

FULLY LEASED

802 EUCLID AVENUE

802 Euclid Avenue, Lexington, Kentucky



OPPORTUNITIES

- * Fully Leased.
- * High traffic and density in walkable and upscale neighborhood.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



Leasing Representative: **Jason Taylor**
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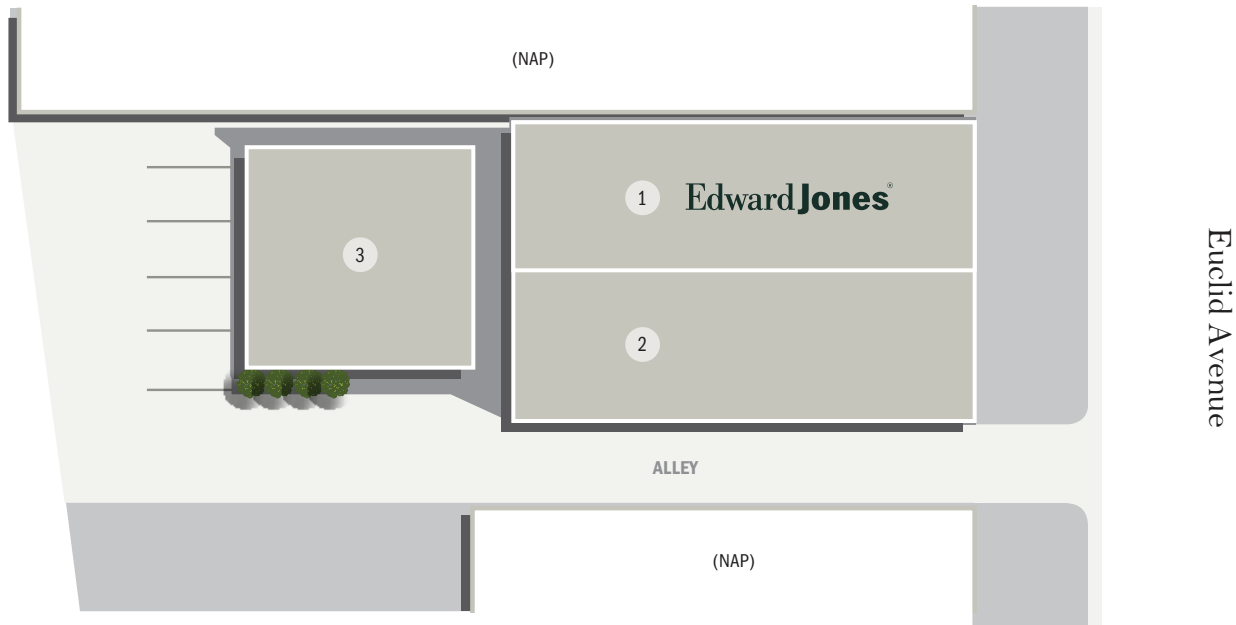
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Equity Management Group * 840 East High Street * Lexington, KY 40502

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1 Edward Jones	1,200 SF
2 Popular Smoke & Vape	1,200 SF
3 22 Tattoo	1,680 SF
Total GLA:	4,080 SF



PROPERTY SPECIFICS

Anchor Tenant:	22 Tattoo
Total Land Area:	0.16 acres
Total GLA:	4,080 sf
Traffic Count:	18,000
Parking Spaces:	4 + Street Parking

PROPERTY ADVANTAGES

In an upscale neighborhood within walking distance to many fine restaurants, boutique shops, University of Kentucky and downtown.

LOCATION

Located at: 802 Euclid Avenue, near the intersections of S. Ashland Avenue and East High Street.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	19,151	118,160	258,830
Average Household Income:	\$82,799	\$64,890	\$67,570
Average Household Value:	\$372,656	\$237,627	\$216,233

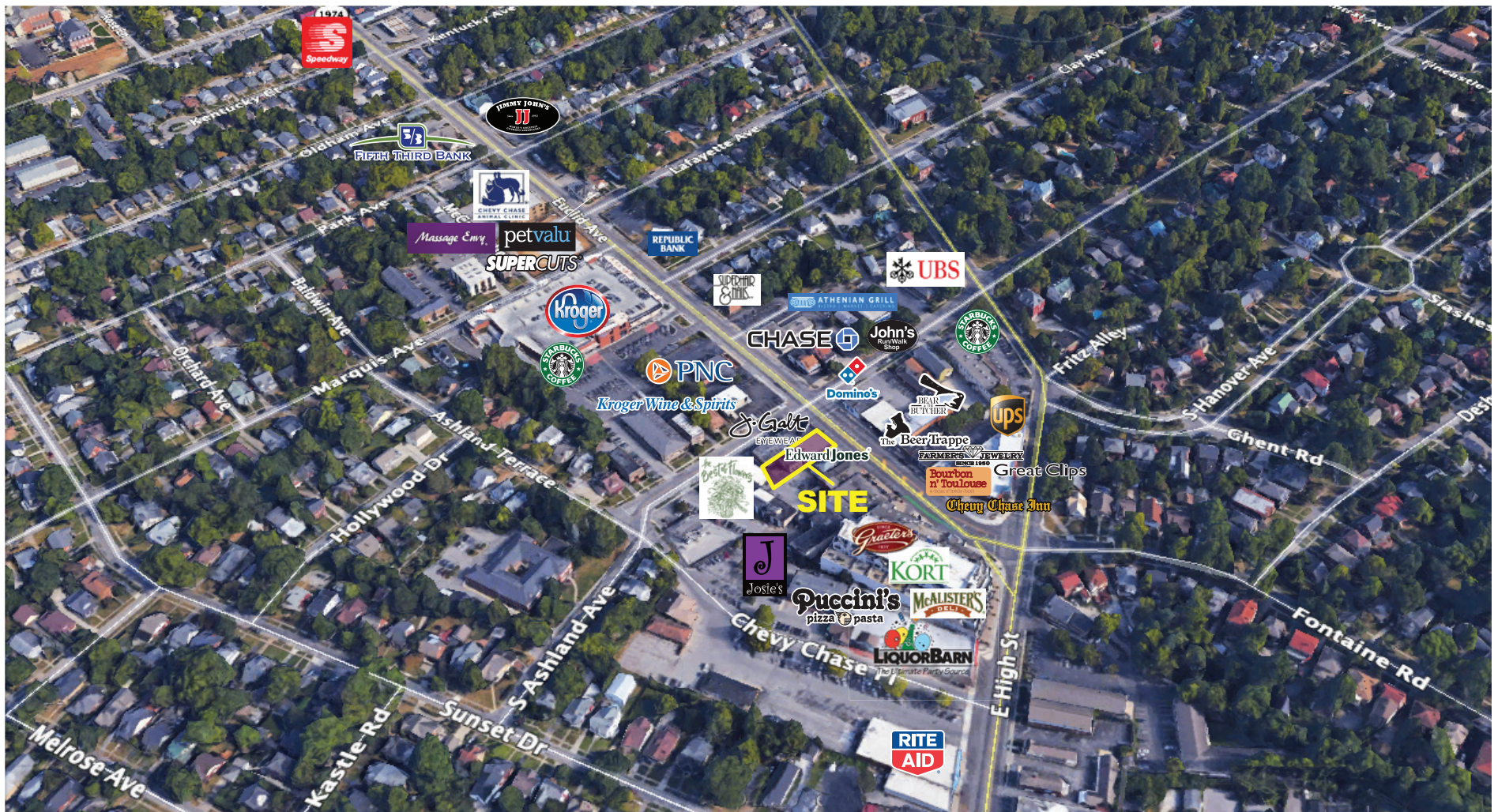
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