



LEASE

New Circle Rd Ground Lease Opportunity

1171 E NEW CIRCLE RD

Lexington, KY 40504

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE

**\$12,500.00 PER
MONTH**

OFFERING SUMMARY

BUILDING SIZE:	4,480 SF
LOT SIZE:	2.048 Acres
YEAR BUILT:	2014
ZONING:	B-3

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this highly visible 4,480 SF building on East New Circle Road in Lexington, Ky, with 2 acres of expansive parking, for sublease. This property provides excellent visibility to future tenants with 42,885 VPD on New Circle Road, and sits 3 miles from I-75 access.

If you need any additional information please contact Nathan Dilly at 859-420-5492 // nathan.dilly@svn.com, or Matt Stone, CCIM, SIOR, MBA at 859.306.0593 // matt.stone@svn.com

PROPERTY HIGHLIGHTS

- Excellent visibility
- Traffic counts are 42,885 on New Circle Road
- Expansive Parking Capabilities
- Easy access to I-75
- Abundant shopping, retail, and restaurants nearby

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ADDITIONAL PHOTOS



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AERIAL



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AERIAL

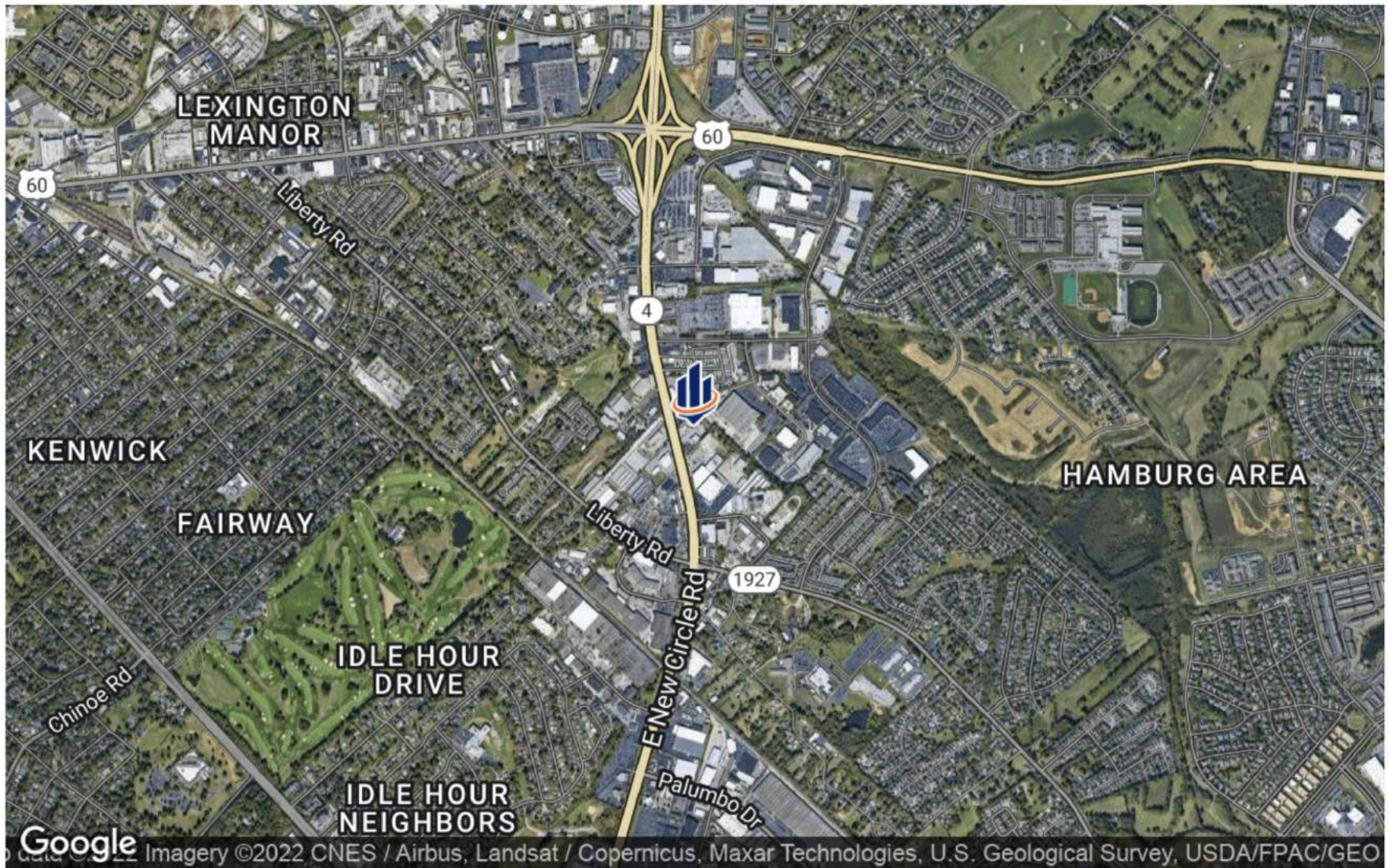


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LOCATION MAP



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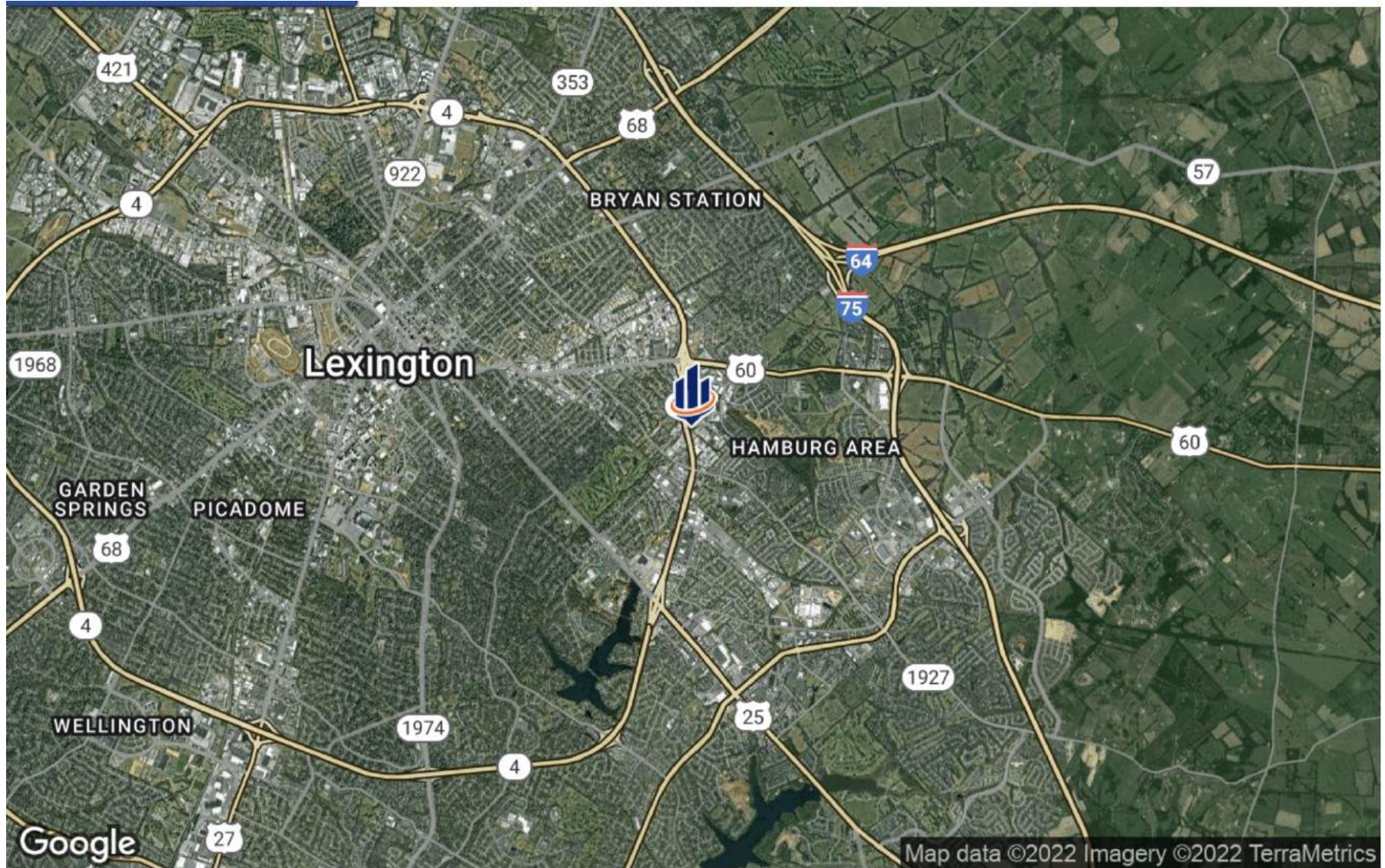
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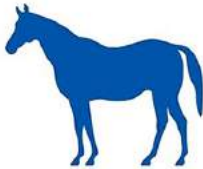


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Lexington, Kentucky is located in Central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH. Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being "Horse Capital of the World". The main economic driver of Lexington is the University of Kentucky and its affiliated medical centers.



LEXINGTON

Population: Lexington has an estimated population of 322,000 residents and an annual growth rate of 1.1%

Housing: Per the 2021 US Census Bureau, Fayette County had 147,590 housing units, excluding on-campus dormitories and other types of Group Quarters. Renter occupied units consisted of 32.4% of the total housing units

Employment: Per the 2014 Census Bureau, there were 191,977 jobs located in Fayette County; a 16.9% increase from 2002.

Income: The median household income for Fayette County is \$60,942 according to the ACS 2021 Census.

Ethnicity: Per the 2019 ACS, Non-Hispanic Whites represent 73.87%, Non-Hispanic Blacks represent 9.56%, Hispanics represent 6.74%, and Non-Hispanic Asians Represent 4.71% of the residents in Fayette County.

Major Regional Employers

University of Kentucky	Healthcare/Education
Kentucky State Government	Government
Toyota Motor Manufacturing	Manufacturing
Fayette County Public Schools	Education
Lexington-Fayette Urban County.....	Government
Conduent.....	Outsourcing
Catholic Health Initiatives.....	Healthcare
Lexmark International Inc.	World HQ
KentuckyOne Health	Healthcare
Baptist Health	Healthcare
Amazon.com	Distribution
Lockheed Martin	Manufacturing
Valvoline	Headquarters



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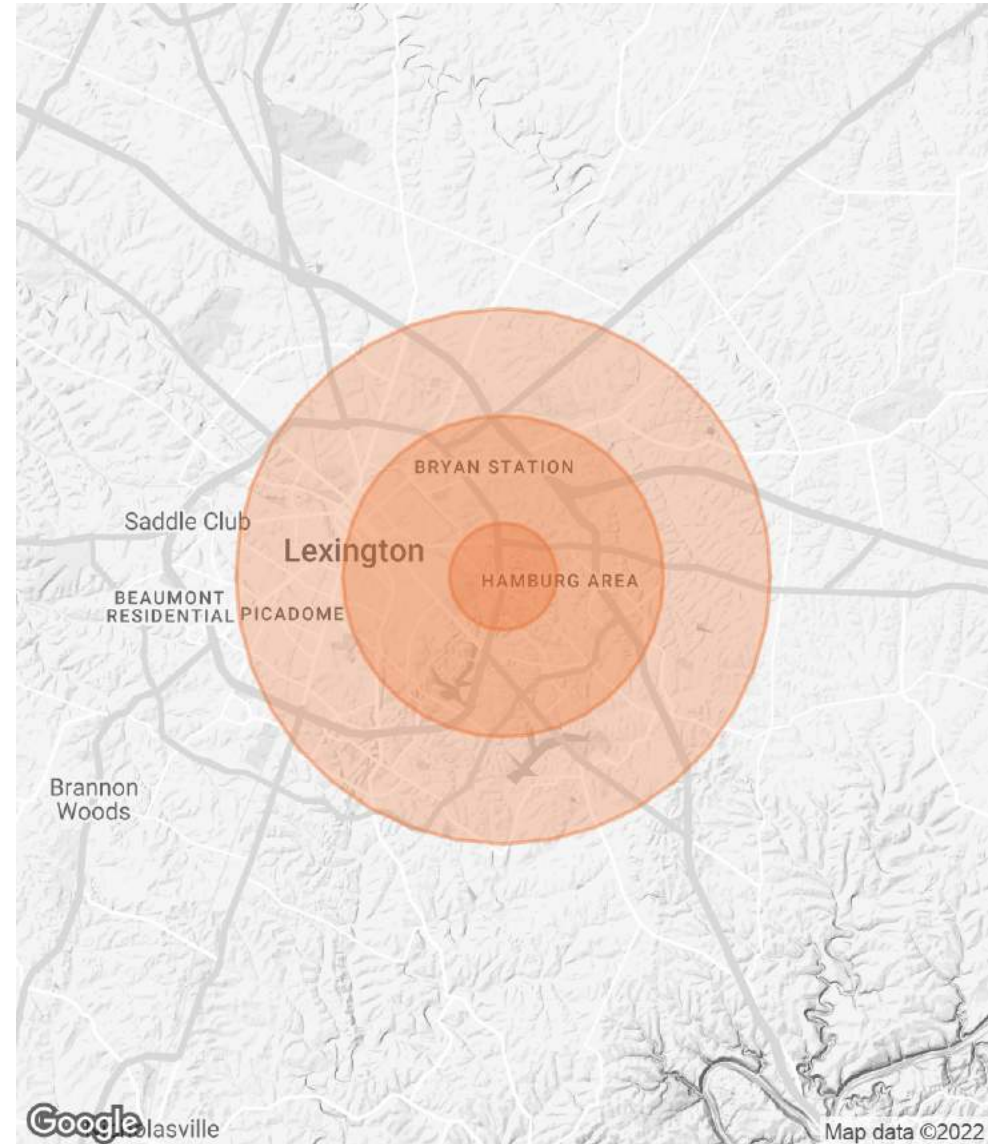
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,408	85,889	203,531
AVERAGE AGE	35.4	34.7	33.6
AVERAGE AGE (MALE)	35.0	34.2	32.9
AVERAGE AGE (FEMALE)	36.0	35.7	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,598	38,905	89,099
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$50,711	\$60,983	\$59,359
AVERAGE HOUSE VALUE	\$172,140	\$239,102	\$224,528

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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