

# 112 DENNIS DR - Fantastic Investment Opportunity



**SCHRADER**  
COMMERCIAL PROPERTIES, LLC

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112 DENNIS DR | LEXINGTON, KY

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## OFFERING SUMMARY

### Property Information

- Asking Price: \$975,000.00
- Building Size: 8,262 SF
- Basement: 4,131 SF
- Lot Size: 0.66 AC
- Zoning: P-1 Professional Office
- Year Built: 1991

A fantastic investment opportunity right off of Nicholasville Road with great access, plenty of parking and low traffic area.

This two story building has recently had multiple upgrades and is occupied by one tenant under lease until December 2029.





**Summary**

Parcel Number 20027210  
 Location Address 112 DENNIS DR  
 LEXINGTON KY 40503  
 Tax District District 06  
 Tax Rate 1.1268  
 Acres 0.66  
 Legal Description H-232 STONERIDGE LOT 2  
 Property Class C - COMMERCIAL  
 PVA Neighborhood 738 - SOUTHLAND  
 Land Use Code (420) C-OFFICE  
 USA/RSA Map 48  
 Map Block 001  
 Lot 2  
 Subdivision STONERIDGE  
 Cabinet/Slide H-232  
 ND-1 Zone  
 Overlay  
 PDR  
 Map Scale 200  
 Block  
 Council District 10  
 LFUCG Zoning P-1 - PROFESSIONAL OFFICE  
 Deeded SqFt 28750  
 Frontage / Out of 0 /



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**Owner**

PARKER LILLY HOLDINGS LLC  
 409 SOUTH RIDGE DR  
 LEXINGTON KY 40505  
 January 1, 2026 Owner  
 PARKER LILLY HOLDINGS LLC

**Commercial Improvement Information**

Card	1	Year Built	1991
Building No	1	Above Grade Sqft	8,262
Structure Code/Desc	353-OFFICE BLDG	Total Basement Sqft	4131
Units	3		

**Accessory Information**

**Card 1**

Description	Year Built	Size	Area	Grade
PAVING ASPHALT PARKING	1986		13,000	C -AVERAGE

**Sales**

Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Recording
7/13/2017	\$690,000	3508	646	ARMS LENGTH TRANSACTION	PARKER LILLY HOLDINGS LLC	MCCORD DOUGLAS	3508 646
1/7/1999	\$420,000	2027	473	ARMS LENGTH TRANSACTION	MCCORD DOUGLAS	MARNITZ LLOYD J & M	2027 473
7/1/1991	\$0	1603	056	ARMS LENGTH TRANSACTION	MARNITZ LLOYD J & M	MARNITZ & ASSOC INSURANC	1603 056

**Valuation**

	2026	2025	2024	2023
Fair Cash Value	\$795,000	\$795,000	\$795,000	\$690,000
Agricultural Value Land	\$0	\$0	\$0	\$0
Agricultural Value Total	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0
Taxable Value	\$795,000	\$795,000	\$795,000	\$690,000

**Sketches**

## MARKET OVERVIEW

### Lexington Location Overview

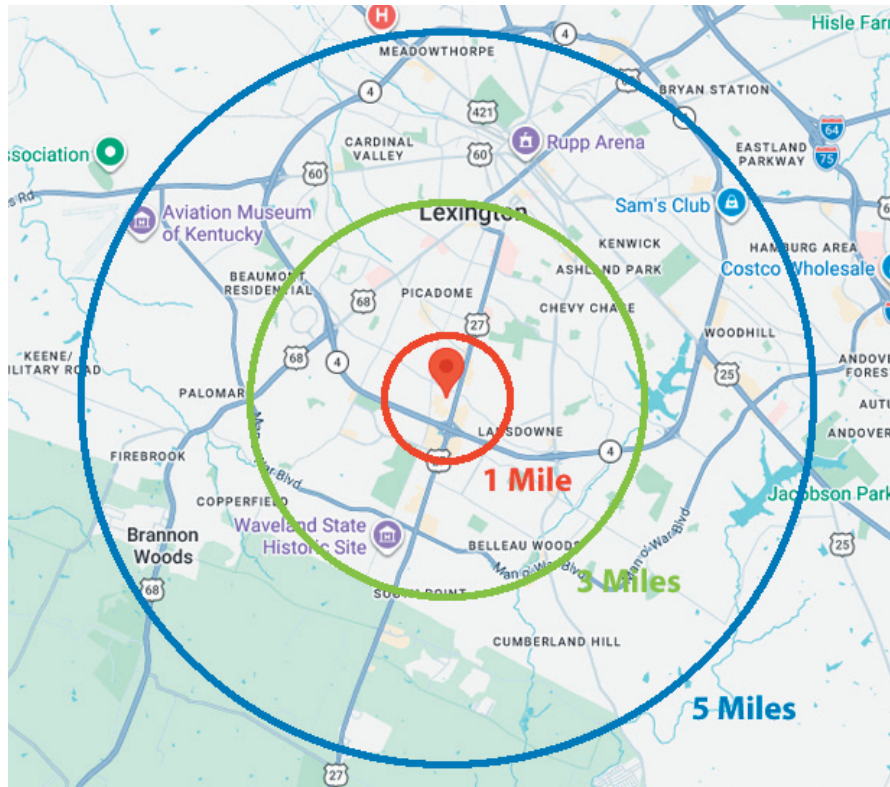
Lexington is located in Central Kentucky, in the heart of the Bluegrass region, approximately 75 miles east of Louisville, 85 miles south of Cincinnati, and 214 miles north of Nashville. Serving as the county seat of Fayette County, Lexington is the 2nd-largest city by population in the State of Kentucky and the 61st largest in the United States. Lexington is located at the convergence of two major interstates, I-75 and I-64. I-75 runs from near Williamsburg to Covington by way of Lexington, and I-64 runs from Louisville to Ashland via Lexington. New Circle Road, also known as Kentucky Route 4, is a Kentucky state highway that serves as a city bypass for the city of Lexington, encircling the entire city. The Bluegrass Airport, located on the western edge of the city, offers 18 regular direct flights to cities including Atlanta, Charlotte, Chicago, New York, Newark, Detroit, Houston, Dallas, and Minneapolis.

### Economic Overview

Lexington is known for its high quality of life, highly educated population, and stable economy, and has been recognized by publications such as Forbes and Kiplinger for being one of the nation's top 5 cities for business and young professionals. The top employer in Lexington is the University of Kentucky, with 14,000 employees. The University has an annual budget of \$1.4 billion and ranks as the state's 9th largest economic company. Lexington is home to Fortune 500 companies Xerox, Lexmark International, Lockheed-Martin, and IBM, whose total combined employment exceeds 8,000. Other notable corporate headquarters include Tempur Sealy International, Big Ass Solutions, Florida Tile, and the Forcht Group of Kentucky. Amazon, United Parcel Service, and Trane also have large operations in the city, and Toyota Motor Manufacturing is located within the Lexington CSA. Additionally, Fayette County Schools employs 5,374 people and Fayette Urban County Government employees 2,699.



## DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2025 Total Population	9,552	127,706	248,560
2030 Population	9,848	131,334	256,698
Pop Growth 2025-2030	+ 3.10%	+ 2.84%	+ 3.27%
Average Age	41	38	38
2025 Total Households	4,411	54,728	106,931
HH Growth 2025-2030	+ 3.26%	+ 3.18%	+ 3.57%
Median Household Inc	\$69,654	\$64,915	\$62,123
Avg Household Size	2.10	2.20	2.20
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$308,345	\$315,380	\$305,961
Median Year Built	1962	1977	1979



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