



Sterling Center

565 East New Circle Rd
Lexington, Kentucky 40505

Property Highlights

- +/-13,500 SF retail strip center
- +/-1,300 SF for lease
- Located on East New Circle Road between Winchester and Bryan Station Roads in northeast Lexington
- Pylon sign available
- Traffic count of 35,783 VPD in front of the site
- Rental Rate: \$15.00 PSF NNN
- NNN's currently estimated to be \$3.50 PSF

Spaces	Rate	Size	Description
Suite 6	\$15.00 SF/yr	1,300 SF	Second generation salon
Suite 7	\$15.00 SF/yr	1,300 SF	Recently renovated office

For More Information

Zach Smith, CCIM

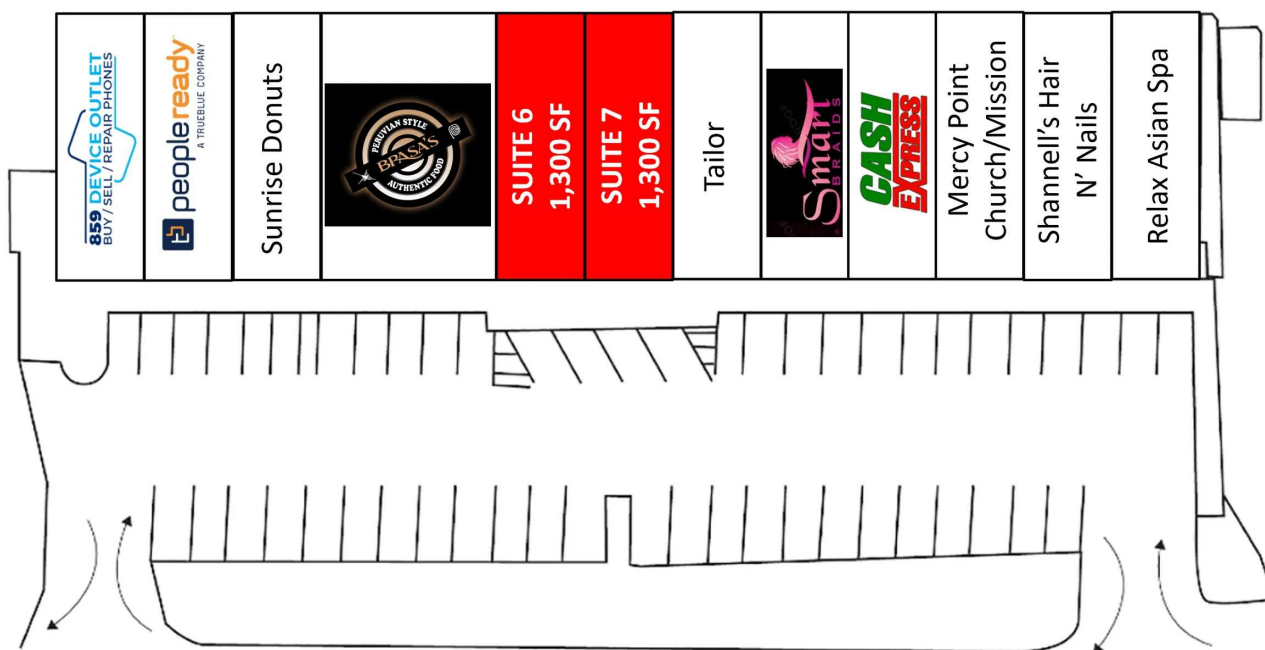
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East New Circle Rd

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,300 SF	Lease Rate:	\$15 SF/yr

Available Spaces

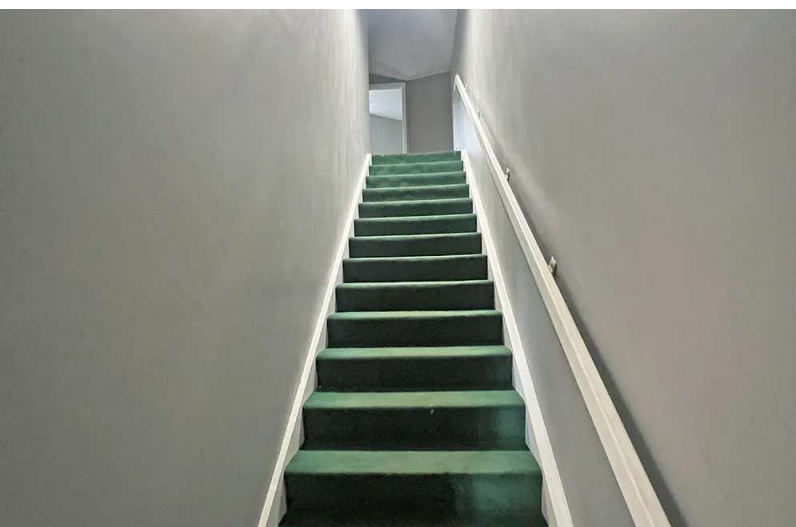
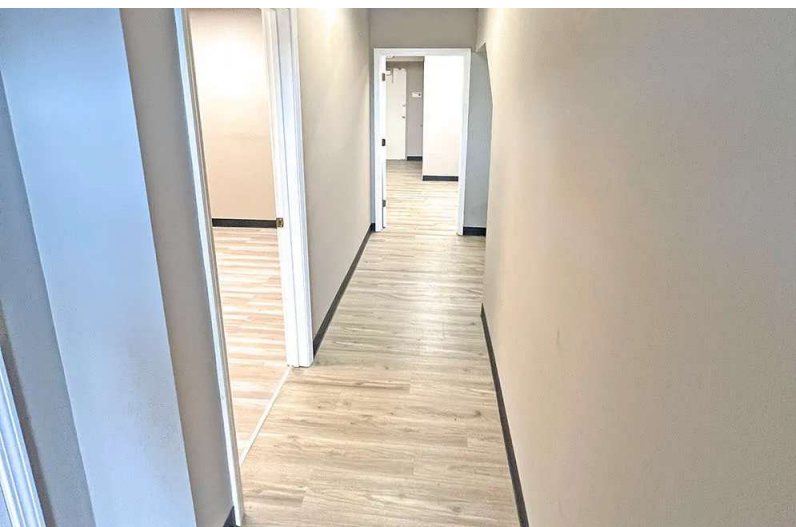
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 6	1,300 SF	NNN	\$15.00 SF/yr	Second Generation Salon Space
Suite 7	1,300 SF	NNN	\$15.00 SF/yr	Recently renovated office space

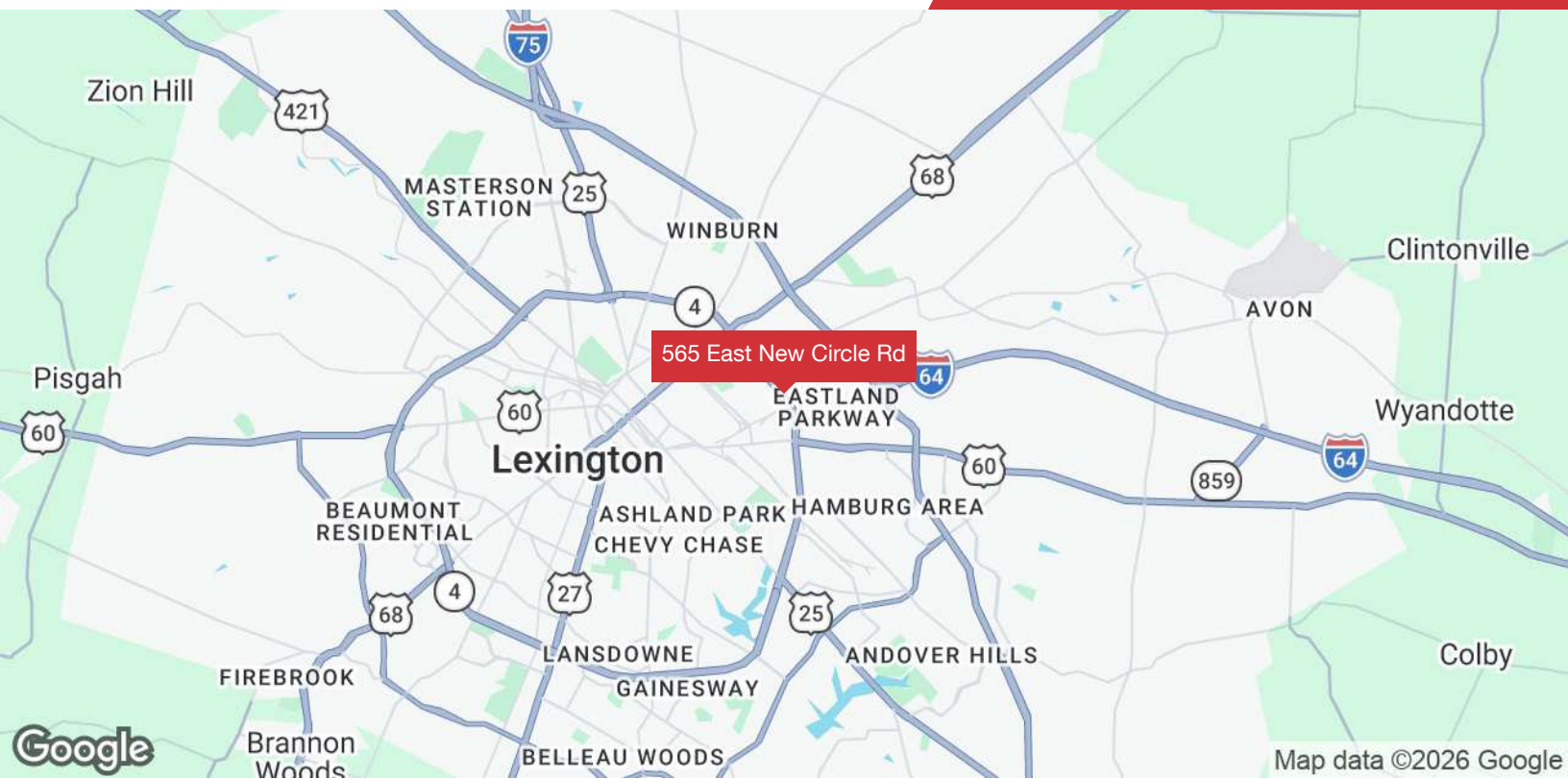


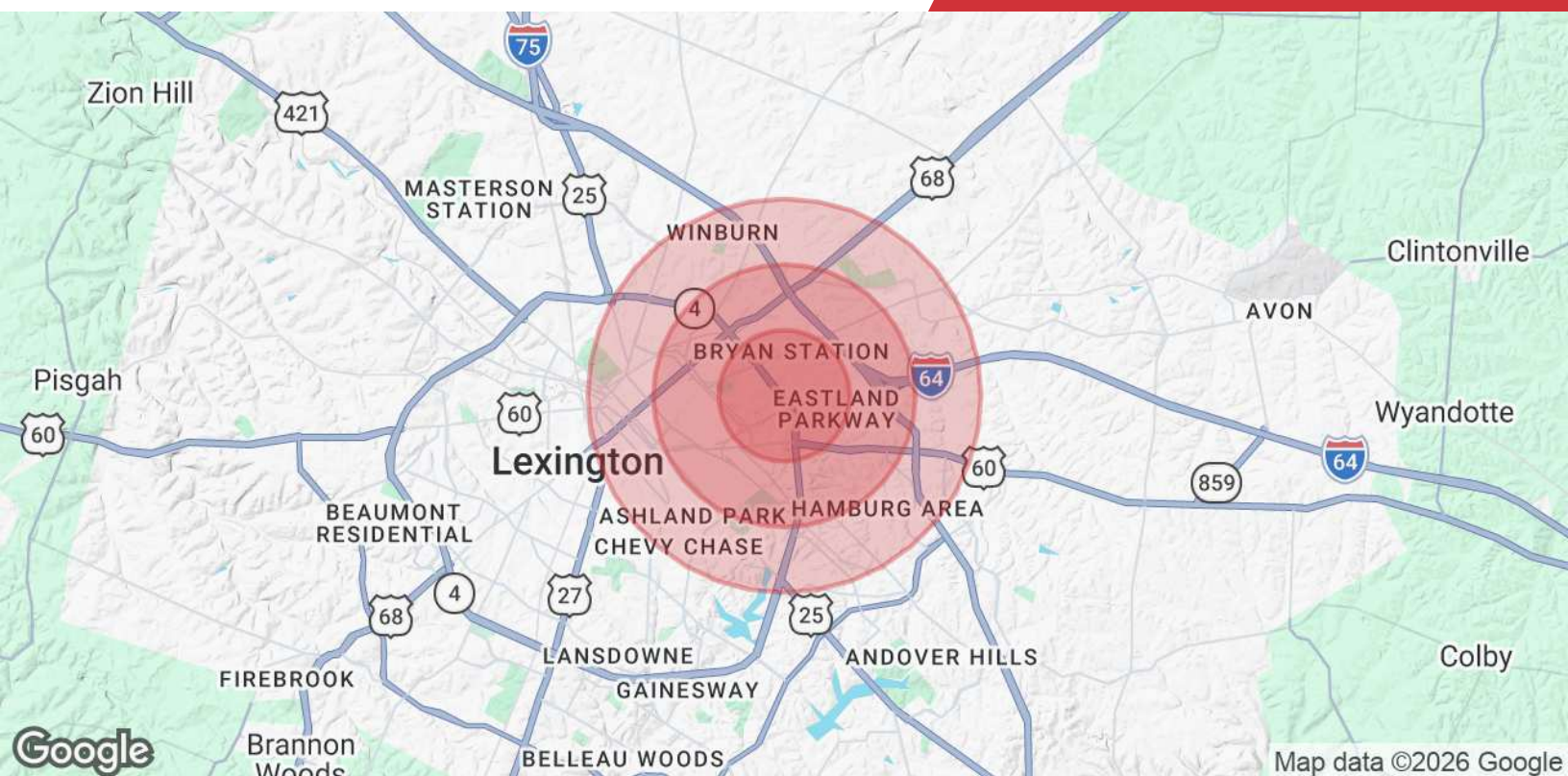
For Lease

1,300 SF | \$15.00/SF

Suite 7







Population	1 Mile	2 Miles	3 Miles
Total Population	11,798	41,373	87,962
Average Age	39.9	38.6	36.6
Average Age (Male)	39	36.9	35
Average Age (Female)	40.9	39.8	37.6
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,128	18,768	37,234
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$75,604	\$87,244	\$87,433
Average House Value	\$173,238	\$241,009	\$273,622

2025 STDB