



FOR LEASE

3620 Walden Dr *Suite 100*

LEXINGTON, KY

WHITE OAK
COMMERCIAL REAL ESTATE



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John Stein

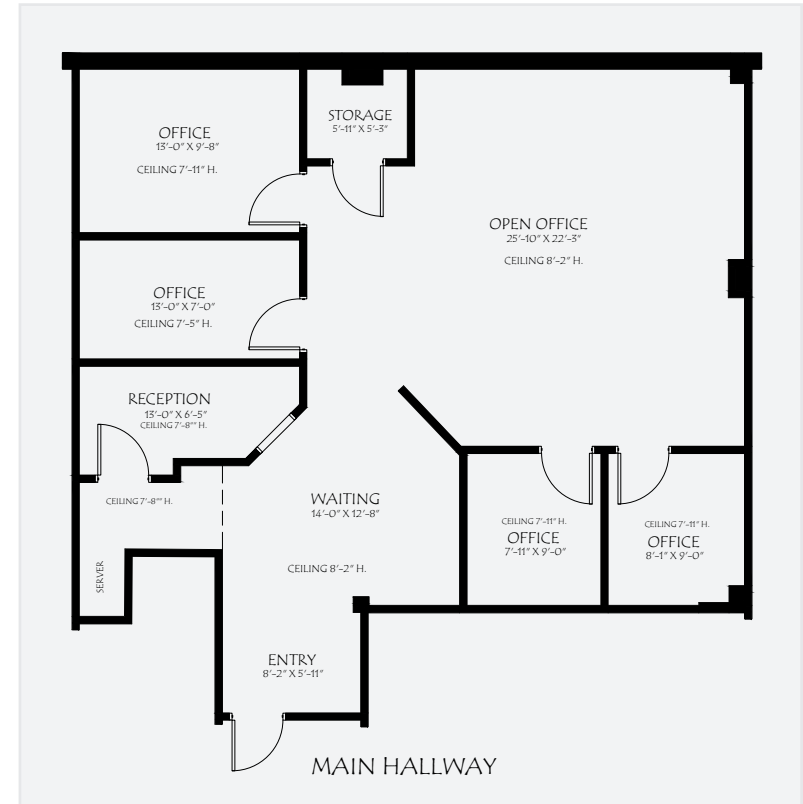
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3620 Walden Dr Overview

HIGHLIGHTS

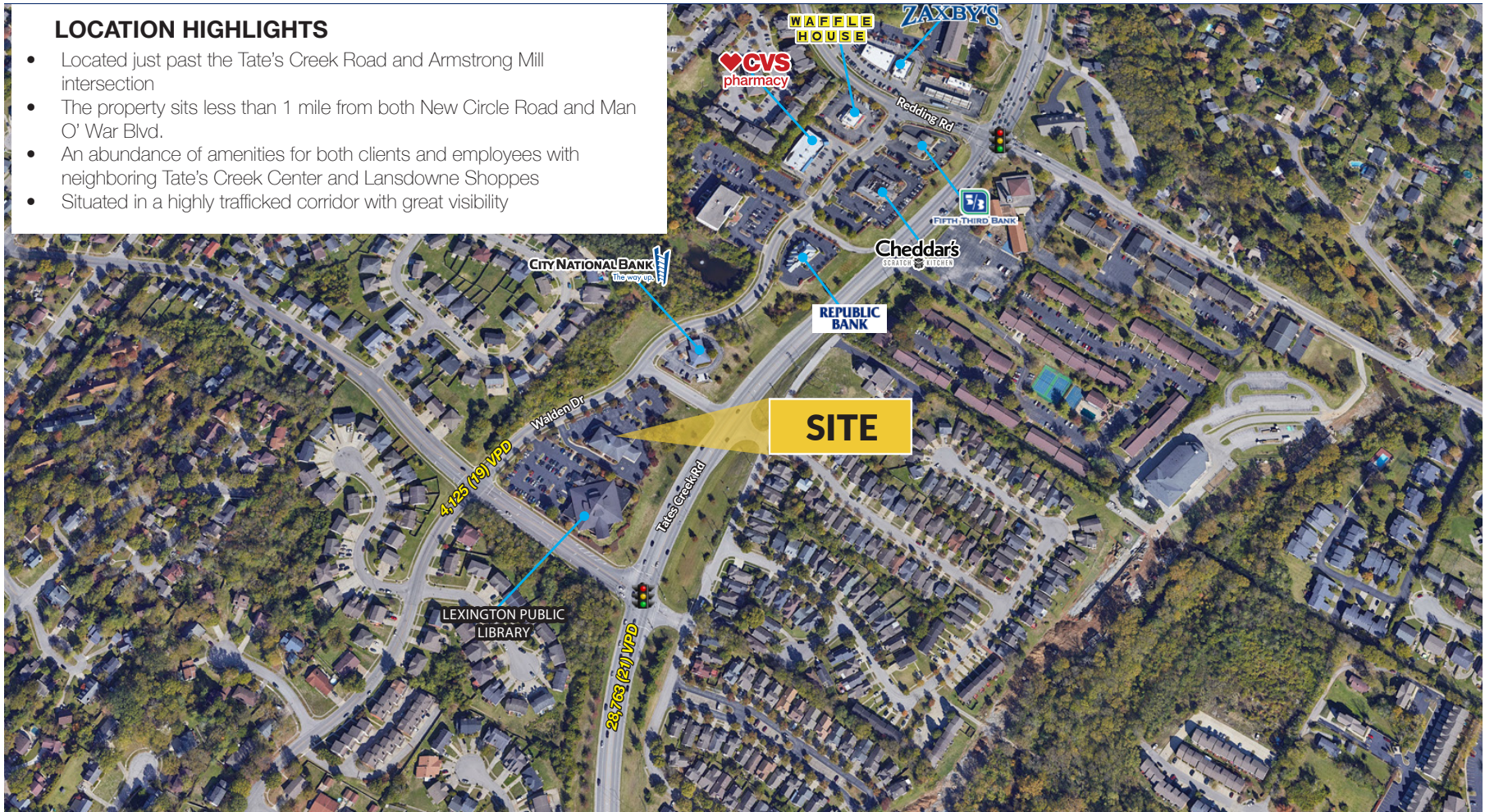
- Suite 100
- 1,644 SF
- \$12.50/SF + utilities
- Ample parking, large easy to navigate common areas, and Marquee signage with visibility to Tate's Creek Road is available
- Other Tenants in the building include First State Bank, Mountain Valley Insurance, Cornerstone Wealth Management, and Monson Family Dentistry



Nearby Businesses

LOCATION HIGHLIGHTS

- Located just past the Tate's Creek Road and Armstrong Mill intersection
- The property sits less than 1 mile from both New Circle Road and Man O' War Blvd.
- An abundance of amenities for both clients and employees with neighboring Tate's Creek Center and Lansdowne Shoppes
- Situated in a highly trafficked corridor with great visibility



POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 21,466 | 109,176 | 230,539 |



MEDIAN HH INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$50,621 | \$65,794 | \$63,507 |



TOTAL HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10,422 | 48,340 | 98,704 |



MEDIAN AGE

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 33.7 | 36.3 | 35.2 |

Surrounding Area

