

FOR SALE OR LEASE

RETAIL



539 W. NEW CIRCLE RD.
LEXINGTON, KY 40511

 **BLOCK+LOT**

PETER BARR, CCIM, SIOR
859.351.7924
peter@balrealestate.com



01: EXECUTIVE SUMMARY

539 W. NEW CIRCLE RD.



PROPERTY DESCRIPTION

539 W. New Circle Road is a 4,005 SF free standing, single story retail building on 0.69 acres zoned B-3 (Highway Service Business). The Building/Property features an open floor plan and appx. 15 parking spaces, and Building and pylon signage.

Great location fronting New Circle Rd. with a traffic count of 44,251 ADT. Easy access to major Lexington arteries of Newtown Pike, Georgetown Road, etc. and adjacent to the Lexmark/Xerox corporate campus and many other employment hubs. Trade area retailers include Walmart, Auto Zone, Xaxby's, Wendy's, McDonald's, Chic Fil A, ALDI, Taco Bell, Arby's, and many more.

- Building and pylon signage
- Free-standing
- Great exposure with high traffic count: 44,251
- Excellent access fronting New Circle Road and to major Lexington arteries of Newtown Pike, Georgetown Road, etc.
- For Sale or Lease
- Flexible B-3 zoning



**4,005 SF
AVAILABLE**



**\$1,150,000
\$19.50 PSF+NNN**

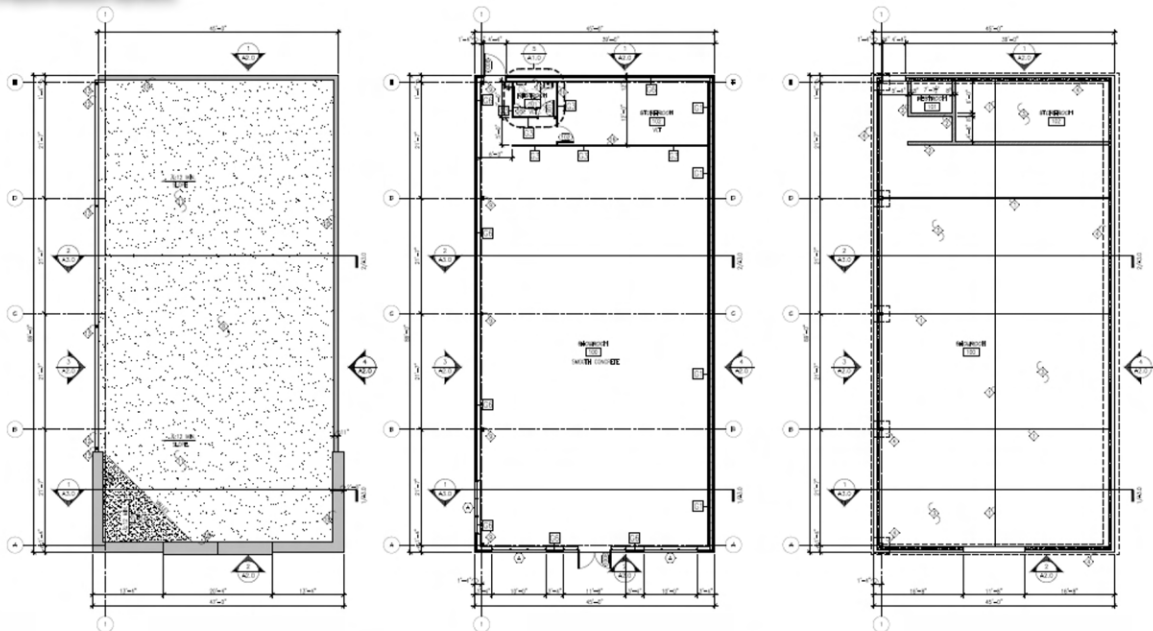


**ZONED
B-3**

02: PROPERTY OVERVIEW

539 W. NEW CIRCLE RD.

FLOOR PLAN



03: LOCATION INSIGHTS



539 W. NEW CIRCLE RD.

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 7,813
3 MILE: 76,067
5 MILE: 164,973



AVERAGE HOUSEHOLD INCOME

1 MILE: \$69,755
3 MILE: \$78,499
5 MILE: \$89,931



NUMBER OF HOUSEHOLDS

1 MILE: 3,228
3 MILE: 32,784
5 MILE: 69,776



03: LOCATION INSIGHTS

AERIAL
539 W. NEW CIRCLE RD.



03: LOCATION INSIGHTS

539 W. NEW CIRCLE RD.

AERIAL

INTERSTATE 75/64

1.6 MILES

NEW CIRCLE RD.

FRONTAGE & DIRECT ACCESS

BLUE GRASS

AIRPORT

8.5 MILES

DOWNTOWN

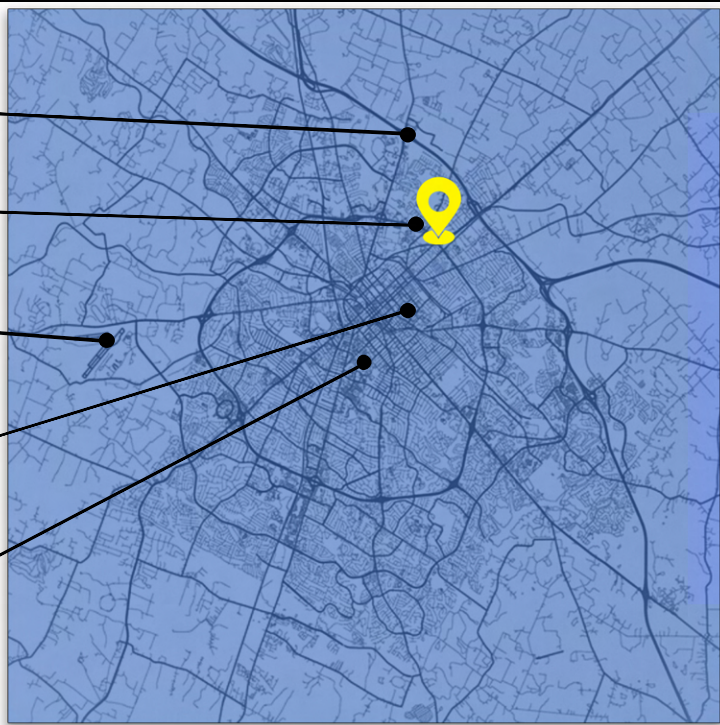
LEXINGTON

2.2 MILES

UNIVERSITY

OF KENTUCKY

3.7 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



539 W. NEW CIRCLE RD.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.