



**PRIME
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More Information:

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3261 NICHOLASVILLE RD LEXINGTON, KY

PROPERTY FEATURES:

- ☑ Property Type: Restaurant / Retail
- ☑ Former Arby's site – utilities already in place
- ☑ On •±1-acre corner lot
- ☑ Zoning: B-3 | Highway Business Service
- ☑ 69,662 VPD – Lexington's highest traffic count
- ☑ Directly across from Fayette Mall
- ☑ Surrounded by strong national retail & restaurant co-tenancy
- ☑ Signalized intersection with full access and frontage on Nicholasville Road
- ☑ Rental rate: \$13,000/Month



➡ <https://colemangroup.net/property/3261-nicholasville-road-lexington-ky/>

ABOUT THE PROPERTY:

Outstanding 1-acre ground lease opportunity located at the corner of Nicholasville Road and Reynolds Road, Lexington's most sought-after retail corridor. Formerly home to Arby's, this high-profile pad site offers excellent visibility and access in an area with Lexington's highest traffic volume – an impressive 69,662 vehicles per day.

The property sits directly across from Fayette Mall, Kentucky's largest shopping destination with over 150 stores including Macy's, Dillard's, JC Penney, and Dick's Sporting Goods. Surrounded by a dense lineup of national brands such as Target, Whole Foods, Meijer, PF Chang's, Olive Garden, Walmart, Best Buy, H&M, and Outback Steakhouse, this location is a proven retail powerhouse.

Zoned B-3 (Highway Business Service), the site is ideal for a wide range of uses including QSR, medical, financial, or national retail concepts seeking maximum exposure and consumer traffic.



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