

For Lease

# Lexington Business Center



**1300 New Circle Road**  
Lexington, Fayette County, Kentucky, 40505

For More Information:

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# Lexington Business Center

# Executive Summary



## Property Details

<b>Bldg D, Suite 150</b>	15,263 SF
<b>Lot Size</b>	+/-19.71 Acres
<b>Building Size</b>	309,135 SF
<b>Zoning</b>	Zoned I-1, Light Industrial & B-3, Highway Business
<b>Cross Streets</b>	New Circle Road & Liberty Road

## Location Map



## Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	4,815	44,384	96,386
Total Population:	11,175	104,415	224,495
Average HH Income:	\$85,395	\$88,828	\$84,034
Median HH Income:	\$51,211	\$40,842	\$40,508



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## Property Description

### PROPERTY OVERVIEW

NAI Isaac is pleased to present Lexington Business Center, a 309,135 sf five-building, mixed-use development offering office/retail/flex and warehouse facilities on 19.71 acres (per Fayette County PVA) with leasing opportunities available with flexible options. Located at the signalized intersection of Liberty and New Circle Roads with easy access to Man O' War Boulevard, Interstates 75/64 and downtown Lexington.

### LOCATION OVERVIEW

Situated on 19.71 acres at the southwest corner of Liberty & New Circle Roads, Lexington Business Center is only minutes from Lexington's other thriving business areas. Lexington Business Center also has convenient access to downtown Lexington, upscale residential communities, retail services, financial institutions, hotel accommodations & other amenities. Lexington Business Center's close proximity to Man O' War Boulevard, Interstates 75/64 and downtown, provides high visibility and easy access. Lexington is located within 500 miles of 75% of the nations population.



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## Complete Highlights

### PROPERTY HIGHLIGHTS

- +/-309,135 SF five-building, mixed-use development offering office/retail/flex and warehouse facilities on +/-19.71 acres (per Fayette County PVA)
- +/-15,263 SF available for lease with flexible options
- Full sprinkler protection
- Located at the signalized intersection of Liberty and New Circle Roads with easy access to Man O' War Boulevard, Interstates 75/64 and downtown Lexington
- Traffic count of +/-44,124 VPD near the site
- Zoned I-1 (Light Industrial) and B-3 (Highway Business)



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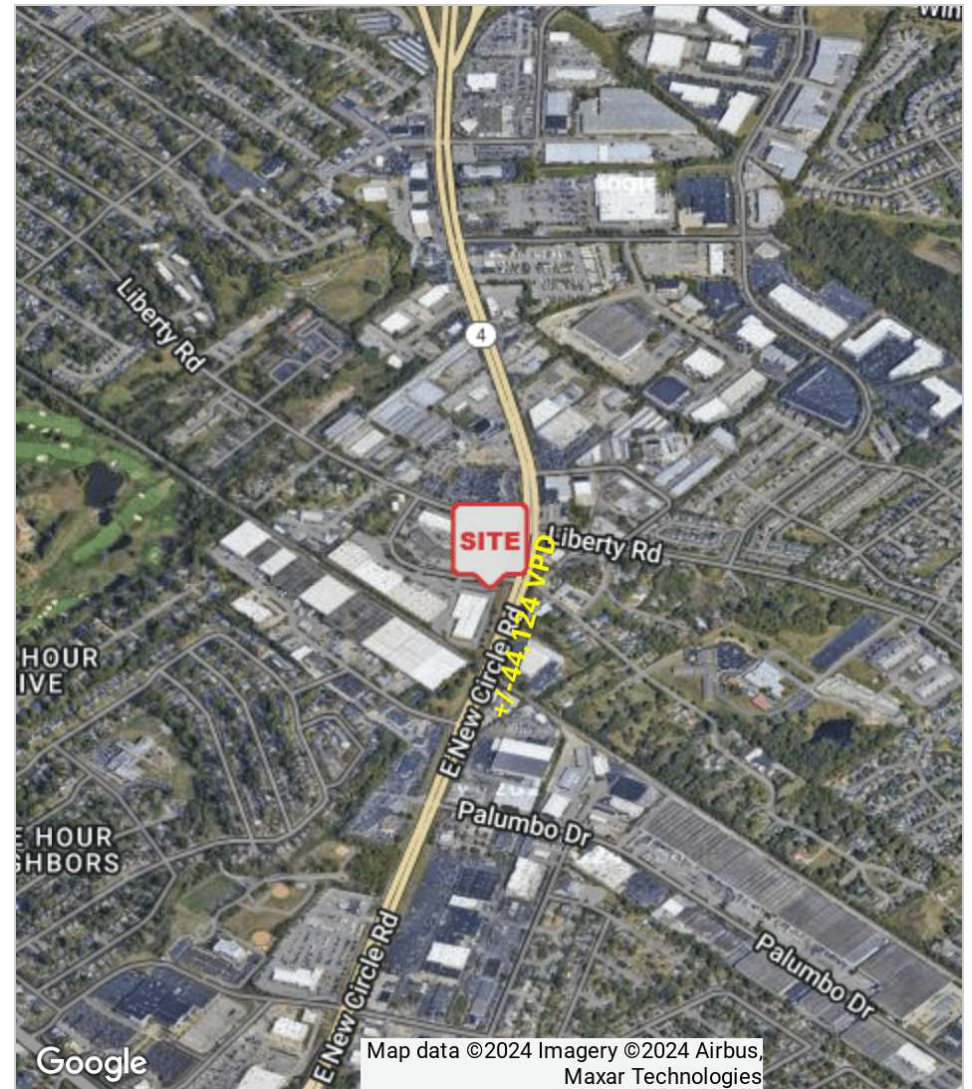
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## Location Maps



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## Aerial Map



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## Additional Photos



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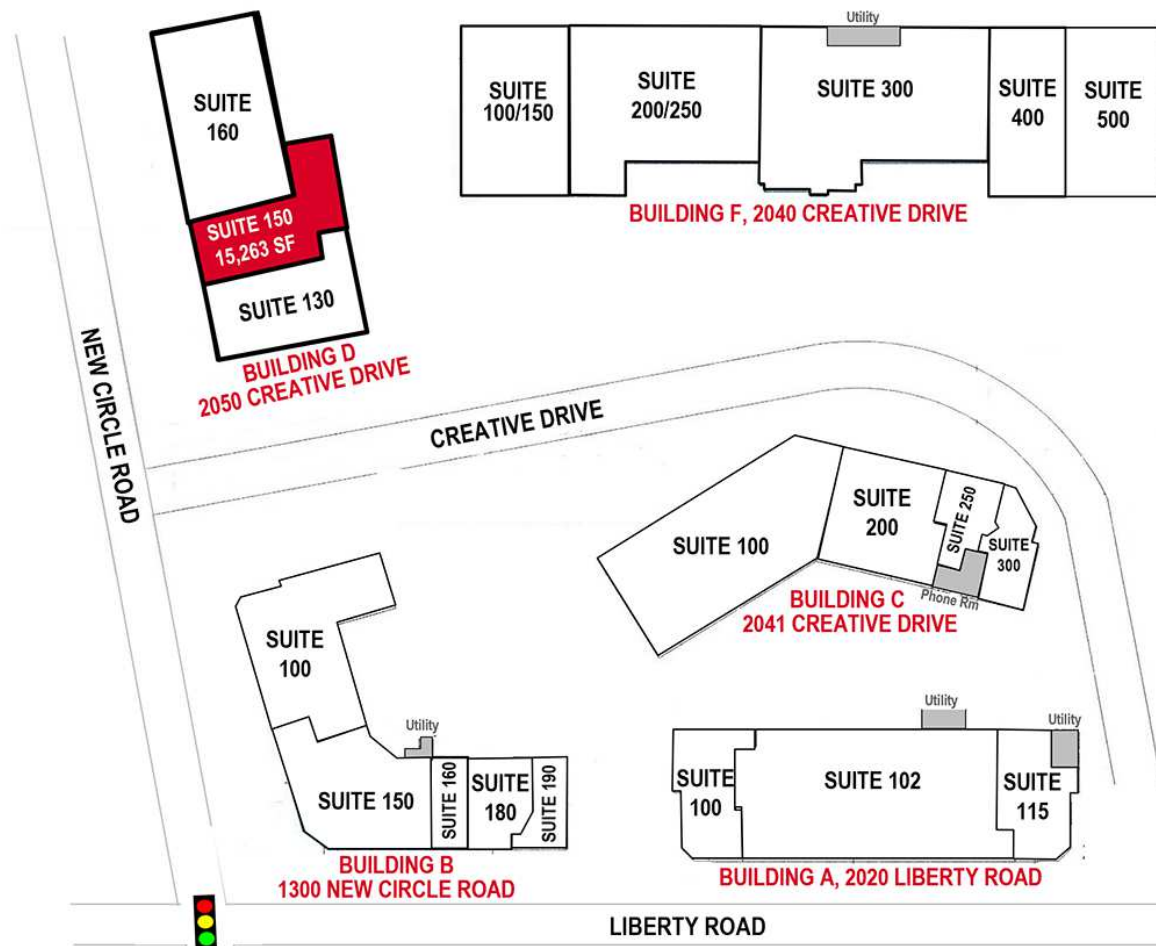
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# Site Plan



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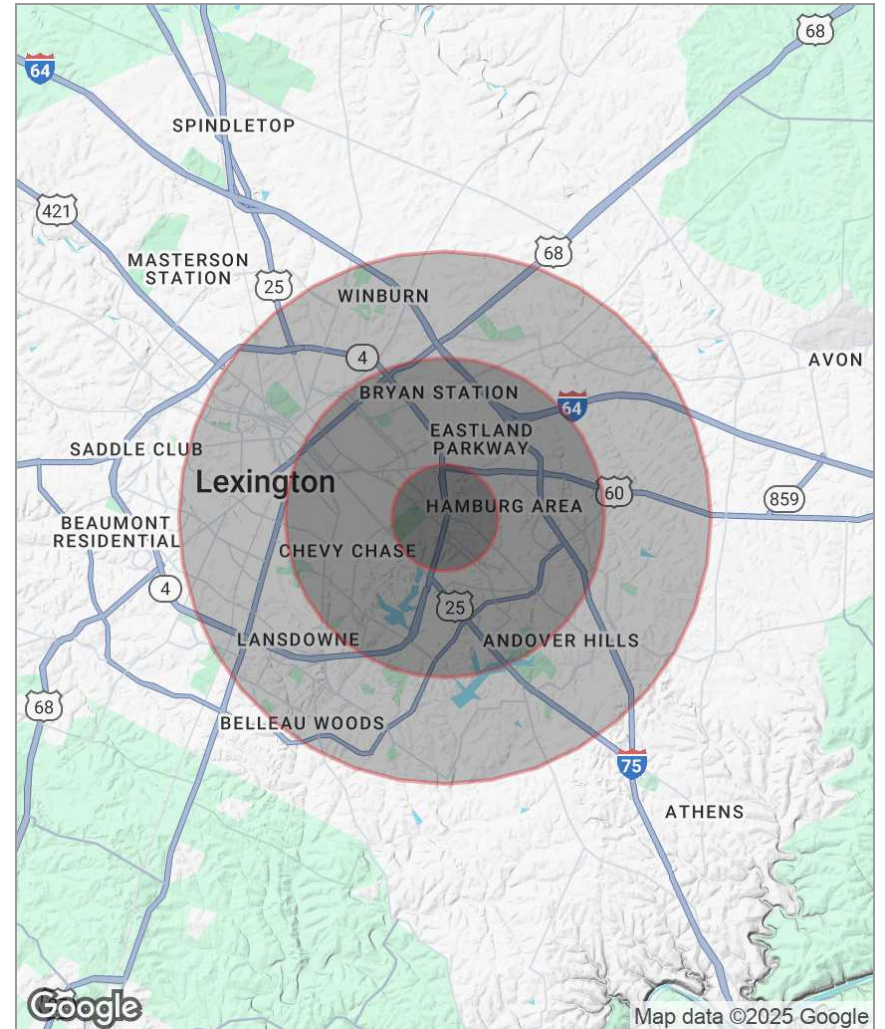


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## Demographics Map

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TOTAL POPULATION	11,175	104,415	224,495
AVERAGE HH INCOME	\$85,395	\$88,828	\$84,034
MEDIAN HH INCOME	\$59,190	\$55,838	\$55,459



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