



## Medical/Office Space

101 N Eagle Creek Dr  
Lexington, Kentucky 40509

Space	Rate	Lease Type	Size
Suite 120	\$25.00 SF/yr	Modified Gross	5,298 SF

### Property Highlights

- ±5,298 SF first floor medical/office space; Includes the existing main entrance to the building
- Large conference/training room currently in place
- Flexible layout suitable for medical or professional office users
- Prime location at the signalized intersection of Richmond Road and North Eagle Creek Drive
- Directly adjacent to CHI Saint Joseph Health East Campus
- Excellent visibility and access in southeast Lexington in the Richmond Road corridor across from Saint Joseph East Hospital and Lexington Clinic East
- Convenient access to I-75 (+/-4 miles), New Circle Road (+/-2 miles), downtown Lexington, and the Hamburg trade area
- Surrounded by medical, retail, restaurant, and service amenities
- Ample on-site parking with +/-87 spaces

### For More Information

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Commercial Real Estate Services, Worldwide.

For Lease  
5,298 SF | \$25 SF/yr  
Office Space



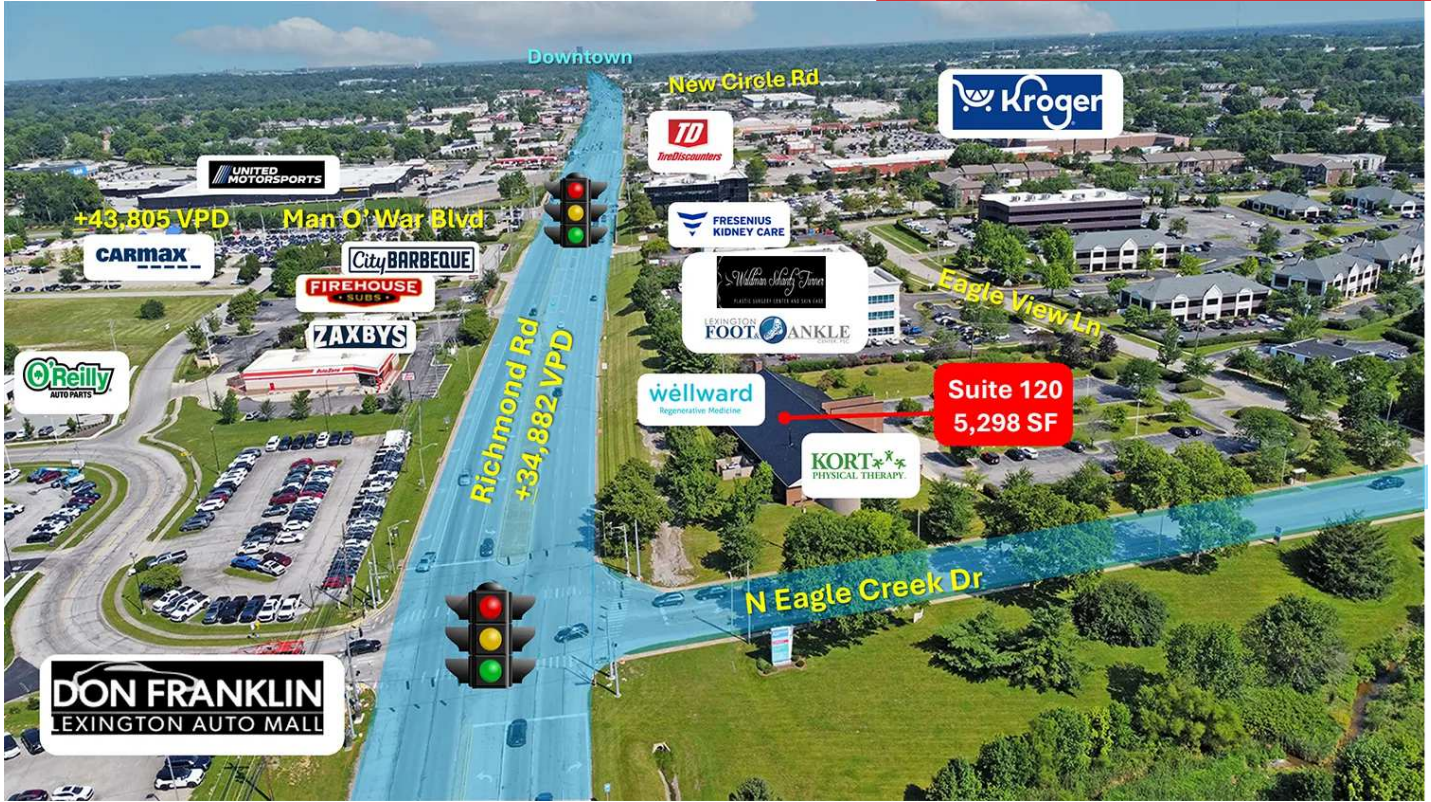
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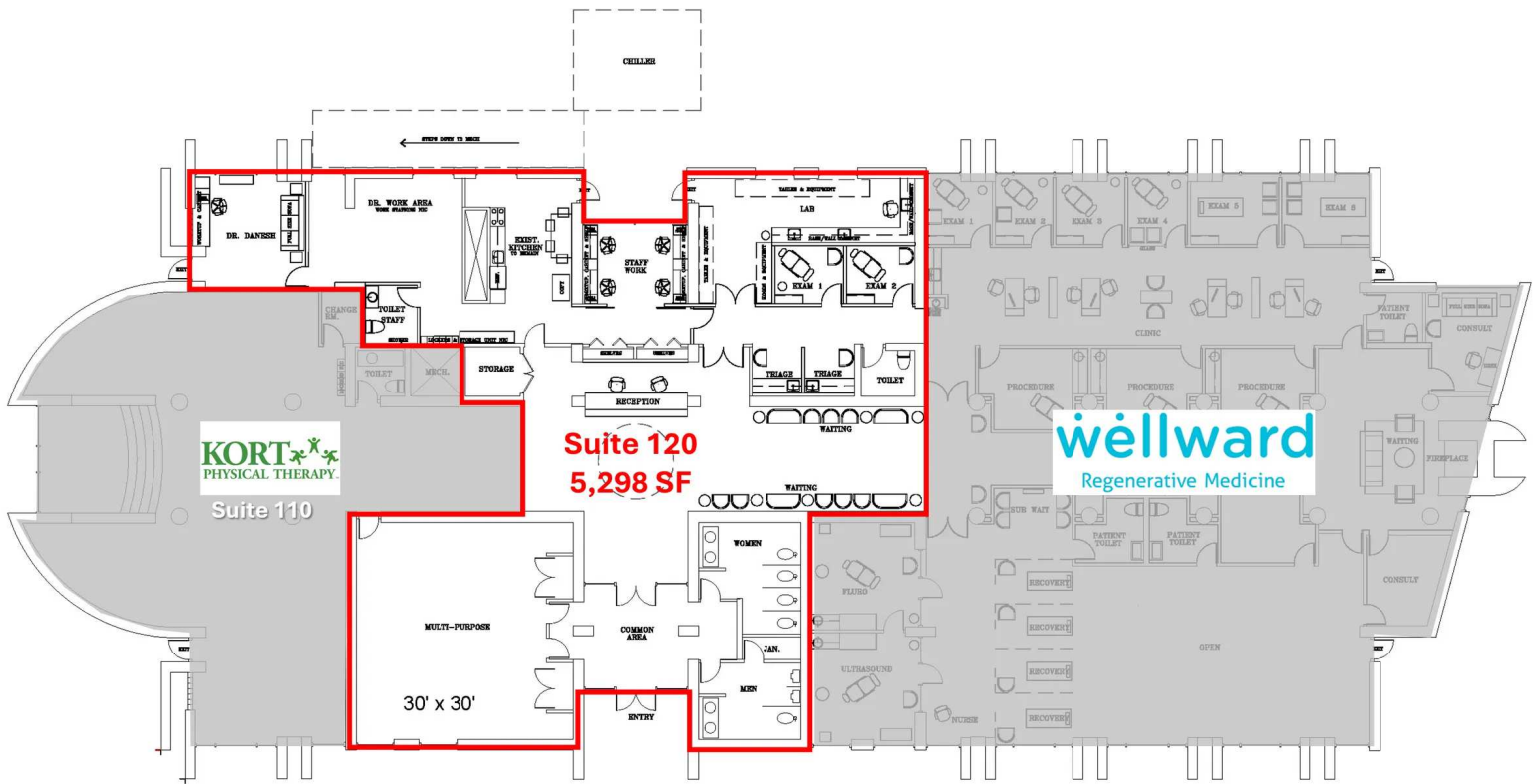
771 Corporate Drive, Suite 500  
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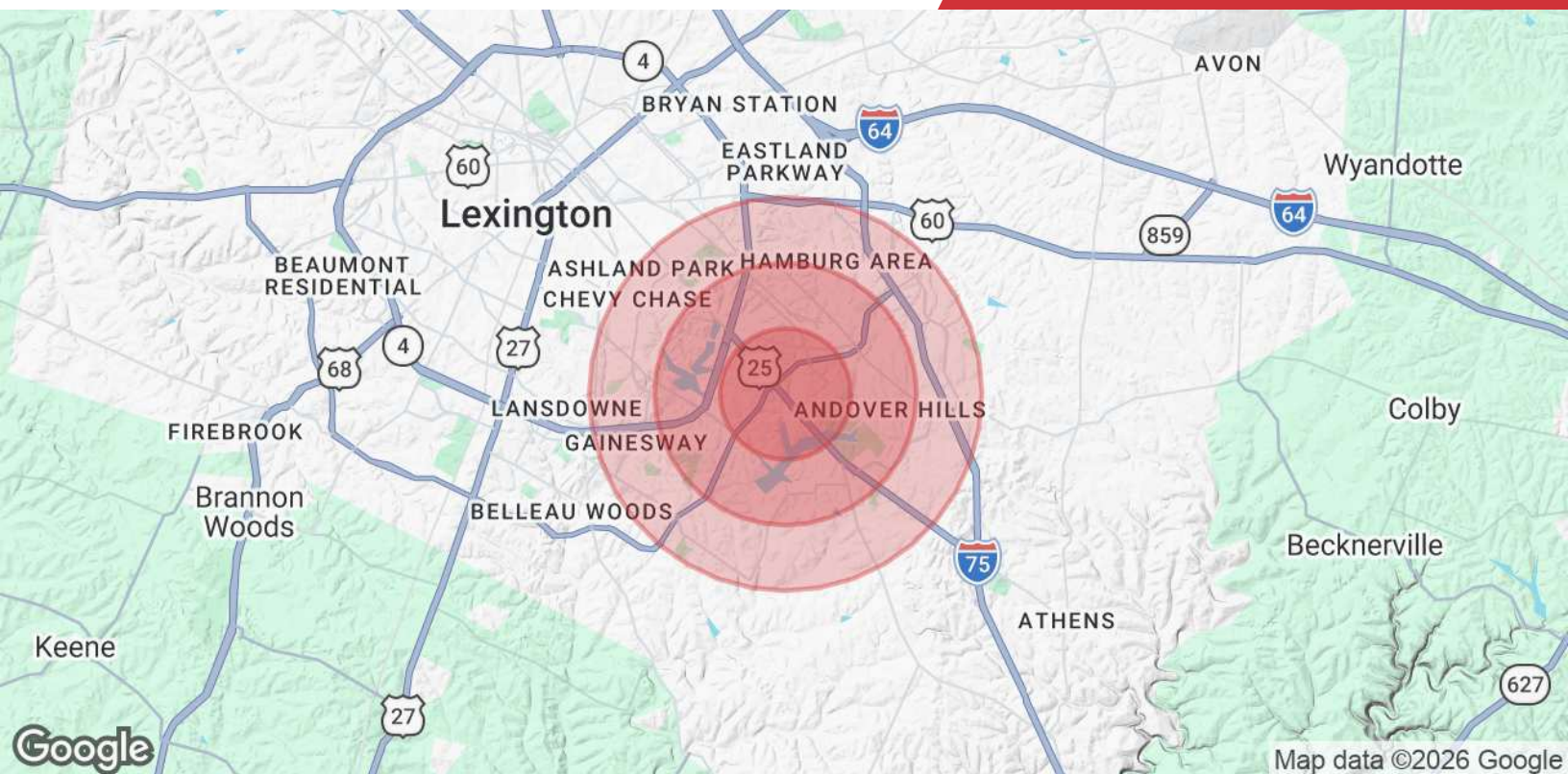
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Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	12,795	41,113	88,474
<b>Average Age</b>	32.9	37.3	37.5
<b>Average Age (Male)</b>	33.1	35.8	35.6
<b>Average Age (Female)</b>	33.3	38.8	39.3
Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	6,082	18,400	39,352
<b># of Persons per HH</b>	2.1	2.2	2.2
<b>Average HH Income</b>	\$74,718	\$96,215	\$103,877
<b>Average House Value</b>	\$247,000	\$327,111	\$355,336

2025 STDB Demographics