



BEAUMONT CENTRE OUTPARCELS

3199 Beaumont Centre Circle, Lexington, KY 40513

CONTACT

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PROPERTY DESCRIPTION

Beaumont Centre Outparcels
3199 Beaumont Centre Circle, Lexington, KY 40513



LOCATION

3199 Beaumont Centre Circle, Lexington, KY 40513
Located just off New Circle and Harrodsburg Road in Southwest Lexington's Beaumont neighborhood

AVAILABLE

Two outparcel opportunities
Ground lease or Build To Suit
10,100 SF/outparcel

RATE

Negotiable

HIGHLIGHTS

- Positioned in an established shopping center
- Strong co-tenancy including Kroger, Starbucks, Tropical Smoothie Cafe, and other established national and local retailers
- Excellent opportunity for retail, restaurant, medical, daycare, banking, and service-oriented users
- Prime Lexington location within a densely populated and established trade area
- Strong accessibility to Harrodsburg Road, Man O' War Boulevard, and New Circle Road
- Convenient access throughout Lexington and surrounding submarkets

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	12K	78.9K	191K
Daytime Population	11.9K	78K	191K
Household Income Avg.	\$138.7K	\$100.1K	\$93.1



KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
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OUTPARCEL - LOT 10 SITE

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OUTPARCEL - LOT 12 SITE

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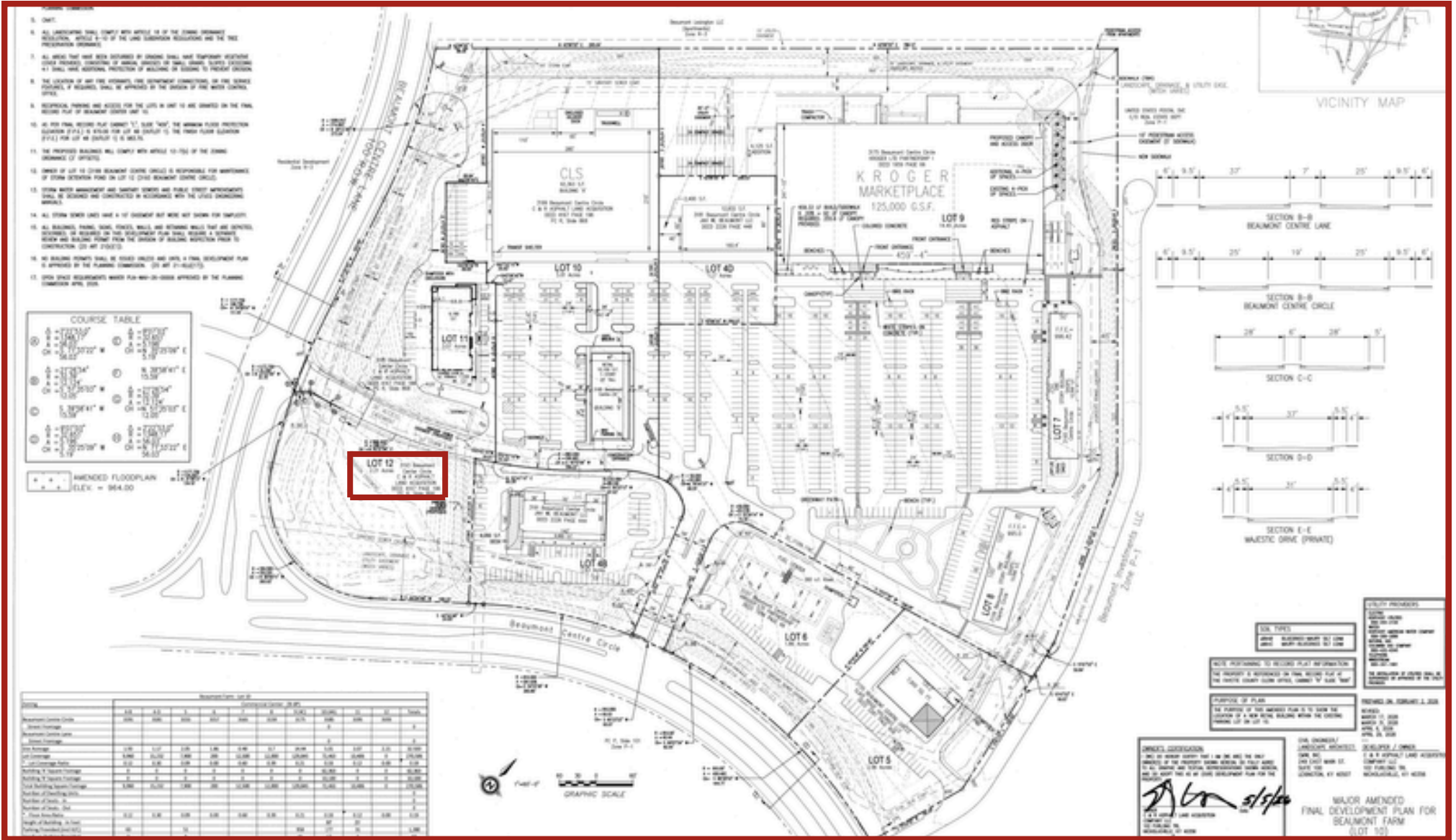


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OUTPARCEL - LOT 12 PLAT

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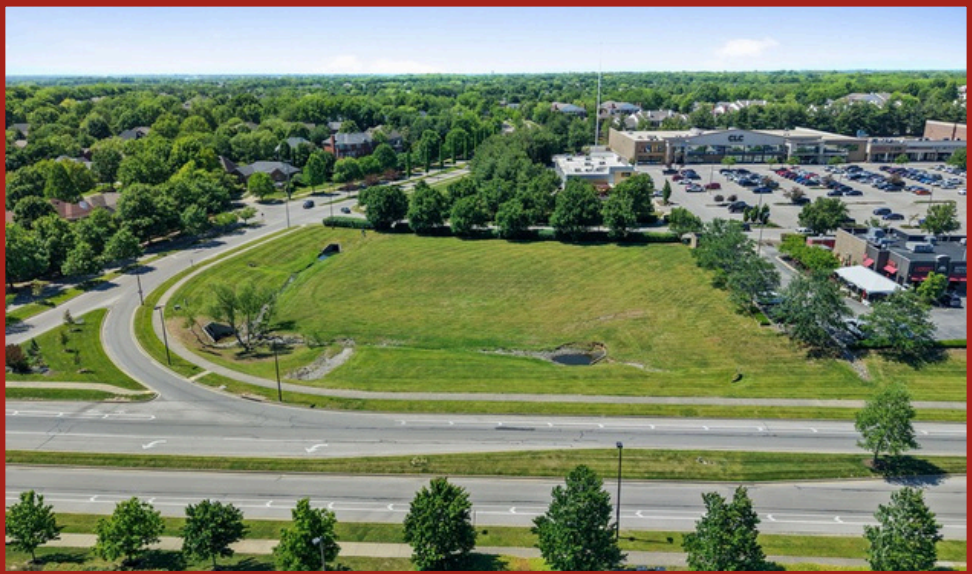
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PROPERTY PHOTOS

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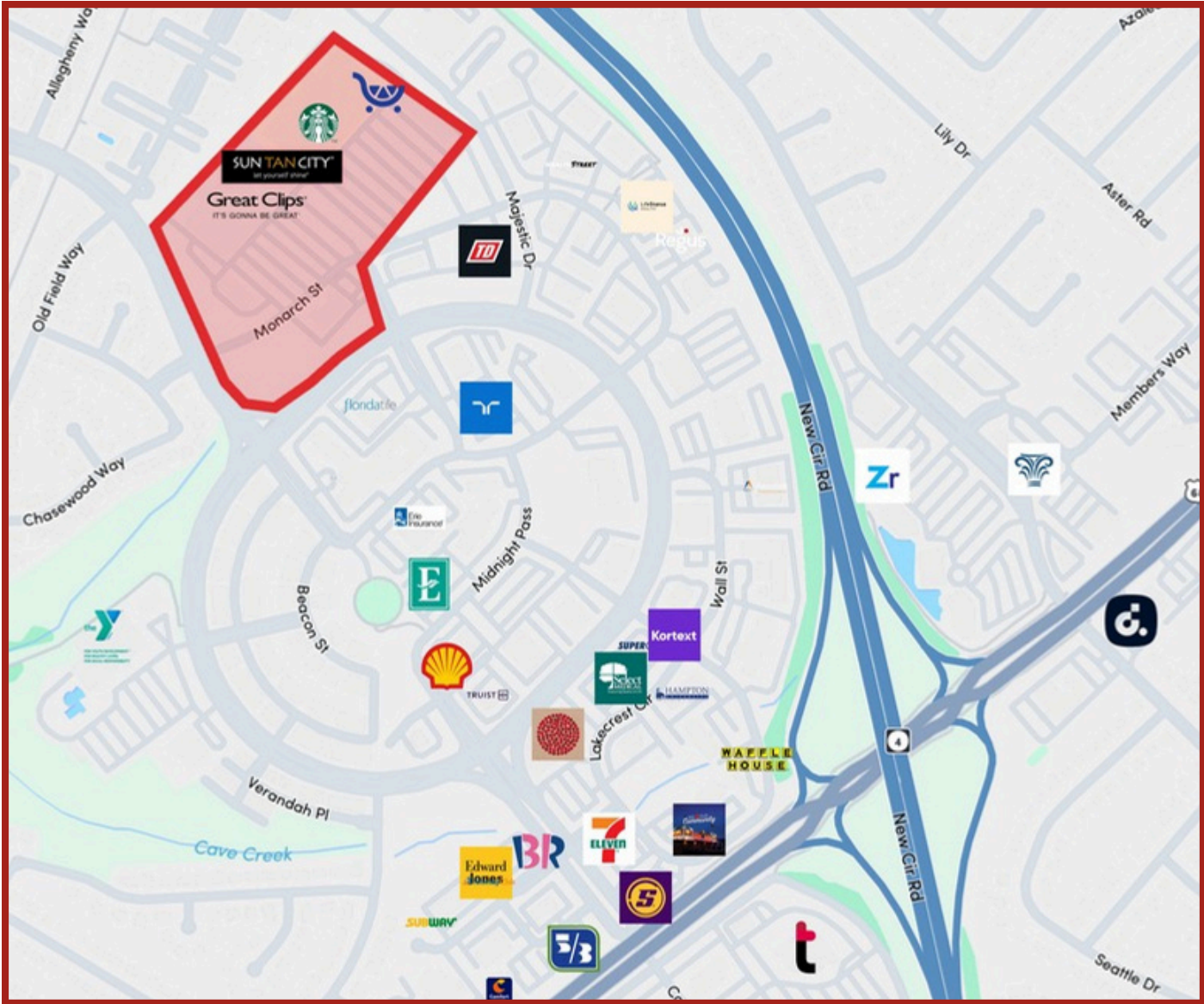
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IMMEDIATE TRADE AREA

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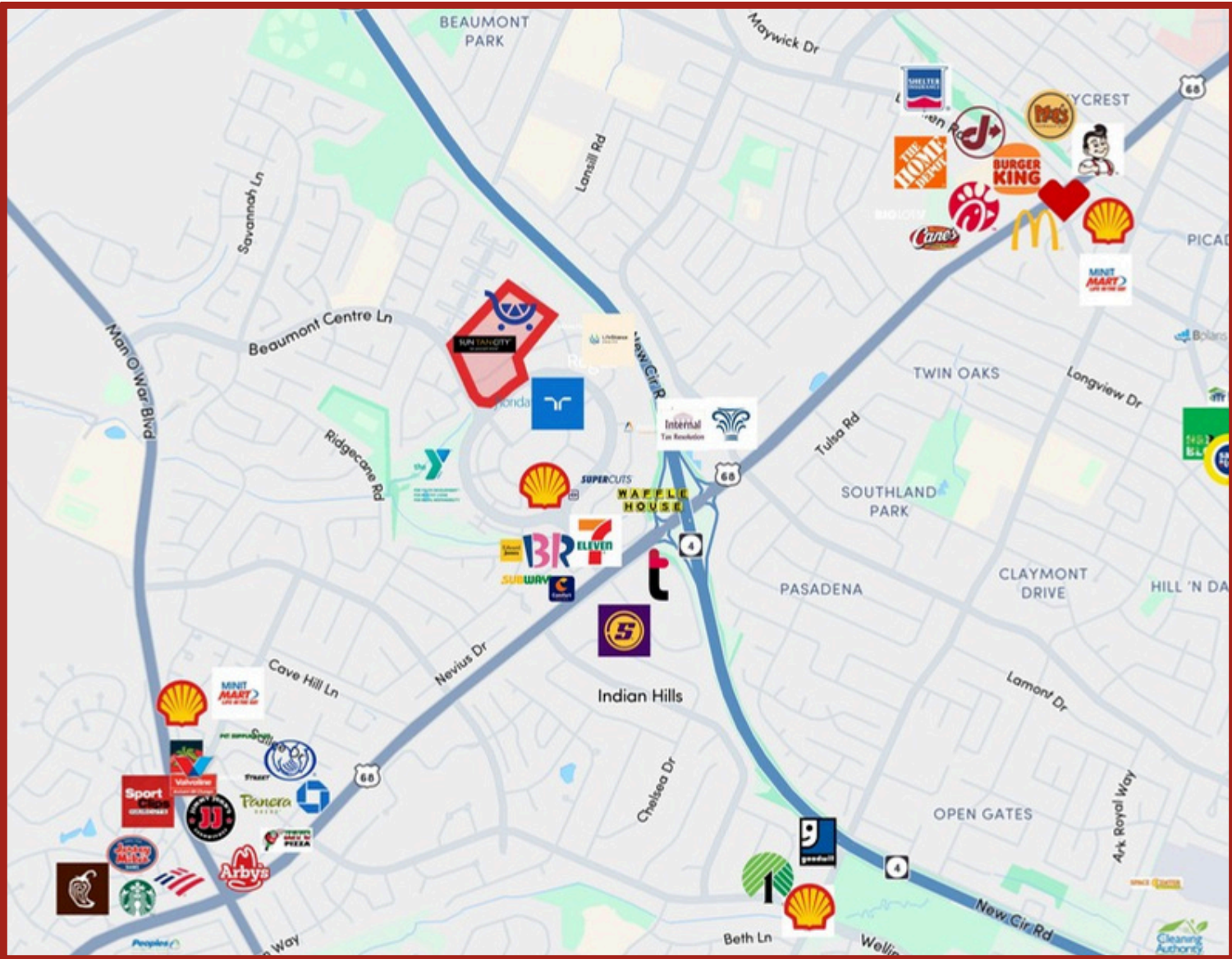
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EXPANDED TRADE AREA

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