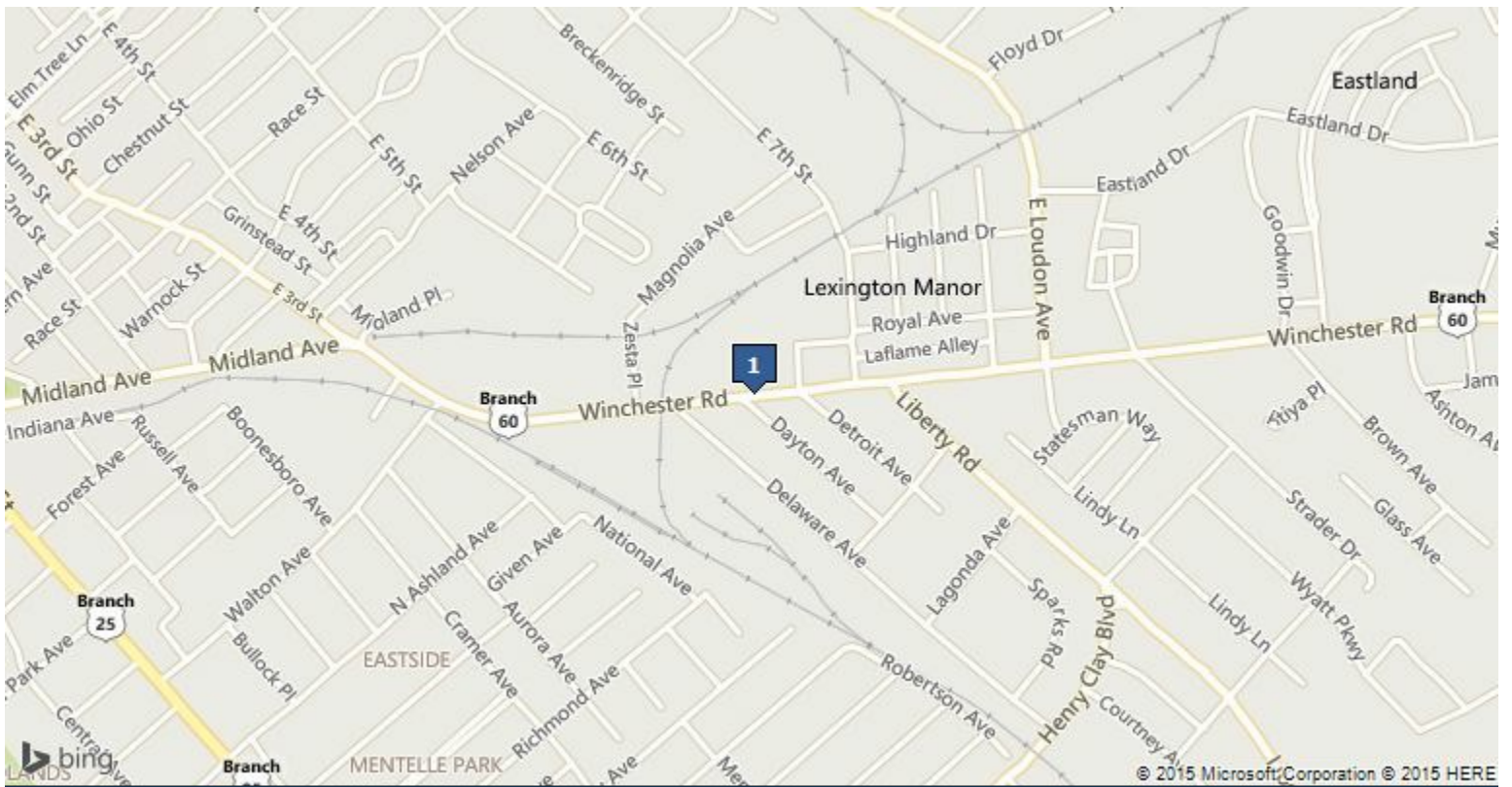


Address and Parcels

Total Space Available:	1.45 AC
Rental Rate:	Negotiable
Property Type:	Land
Property Sub-type:	Retail (land)
Lot Size:	1.45 AC

Space 1

Space Available	1.45 AC
Rental Rate	Rental Rate Negotiable
Space / Lot Type	Retail (land)
Date Available	May 2015



840 Winchester Road, Lexington, KY 40505

Entire Site is Made Up of 10 Parcels: 836 and 840 Winchester Road 912, 916, 920 and 922
Detroit Ave 915, 917, 919 and 921 Dayton Ave

Property Photos



Aerial Close Up



Winchester Road Corridor

Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	6,691	49,372	104,191
2013 Female Population	7,097	50,499	108,442
% 2013 Male Population	48.53%	49.44%	49.00%
% 2013 Female Population	51.47%	50.56%	51.00%
2013 Total Population: Adult	10,964	82,575	170,612
2013 Total Daytime Population	18,299	157,549	273,334
2013 Total Employees	10,754	104,187	165,280
2013 Total Population: Median Age	38	32	33
2013 Total Population: Adult Median Age	46	41	41
2013 Total population: Under 5 years	912	5,478	13,861
2013 Total population: 5 to 9 years	767	4,755	11,912
2013 Total population: 10 to 14 years	713	4,345	10,242
2013 Total population: 15 to 19 years	693	9,448	15,290
2013 Total population: 20 to 24 years	1,016	14,958	25,865
2013 Total population: 25 to 29 years	1,175	8,757	20,504
2013 Total population: 30 to 34 years	1,112	7,227	16,910
2013 Total population: 35 to 39 years	966	5,909	13,933
2013 Total population: 40 to 44 years	880	5,397	12,247
2013 Total population: 45 to 49 years	976	5,922	13,016
2013 Total population: 50 to 54 years	1,133	6,178	13,081
2013 Total population: 55 to 59 years	1,014	5,807	12,154
2013 Total population: 60 to 64 years	765	4,791	10,087
2013 Total population: 65 to 69 years	555	3,419	7,295
2013 Total population: 70 to 74 years	367	2,536	5,463
2013 Total population: 75 to 79 years	273	1,879	4,145
2013 Total population: 80 to 84 years	228	1,513	3,303
2013 Total population: 85 years and over	243	1,552	3,325
% 2013 Total population: Under 5 years	6.61%	5.49%	6.52%
% 2013 Total population: 5 to 9 years	5.56%	4.76%	5.60%
% 2013 Total population: 10 to 14 years	5.17%	4.35%	4.82%
% 2013 Total population: 15 to 19 years	5.03%	9.46%	7.19%
% 2013 Total population: 20 to 24 years	7.37%	14.98%	12.16%
% 2013 Total population: 25 to 29 years	8.52%	8.77%	9.64%
% 2013 Total population: 30 to 34 years	8.06%	7.24%	7.95%
% 2013 Total population: 35 to 39 years	7.01%	5.92%	6.55%
% 2013 Total population: 40 to 44 years	6.38%	5.40%	5.76%
% 2013 Total population: 45 to 49 years	7.08%	5.93%	6.12%
% 2013 Total population: 50 to 54 years	8.22%	6.19%	6.15%
% 2013 Total population: 55 to 59 years	7.35%	5.81%	5.72%
% 2013 Total population: 60 to 64 years	5.55%	4.80%	4.74%
% 2013 Total population: 65 to 69 years	4.03%	3.42%	3.43%
% 2013 Total population: 70 to 74 years	2.66%	2.54%	2.57%
% 2013 Total population: 75 to 79 years	1.98%	1.88%	1.95%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 80 to 84 years	1.65%	1.51%	1.55%
% 2013 Total population: 85 years and over	1.76%	1.55%	1.56%
2013 White alone	9,911	70,019	154,158
2013 Black or African American alone	3,071	20,377	36,960
2013 American Indian and Alaska Native alone	58	310	569
2013 Asian alone	74	2,869	5,410
2013 Native Hawaiian and OPI alone	8	59	118
2013 Some Other Race alone	322	3,862	9,702
2013 Two or More Races alone	344	2,375	5,716
2013 Hispanic	680	7,228	17,262
2013 Not Hispanic	13,108	92,643	195,371
% 2013 White alone	71.88%	70.11%	72.50%
% 2013 Black or African American alone	22.27%	20.40%	17.38%
% 2013 American Indian and Alaska Native alone	0.42%	0.31%	0.27%
% 2013 Asian alone	0.54%	2.87%	2.54%
% 2013 Native Hawaiian and OPI alone	0.06%	0.06%	0.06%
% 2013 Some Other Race alone	2.34%	3.87%	4.56%
% 2013 Two or More Races alone	2.49%	2.38%	2.69%
% 2013 Hispanic	4.93%	7.24%	8.12%
% 2013 Not Hispanic	95.07%	92.76%	91.88%
2000 Not Hispanic: White alone	10,642	70,960	149,765
2000 Not Hispanic: Black or African American alone	3,955	19,570	31,609
2000 Not Hispanic: American Indian and Alaska Native alone	31	202	371
2000 Not Hispanic: Asian alone	72	2,790	4,548
2000 Not Hispanic: Native Hawaiian and OPI alone	7	40	65
2000 Not Hispanic: Some Other Race alone	38	173	391
2000 Not Hispanic: Two or More Races	226	1,428	2,859
% 2000 Not Hispanic: White alone	68.96%	72.27%	76.14%
% 2000 Not Hispanic: Black or African American alone	25.63%	19.93%	16.07%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.20%	0.21%	0.19%
% 2000 Not Hispanic: Asian alone	0.47%	2.84%	2.31%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.05%	0.04%	0.03%
% 2000 Not Hispanic: Some Other Race alone	0.25%	0.18%	0.20%
% 2000 Not Hispanic: Two or More Races	1.46%	1.45%	1.45%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	13,788	99,871	212,633
2013 Households	6,260	42,400	90,496

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	174	-114	1,187
Household Change 2010-2013	48	-322	-163
% Population Change 2010-2013	1.28%	-0.11%	0.56%
% Household Change 2010-2013	0.77%	-0.75%	-0.18%
Population Change 2000-2013	-1,644	1,680	15,942
Household Change 2000-2013	-652	719	5,558
% Population Change 2000 to 2013	-10.65%	1.71%	8.11%
% Household Change 2000 to 2013	-9.43%	1.73%	6.54%

Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	7,691	45,619	91,600
2000 Occupied Housing Units	6,912	41,678	84,933
2000 Owner Occupied Housing Units	3,560	19,481	42,465
2000 Renter Occupied Housing Units	3,352	22,197	42,468
2000 Vacant Housings Units	779	3,938	6,667
% 2000 Occupied Housing Units	89.87%	91.36%	92.72%
% 2000 Owner occupied housing units	51.50%	46.74%	50.00%
% 2000 Renter occupied housing units	48.50%	53.26%	50.00%
% 2000 Vacant housing units	10.13%	8.63%	7.28%

Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$35,899	\$34,210	\$41,728
2013 Household Income: Average	\$53,259	\$51,934	\$56,569
2013 Per Capita Income	\$24,437	\$23,907	\$25,256
2013 Household income: Less than \$10,000	783	5,687	9,633
2013 Household income: \$10,000 to \$14,999	556	3,422	6,320
2013 Household income: \$15,000 to \$19,999	414	3,833	6,300
2013 Household income: \$20,000 to \$24,999	483	3,113	5,843
2013 Household income: \$25,000 to \$29,999	462	2,747	5,719
2013 Household income: \$30,000 to \$34,999	389	2,847	5,719
2013 Household income: \$35,000 to \$39,999	239	1,905	4,257
2013 Household income: \$40,000 to \$44,999	246	1,747	4,214
2013 Household income: \$45,000 to \$49,999	353	1,776	3,879
2013 Household income: \$50,000 to \$59,999	534	3,144	7,290
2013 Household income: \$60,000 to \$74,999	469	2,945	8,188
2013 Household income: \$75,000 to \$99,999	504	3,568	9,769
2013 Household income: \$100,000 to \$124,999	275	2,042	5,442
2013 Household income: \$125,000 to \$149,999	142	1,396	3,051
2013 Household income: \$150,000 to \$199,999	206	894	2,319
2013 Household income: \$200,000 or more	205	1,334	2,553
% 2013 Household income: Less than \$10,000	12.51%	13.41%	10.64%
% 2013 Household income: \$10,000 to \$14,999	8.88%	8.07%	6.98%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$15,000 to \$19,999	6.61%	9.04%	6.96%
% 2013 Household income: \$20,000 to \$24,999	7.72%	7.34%	6.46%
% 2013 Household income: \$25,000 to \$29,999	7.38%	6.48%	6.32%
% 2013 Household income: \$30,000 to \$34,999	6.21%	6.71%	6.32%
% 2013 Household income: \$35,000 to \$39,999	3.82%	4.49%	4.70%
% 2013 Household income: \$40,000 to \$44,999	3.93%	4.12%	4.66%
% 2013 Household income: \$45,000 to \$49,999	5.64%	4.19%	4.29%
% 2013 Household income: \$50,000 to \$59,999	8.53%	7.42%	8.06%
% 2013 Household income: \$60,000 to \$74,999	7.49%	6.95%	9.05%
% 2013 Household income: \$75,000 to \$99,999	8.05%	8.42%	10.79%
% 2013 Household income: \$100,000 to \$124,999	4.39%	4.82%	6.01%
% 2013 Household income: \$125,000 to \$149,999	2.27%	3.29%	3.37%
% 2013 Household income: \$150,000 to \$199,999	3.29%	2.11%	2.56%
% 2013 Household income: \$200,000 or more	3.27%	3.15%	2.82%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$1,849,239	\$12,394,142	\$26,605,213
2013 Jewelry stores	\$721,525	\$6,536,806	\$14,750,487
2013 Mens clothing stores	\$1,506,402	\$12,905,002	\$27,429,309
2013 Shoe stores	\$1,534,564	\$12,963,696	\$27,182,790
2013 Womens clothing stores	\$2,939,401	\$22,590,218	\$46,528,392
2013 Automobile dealers	\$24,368,519	\$153,184,894	\$332,673,796
2013 Automotive parts and accessories stores	\$5,538,159	\$35,910,772	\$76,040,143
2013 Other motor vehicle dealers	\$822,843	\$7,117,731	\$17,024,887
2013 Tire dealers	\$2,400,823	\$15,760,817	\$34,229,426
2013 Hardware stores	\$29,999	\$275,322	\$586,126
2013 Home centers	\$449,505	\$2,651,639	\$5,888,291
2013 Nursery and garden centers	\$639,391	\$3,456,150	\$7,700,380
2013 Outdoor power equipment stores	\$394,722	\$5,933,068	\$12,309,391
2013 Paint andwallpaper stores	\$37,244	\$311,264	\$648,610
2013 Appliance, television, and other electronics stores	\$2,988,983	\$21,808,643	\$47,837,054
2013 Camera andphotographic supplies stores	\$352,288	\$2,098,723	\$4,736,475
2013 Computer andsoftware stores	\$8,277,194	\$54,173,755	\$116,042,259
2013 Beer, wine, and liquor stores	\$1,320,893	\$8,907,943	\$19,033,274
2013 Convenience stores	\$6,307,004	\$43,618,399	\$92,382,977
2013 Restaurant Expenditures	\$6,729,823	\$43,403,793	\$92,054,682
2013 Supermarkets and other grocery (except convenience) stores	\$22,739,144	\$153,923,126	\$326,361,494
2013 Furniture stores	\$2,434,222	\$16,624,250	\$37,003,892
2013 Home furnishings stores	\$5,503,778	\$40,032,457	\$85,065,715
2013 General merchandise stores	\$28,694,385	\$209,303,766	\$448,306,461
2013 Gasoline stations with convenience stores	\$19,365,938	\$130,589,519	\$279,718,607
2013 Other gasoline stations	\$13,776,809	\$91,917,932	\$197,832,510
2013 Department stores (excl leased depts)	\$27,972,860	\$202,766,960	\$433,555,975
2013 General merchandise stores	\$28,694,385	\$209,303,766	\$448,306,461
2013 Other health and personal care stores	\$2,208,471	\$14,357,839	\$30,291,248

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$6,264,497	\$41,563,744	\$88,945,891
2013 Pet and pet supplies stores	\$1,838,254	\$11,811,541	\$25,249,135
2013 Book, periodical, and music stores	\$523,608	\$3,600,301	\$7,672,698
2013 Hobby, toy, and game stores	\$656,790	\$4,262,171	\$8,808,925
2013 Musical instrument and supplies stores	\$145,351	\$1,736,537	\$3,032,775
2013 Sewing, needlework, and piece goods stores	\$199,277	\$1,372,518	\$3,390,170
2013 Sporting goods stores	\$690,715	\$4,518,936	\$10,005,066