



For Sale: High Visibility Development Site



2409 Merchant St

LEXINGTON, KY 40511

PRESENTED BY:

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PROPERTY SUMMARY

FOR SALE: HIGH VISIBILITY LEESTOWN RD DEVELOPMENT SITE

2409 MERCHANT ST
LEXINGTON, KY 40511

OFFERING SUMMARY

SALE PRICE: \$799,500

LOT SIZE: 1.5 Acres

ZONING: P-1



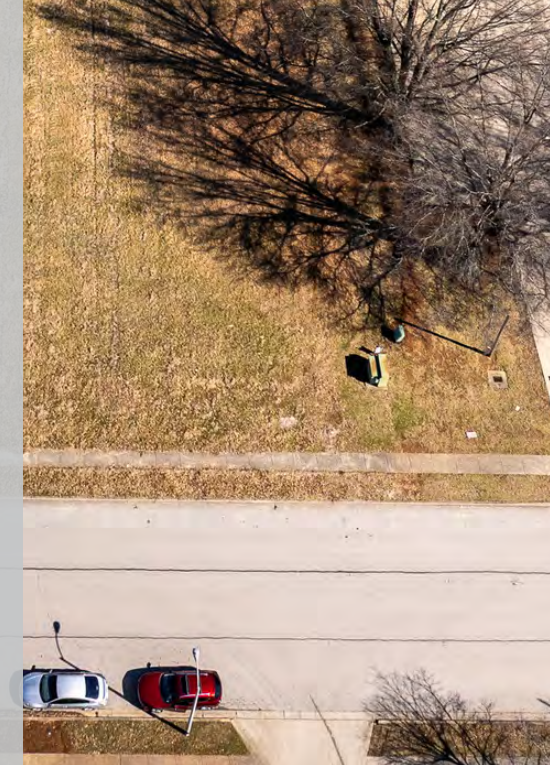
PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 2409 Merchant Drive for sale in Lexington, KY — a 1.5-acre, P-1 zoned development opportunity offering excellent visibility and signalized accessibility.

With approximately 24,778 vehicles per day, the site provides strong exposure along Leestown Rd. The property is flat and ready for development, making it ideal for a wide range of uses including medical offices, banks, professional services, daycares, and hotels.

Ownership has completed key due diligence, including an ALTA survey, Phase 1 ESA, and geotechnical report, helping streamline the path to construction.

Conveniently located near New Circle Road with quick access to Interstates 64 & 75, this site offers outstanding connectivity across Lexington and the surrounding region.



PROPERTY HIGHLIGHTS

- 1.5 acre parcel ready for development
- Excellent visibility from Leestown Rd (24,778 VPD)
- Signalized access to Leestown Rd from Trade St
- Key due diligence items available: ALTA survey, phase 1 ESA, geotechnical report
- Strong demographics



HIGH VISIBILITY



DEVELOPING AREA

SAMPLE OF PERMITTED USES - P-1 PROFESSIONAL OFFICE



- Banks and financial institutions
- Business, professional, governmental, nonprofit and real estate offices
- Medical and dental offices, clinics, laboratories, hospitals and assisted living facilities
- Childcare centers, nursery schools and adult day care
- Schools (academic, technical, trade), libraries, museums and religious assembly
- Upper-floor residential units as part of mixed-use office buildings
- Extended-stay hotels (Conditional Use)
- For a full list of permitted and conditional uses, visit:

https://codelibrary.amlegal.com/codes/lexingtonfayettecoky/latest/lexingtonfayettecoky_zone/0-0-0-1

AERIAL

For marketing purposes only,
exact locations not warranted



Citation Blvd | VPD 11,463+ 



Leestown RD / Hwy 421 | VPD 24,778+ 



New Circle Road | VPD 57,060+ 














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**SUBJECT
PROPERTY**

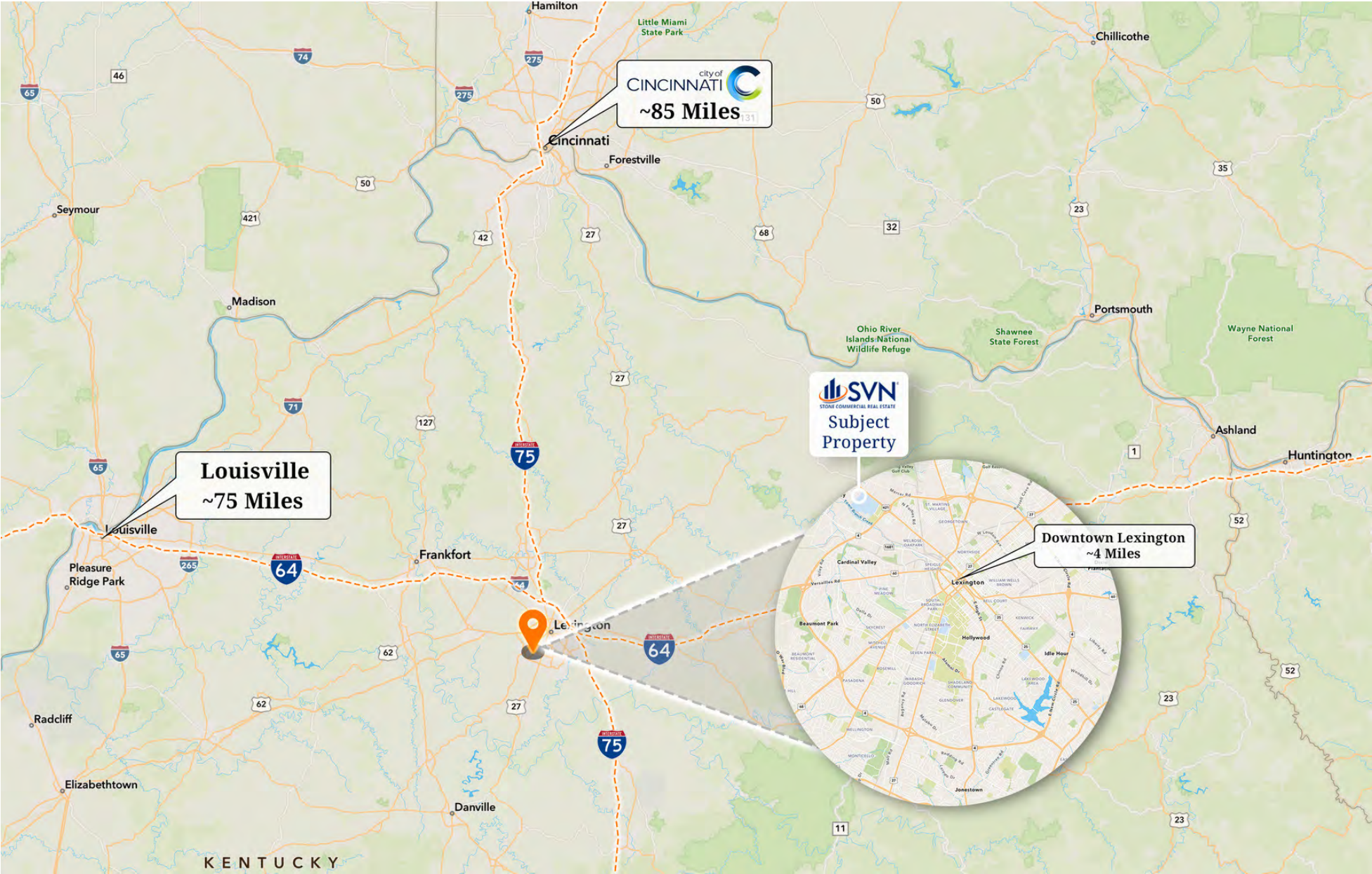
Leestown Rd / Hwy 421 | VPD 24,778+ 


STONE COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



REGIONAL MAP



ADVISOR



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