

2300 Fortune Drive

Lexington, KY 40509

FOR SALE OR
BUILD-TO-SUIT



BLOCK+LOT

Executive Summary

Offering a rare opportunity to secure a premier commercial location, this ±4-acre development site is available for sale or as a build-to-suit in one of Lexington's most desirable business corridors. Current conceptual plans envision a ±33,000-square-foot Class A flex building designed to accommodate a variety of office, showroom, warehouse, and light industrial users, though the development can be customized to meet an owner's or tenant's specific requirements.

Strategically located on a high-visibility corner just minutes from I-75, I-64, and Downtown Lexington, the property benefits from exceptional accessibility and approximately 37,200 vehicles per day of passing traffic. The proposed development includes abundant parking, available rear drive-in doors, and modern Class A construction, creating an ideal environment for businesses seeking both functionality and visibility. Surrounded by a significant concentration of retail and commercial amenities, this is a unique opportunity to develop a highly customized facility in one of the region's strongest commercial markets.



+/- 4 Acres

Site Size

+/-33,000 SF

Conceptual SF

B-4

Zoning

\$3,000,000

Price
Lease Rate TBD

Property Overview

Address 2300 Fortune Drive, Lexington, KY 40509

County Fayette County

Land Area +/- 4 Acres

Available SF +/- 33,000 Available

Zoning B-4

Sale Price \$3,000,000

Lease Rate TBD by Tenant build-out + NNN

Traffic Count 37,200 CPD

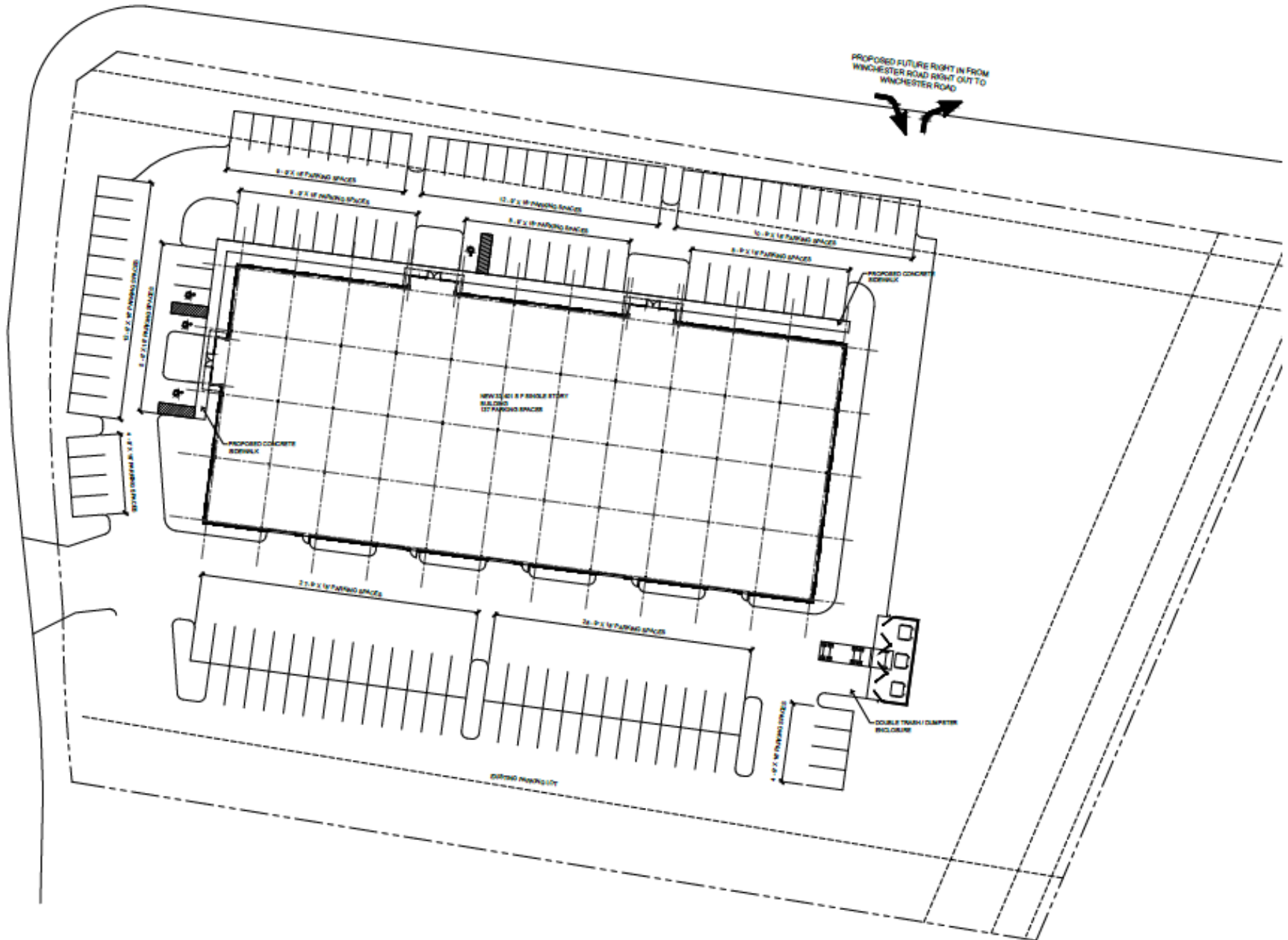
Drive-in Doors Rear drive-in doors available

PVA Parcel ID 38158910

Proximity to I-75 1.5 miles



Conceptual Site Plan - For Discussion Purposes Only



Aerial Map

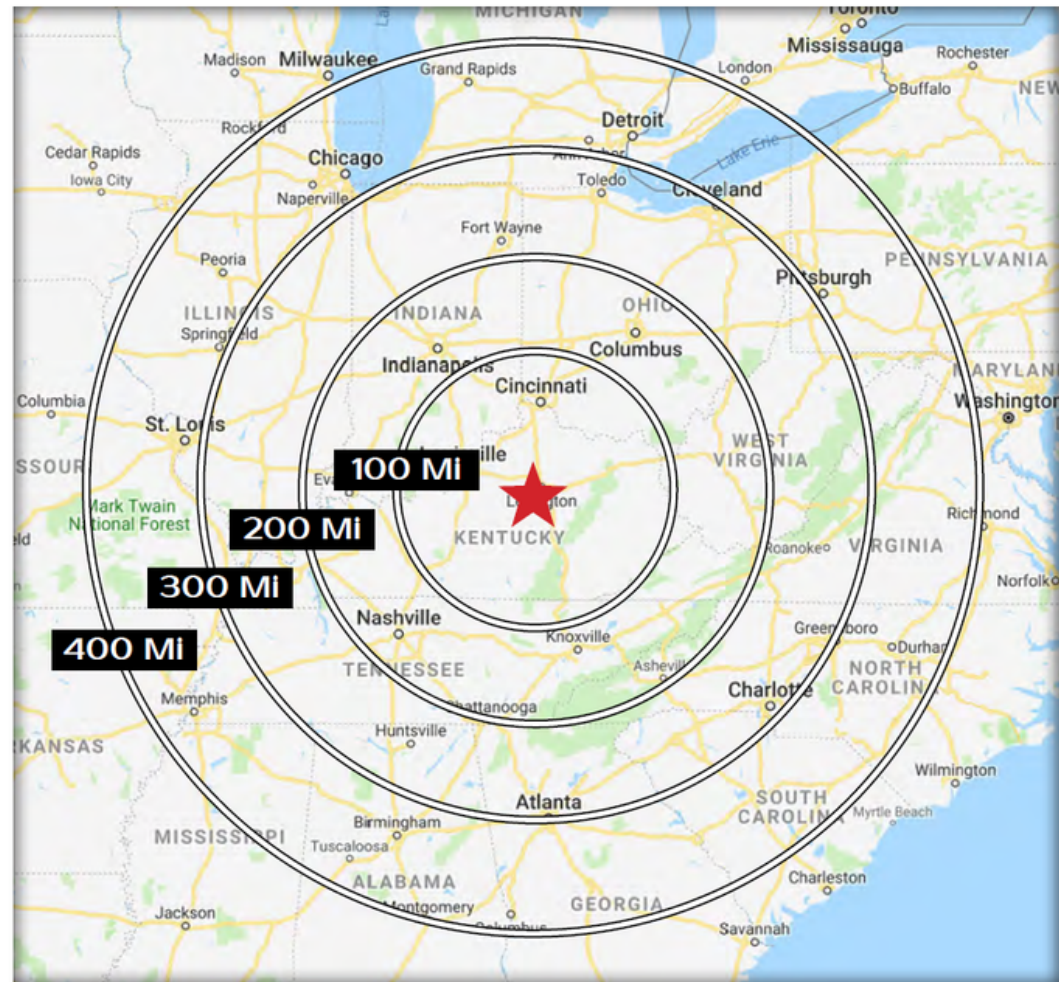


Aerial Map - Proposed Retail Anchors



Drive Times From Site to Major Cities

Cincinnati, OH	1 Hr 19 Min
Indianapolis, IN	2 Hr 54 Min
Columbus, OH	2 Hr 55 Min
Nashville, TN	3 Hr 17 Min
Cleveland, OH	4 hr 58 Min
St. Louis, MO	5 hr 2 Min
Detroit, MI	5 Hr 15 Min
Atlanta, GA	5 Hr 31 min
Chicago, IL	5 hr 37 Min
Pittsburgh, PA	5 Hr 43 Min
Charlotte, NC	6 Hr 10 Min
Washington, DC	7 Hr 58 Min



Distances From The Site (Kentucky)

I-75	1.5 Miles	Richmond	24 Miles
I-64	2.5 Miles	Louisville	80 Miles
Lexington CBD	3.5 Miles	Bowling Green	162 Miles



Regional Air Access

Lexington's location within Central Kentucky places 1040-1050 Eastland Drive within convenient access to three commercial airports, creating a strong logistics advantage for industrial users. Blue Grass Airport (LEX) is approximately 18 miles away, while Louisville Muhammad Ali International Airport (SDF) and Cincinnati/Northern Kentucky International Airport (CVG) provide major passenger and global cargo connectivity within roughly a 60–90 mile radius.

This proximity to both UPS Worldport in Louisville and Amazon's primary air cargo hub in Cincinnati offers meaningful supply chain advantages, reducing transit times and expanding logistics options for manufacturing and distribution operations.



LEXINGTON (LEX)

Bluegrass Airport

~11 miles | ~20 min drive

- 1.6M passengers in 2025 (record year)
- Nonstop: Atlanta, Chicago, NYC, Denver, Dallas, Charlotte, Miami, Las Vegas
- Served by Delta, American, United, Allegiant
- \$709M annual economic impact; 4,745 jobs
- Terminal expansion planned in coming years

LOUISVILLE (SDF)

Muhammad Ali International Airport

~77 miles | ~1 hr 20 min drive

- 4.6M passengers in 2025; 40+ nonstop destinations
- Home to UPS Worldport — 5th busiest cargo airport globally
- 7.5B lbs of cargo handled in 2025 (record)
- 3rd busiest cargo airport in North America
- \$1B+ SDF Next capital improvement program underway

CINCINNATI (CVG)

Northern Kentucky International Airport

~81 miles | ~1 hr 20 min drive

- 9.2M passengers in 2024 (record); 55+ nonstop destinations
- Home to Amazon Air Hub (\$1.5B, 3M SF) and DHL Global Superhub
- 6th largest cargo airport in North America
- Nonstop transatlantic: London (British Airways), Paris (Delta)
- \$10.5B annual economic impact on the region

Sources: Blue Grass Airport (2026), Louisville Regional Airport Authority (2026), CVG Airport Authority (2025), Airports Council International (2024)

Market Overview

1,000,000+

Population
(45-min drive)

64.5%

Labor Force Participation
(45-min drive)

150,000+

Manufacturing Employment
(45-min drive)

\$90,000+

Avg Annual Wage
(45-min drive)

\$45B+

Manufacturing GDP (2024)
(45-min drive)

Sourced from Lightcast, JobsEQ, ESRI Business Analyst (2025)

Strategic Location

Located in the heart of the Bluegrass region, Lexington provides exceptional access to major interstate corridors, including Interstates 64 and 75, connecting businesses to Louisville, Cincinnati, Nashville, and key Midwest and Southeast markets. Supported by the nearby Blue Grass Airport and a robust transportation network, Lexington is strategically positioned for manufacturing, distribution, logistics, technology, and service-oriented industries. The region's central location and business-friendly environment continue to drive sustained economic growth.



Quality of Life & Workforce

Lexington offers a unique combination of economic strength and quality of life. Anchored by major institutions such as the University of Kentucky, Transylvania University, and Bluegrass Community & Technical College, the region provides employers access to a highly educated and diverse workforce. Lexington's affordability, healthcare access, vibrant cultural amenities, and nationally recognized quality of life continue to attract both talent and investment, making it one of the Southeast's most competitive markets.





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