



Hamburg Freestanding Retail Building

6401 Polo Club Ln
Lexington, Kentucky 40509

Property Highlights

- Prime location in Lexington's high-performing Hamburg retail trade area
- ±14,607 SF commercial building with drive-thru window and stacking lane
- Flexible floor plan suitable for a variety of retail, restaurant, medical, office, and service users
- Excellent visibility at signalized corner of Man O' War and Polo Club Boulevard
- Ample on-site parking with 74 spaces
- Close proximity to Target, Costco, Starbucks, new Baptist Health campus and more
- Traffic count of +/-39,751 VPD on Man O' War Blvd and +/-79,041 VPD on I-75
- Convenient access to I-75 (Exit 108), Richmond Road, Winchester Road, and New Circle Road
- Surrounded by national retailers, restaurants, healthcare providers, and growing residential communities

Available

Rental Rate	\$12.32 SF/yr (\$180,000/yr) NNN
Building Size:	+/-14,607 SF
Lot Size:	+/-1.67 Acres
Available	11/1/2026

For More Information

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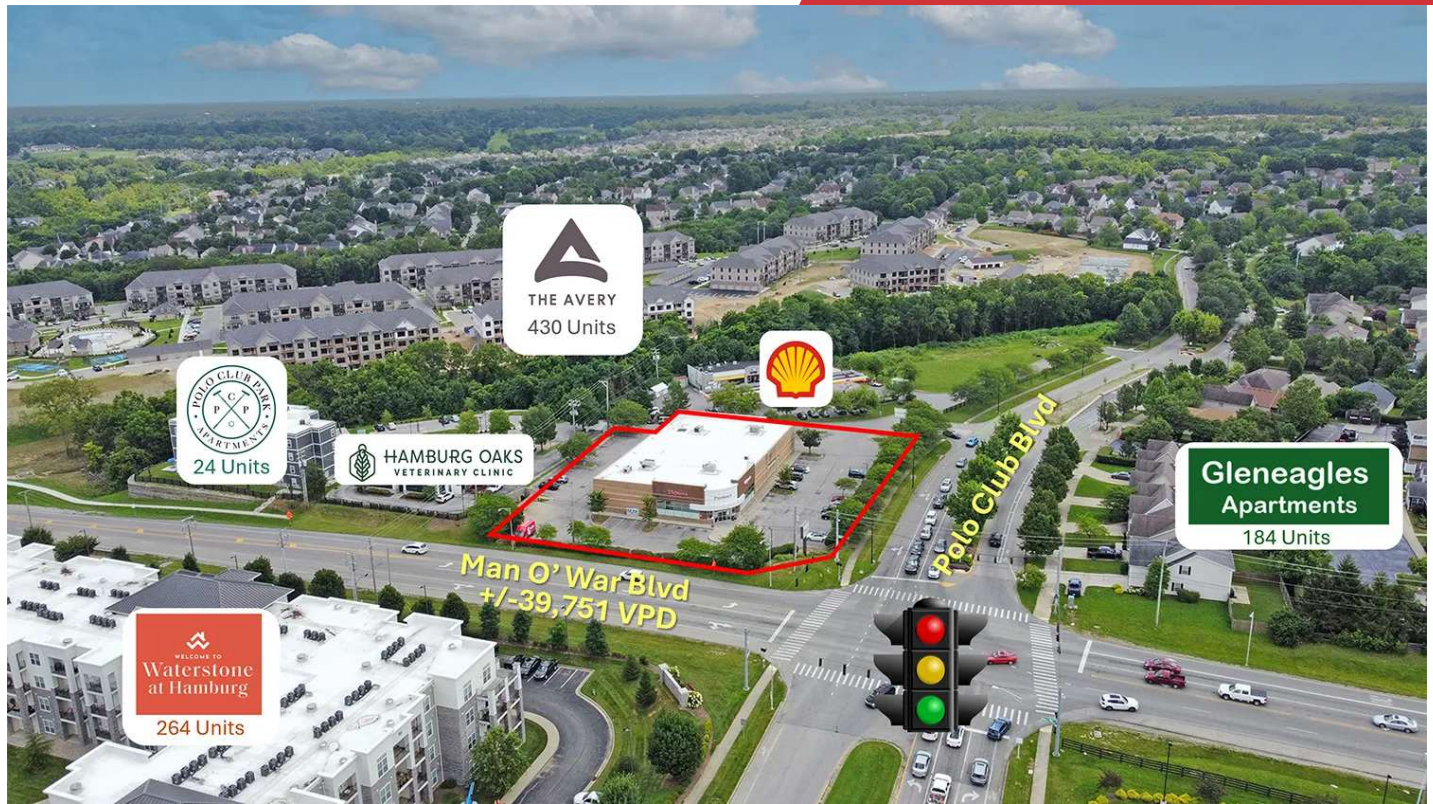
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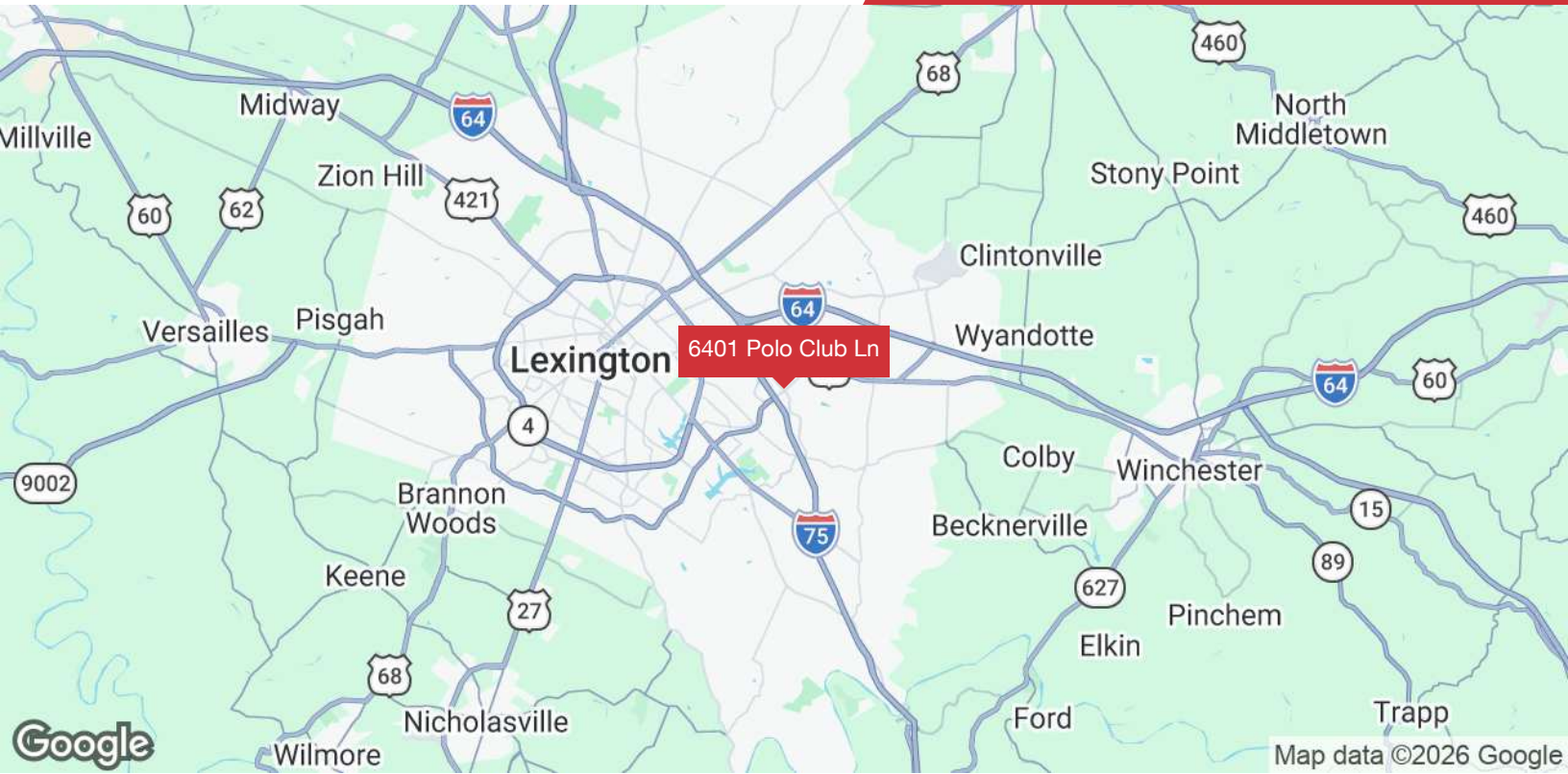
Jordan Smith, MRED

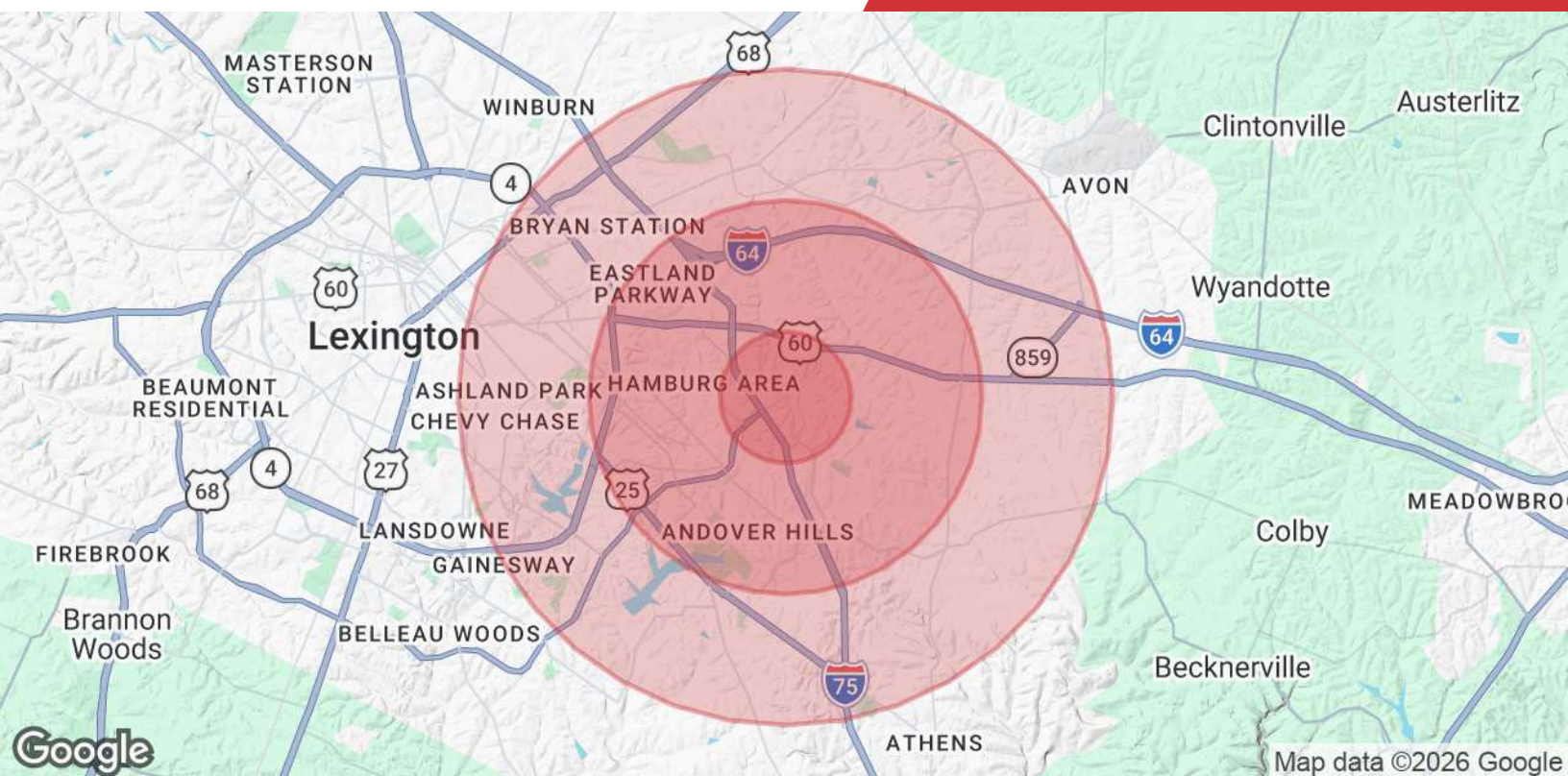
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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,393	53,436	126,328
Average Age	38.2	37.8	38.1
Average Age (Male)	39.7	37.6	36.6
Average Age (Female)	37.5	38.4	39.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,989	22,857	55,641
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$162,923	\$131,901	\$120,220
Average House Value	\$373,482	\$337,150	\$344,713

2026 STDB Demographics