

Rox Pollard

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Property Overview

Property size:	±126,406 SF
Year built:	2017
Leasable area:	±1,983 SF

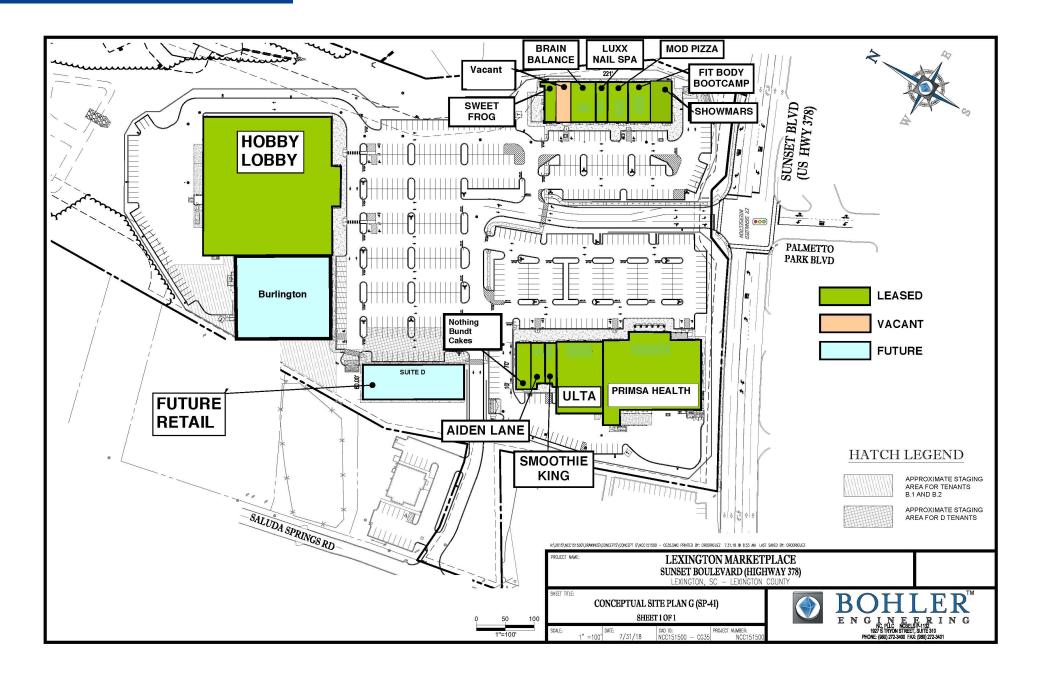
The Site

This ±1,983-square-foot space available for lease is located on Sunset Boulevard (±38,400 vpd), the heart of Lexington's busiest retail corridor. Suite A1 is in excellent condition and is a great opportunity for retail or office use.

Lease Rate:

\$30 PSF

Site Plan



20 Sunset Blvd Mineral Spilies Rd 6

Area Demographics (3 miles) 2023 estimates



Population 34,380



Daytime **Population** 35,401



Households 13,338



Household Income \$112,773



Median Age 40.0

Marketplace tenants include:























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