



Enterprise Business Center

817 Winchester Road | Lexington, Kentucky 40505



- Property Features:**
- ▶ 20,750 SF end-cap available on 6.570 acres
 - ▶ Easy access and ample parking
 - ▶ \$7 PSF includes taxes, insurance, and CAM
 - ▶ Attractively decorated space (currently being used as a church)
 - ▶ Ideally located on busy corridor on Winchester Rd
 - ▶ Close to downtown and major interstates

<u>2009 Demographics</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Total Population	14,495	95,328	203,770
Avg. Household Income	\$59,762	\$67,232	\$66,036
Total Households	7,622	44,964	92,990



CYPRESS
PROPERTY GROUP

153 Patchen Drive, Suite 51
Lexington, Kentucky 40517

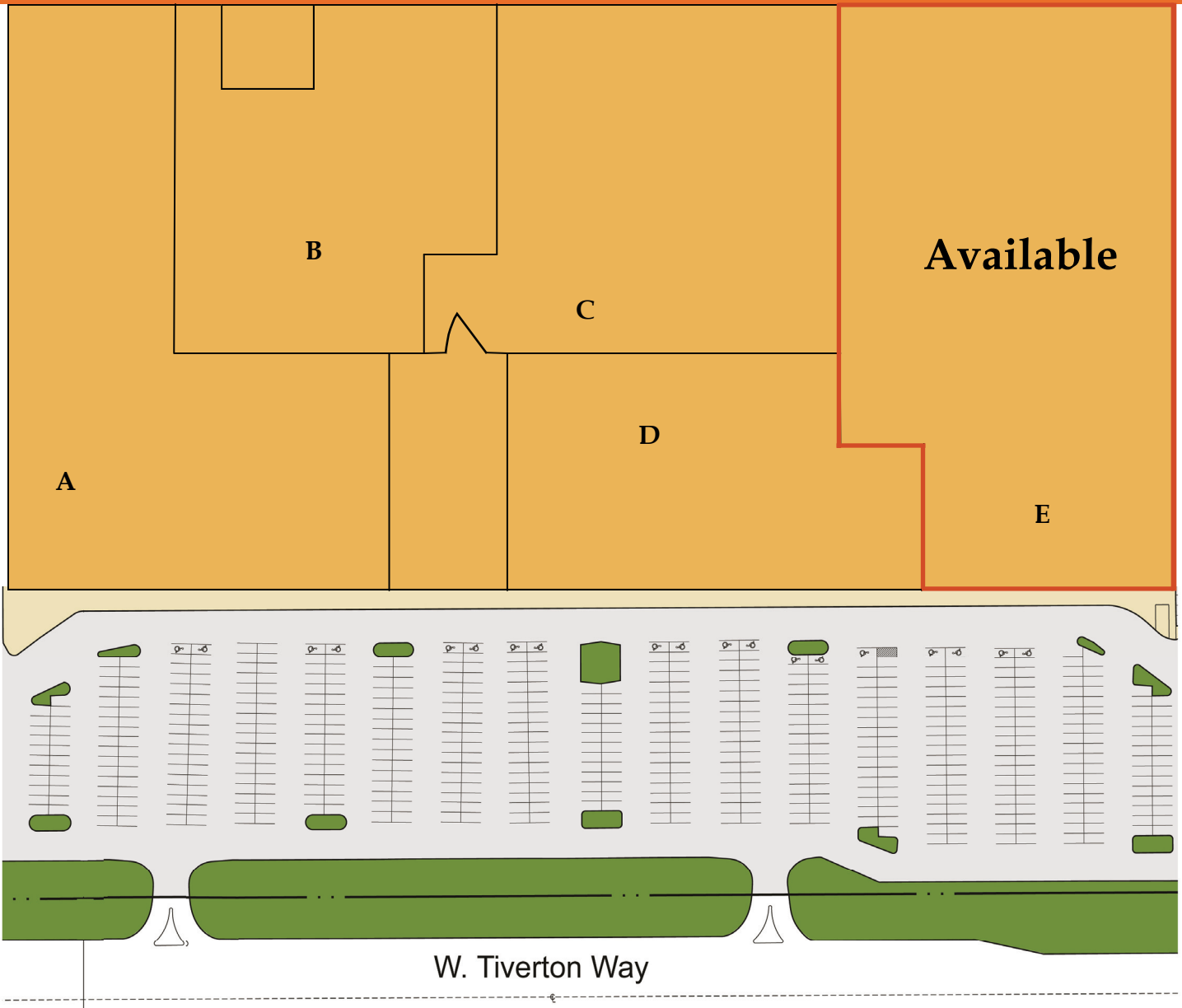
phone: (859) 269-8890
fax: (859) 269-8350
cypresspropertygroup.com

Contact: **David Graves**
859-806-3478
dgraves@cypresspropertygroup.com



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- A Milner Electrical Company
- B Pyramid Productions
- C MEDPRO Inc.
- D ZLB
- E Vacant**



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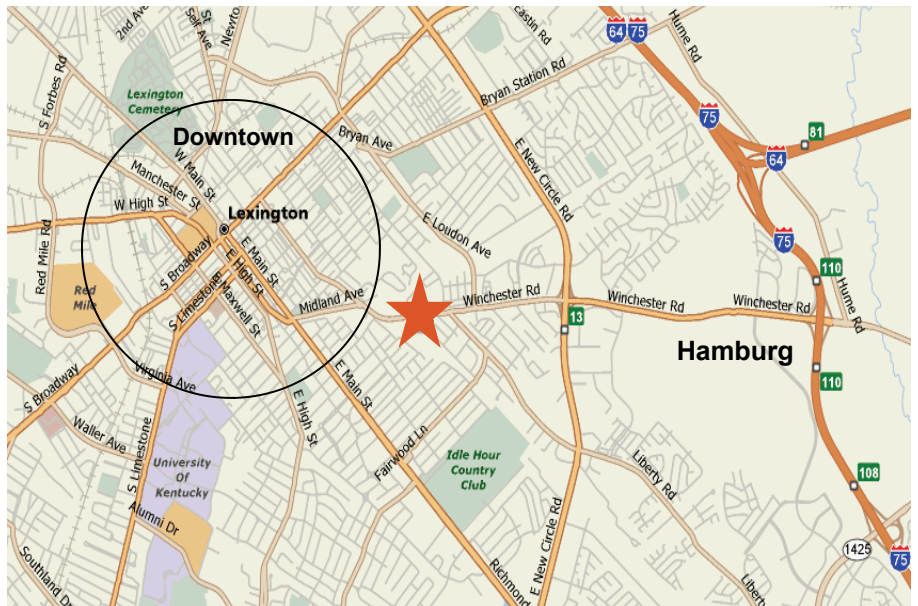
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Location Highlights:

- ▶ Located on a busy section of Winchester Road
- ▶ Great access to Downtown Lexington as well as New Circle Road and the Major Interstates
- ▶ Traffic Count: 29,300 cars per day (2010)



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