

# 1011 TYRONE PIKE

1011 Tyrone Pike | Versailles, KY  
FOR LEASE

## SUBJECT PROPERTY

1011 TYRONE PIKE

VERSAILLES, KY



220  
Residential  
Units  
(Approved)

Dahlem

9002



# THE SPACE

Location	1011 Tyrone Pike Versailles, KY 40383
Lease Type	Ground
Notes	\$290,000 - annually

# HIGHLIGHTS

- 5 acres available for ground lease, zoned B-5

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
5,001	18,617	21,553

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$77,747	\$91,549	\$96,185

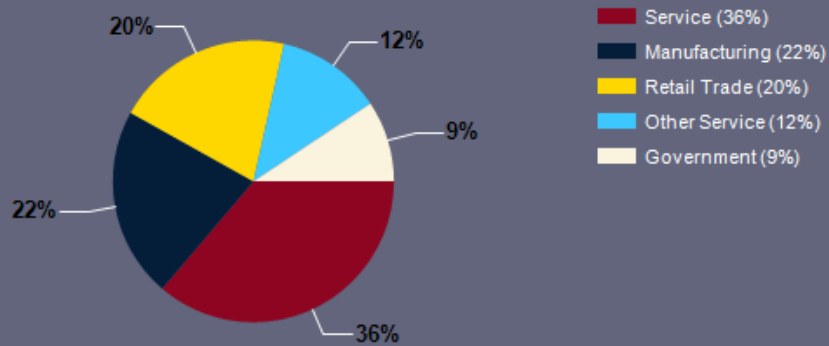
NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
2,007	7,502	8,727

## PROPERTY FEATURES

LAND ACRES	5.00
ZONING TYPE	B-5



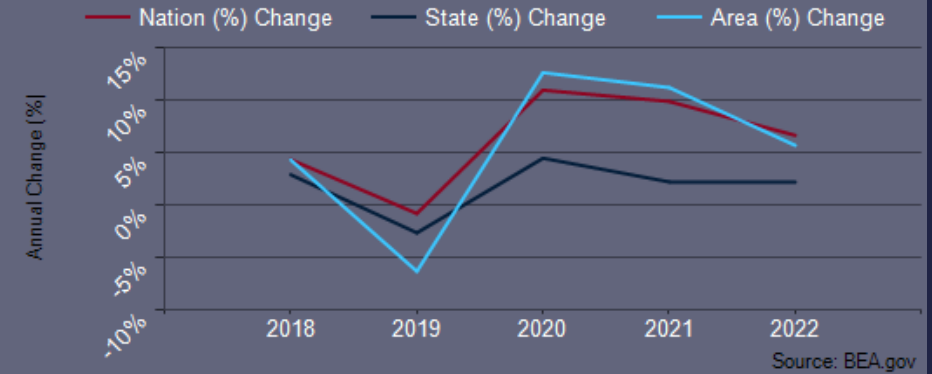
## Major Industries by Employee Count



## Largest Employers

Anthem	83,400
Texas Roadhouse	61,600
Baptist Health (Kentucky)	22,500
University of Kentucky	12,000
Fayette County Public Schools (KY)	5,427
CHI Saint Joseph Health	3,000
Lexington-Fayette Urban County	2,821
Lexmark	2,154

## Woodford County GDP Trend





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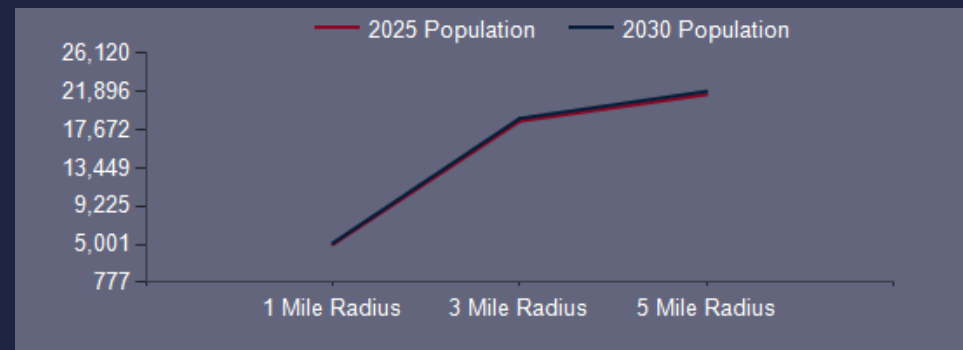
VERSAILLES, KY



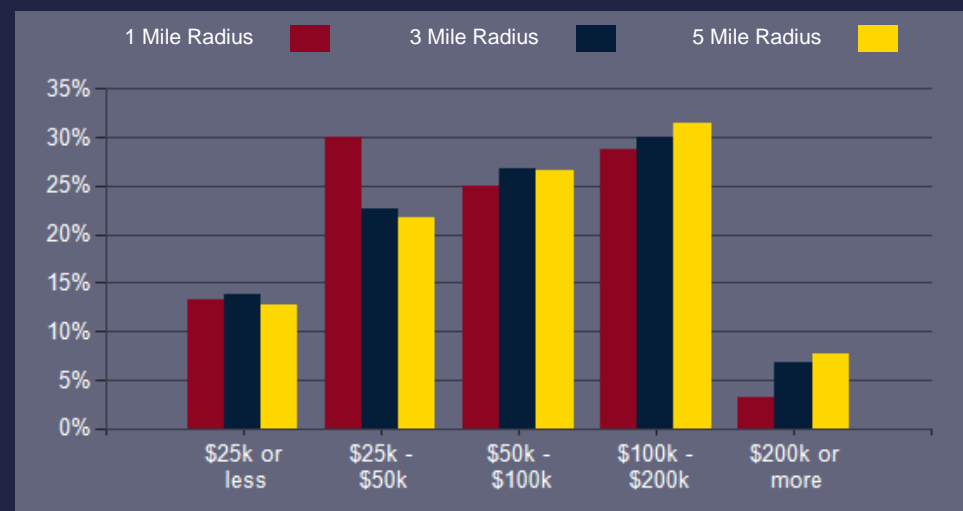


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,555	14,697	17,452
2010 Population	4,201	16,356	19,130
2025 Population	5,001	18,617	21,553
2030 Population	5,136	18,904	21,896
2025 African American	413	1,087	1,125
2025 American Indian	36	88	95
2025 Asian	50	157	171
2025 Hispanic	637	1,697	1,819
2025 Other Race	300	849	922
2025 White	3,729	15,055	17,739
2025 Multiracial	471	1,377	1,497
2025-2030: Population: Growth Rate	2.65%	1.55%	1.60%

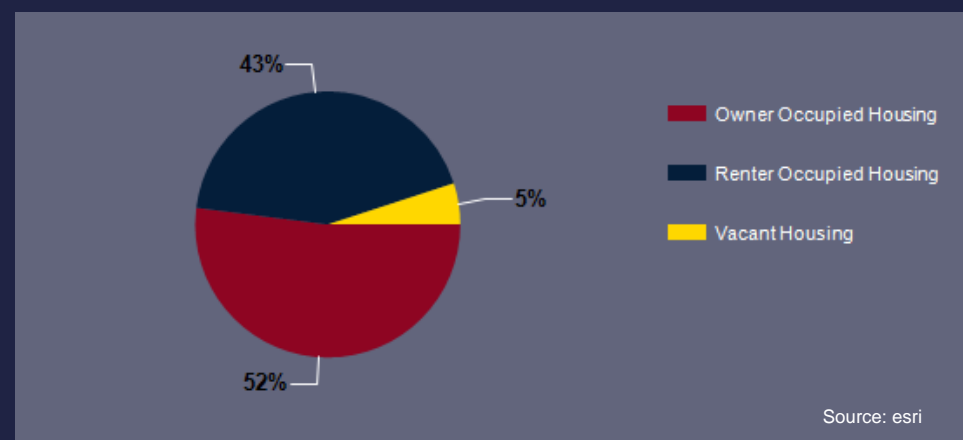
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	145	489	533
\$15,000-\$24,999	120	544	575
\$25,000-\$34,999	268	617	678
\$35,000-\$49,999	334	1,086	1,211
\$50,000-\$74,999	270	1,004	1,133
\$75,000-\$99,999	229	1,009	1,179
\$100,000-\$149,999	437	1,467	1,774
\$150,000-\$199,999	140	777	973
\$200,000 or greater	64	511	671
Median HH Income	\$59,509	\$75,240	\$78,919
Average HH Income	\$77,747	\$91,549	\$96,185



2025 Household Income



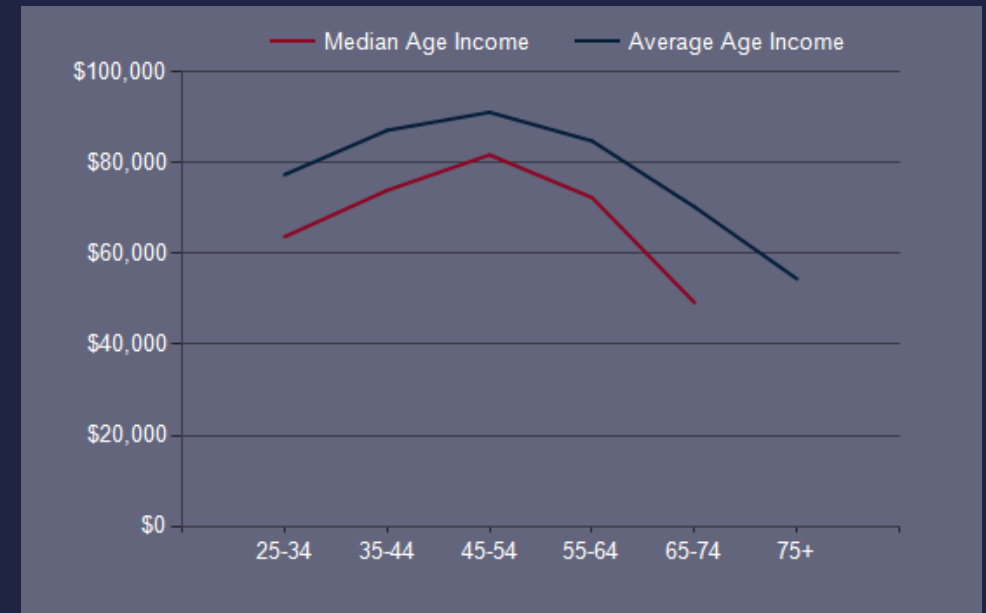
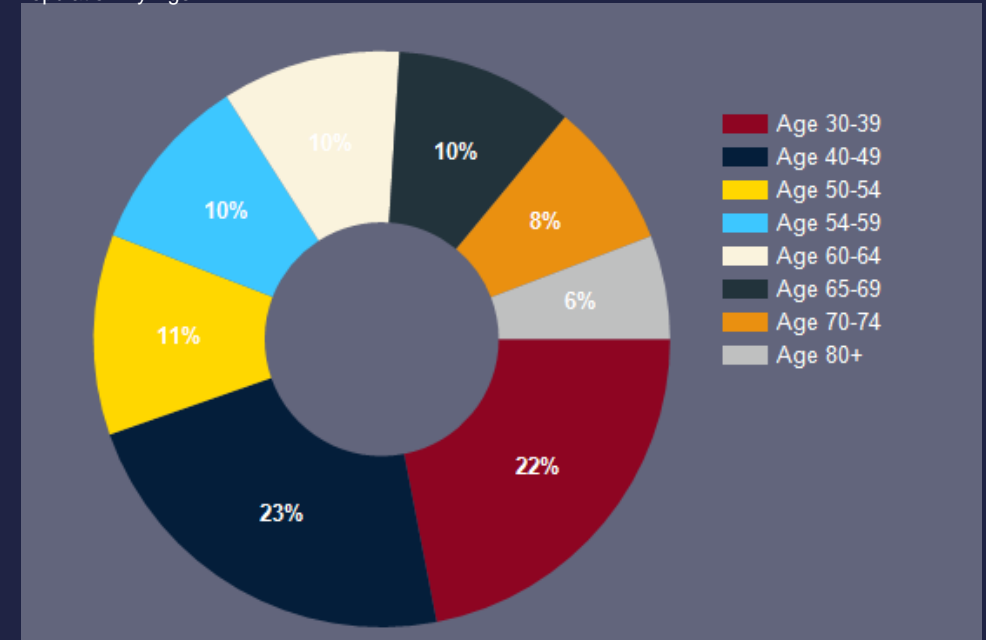
2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	337	1,049	1,187
2025 Population Age 35-39	300	1,043	1,161
2025 Population Age 40-44	344	1,204	1,397
2025 Population Age 45-49	314	1,200	1,379
2025 Population Age 50-54	327	1,242	1,424
2025 Population Age 55-59	292	1,096	1,304
2025 Population Age 60-64	291	1,220	1,480
2025 Population Age 65-69	290	1,196	1,448
2025 Population Age 70-74	238	1,025	1,225
2025 Population Age 75-79	169	774	940
2025 Population Age 80-84	98	476	586
2025 Population Age 85+	74	324	397
2025 Population Age 18+	3,841	14,410	16,796
2025 Median Age	39	42	43
2030 Median Age	40	42	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,739	\$79,947	\$82,600
Average Household Income 25-34	\$77,410	\$92,816	\$96,085
Median Household Income 35-44	\$73,950	\$87,266	\$92,060
Average Household Income 35-44	\$87,177	\$104,037	\$109,620
Median Household Income 45-54	\$81,781	\$99,337	\$101,965
Average Household Income 45-54	\$91,161	\$113,291	\$117,727
Median Household Income 55-64	\$72,361	\$83,001	\$90,105
Average Household Income 55-64	\$84,846	\$98,752	\$105,203
Median Household Income 65-74	\$49,229	\$58,115	\$65,466
Average Household Income 65-74	\$70,321	\$80,557	\$85,802
Average Household Income 75+	\$54,453	\$62,174	\$66,529

Population By Age



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*Exclusively Marketed by:*

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