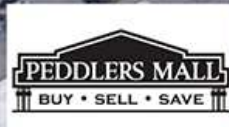


For Lease
Retail/Warehouse
Space



NEW CIRCLE ROAD



AVAILABLE
+37,400 SF

+10,285 SF

LEASED: +6,700 SF

LEASED
7,500 SF

LEASED
+5,625 SF



1209-1249 East New Circle Road
Lexington, Fayette County, Kentucky, 40505

For More Information:

Bruce R. Isaac, SIOR, CCIM, Senior Vice President
+1 859.422.4403 • bruceisaac@naiisaac.com



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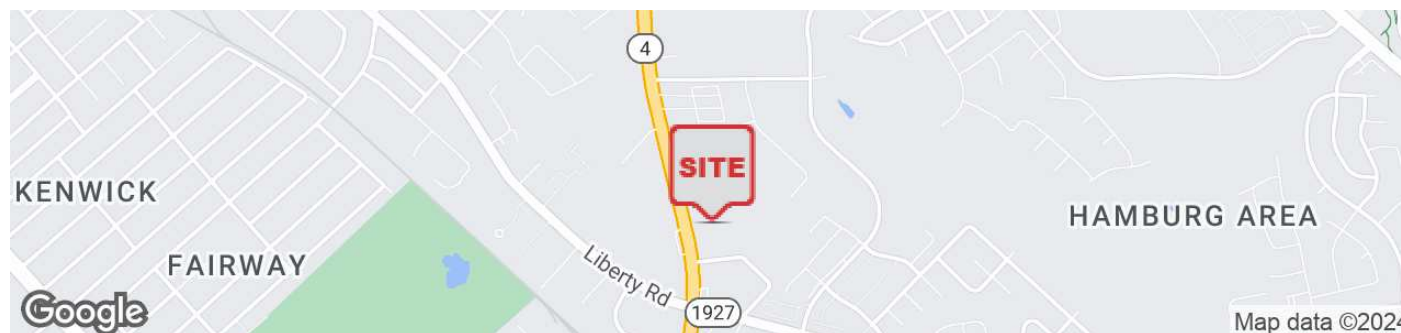
Executive Summary



Property Details

Available SF	37,400 SF
Lease Rate	\$6.00 PSF NNN
Zoning	B-3, Highway Service Business & B-4 Wholesale And Warehouse Business

Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	4,667	42,736	93,832
Total Population:	10,445	99,525	217,742
Average HH Income:	\$75,761	\$77,804	\$73,389
Median HH Income:	\$57,060	\$50,680	\$49,553



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For Lease

Retail/Warehouse Space

Complete Highlights

PROPERTY HIGHLIGHTS

- +/-55,185 SF front retail building (+/-37,400 SF available), +/-5,625 SF garage (leased) and +/-7,500 SF rear warehouse/storage building (leased)
- +/-37,400 SF existing Peddlers Mall
- Ceiling Height: 13'10" to ceiling tiles, 17' to support beams under roof and 19' to roof deck in front retail building
- Ample parking
- Easy access to downtown Lexington, Hamburg, Interstates 75/64 and Man O' War Boulevard
- Average daily traffic count of +/-42,767 VPD on New Circle Road and +/-17,221 VPD on Liberty Road
- +/-6.48 AC Zoned B-3, Highway Service Business and B-4, Wholesale and Warehouse Business
- Rental Rate: \$6.00 PSF NNN



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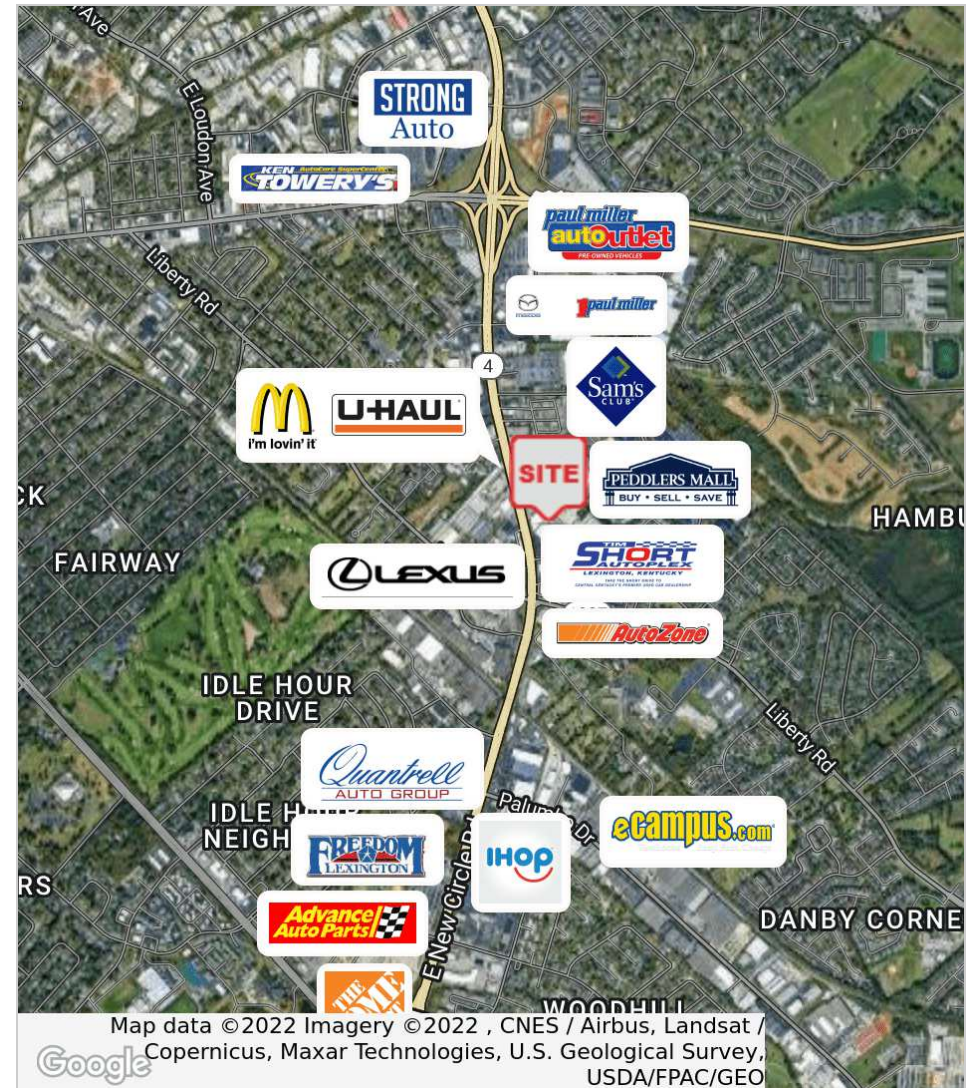
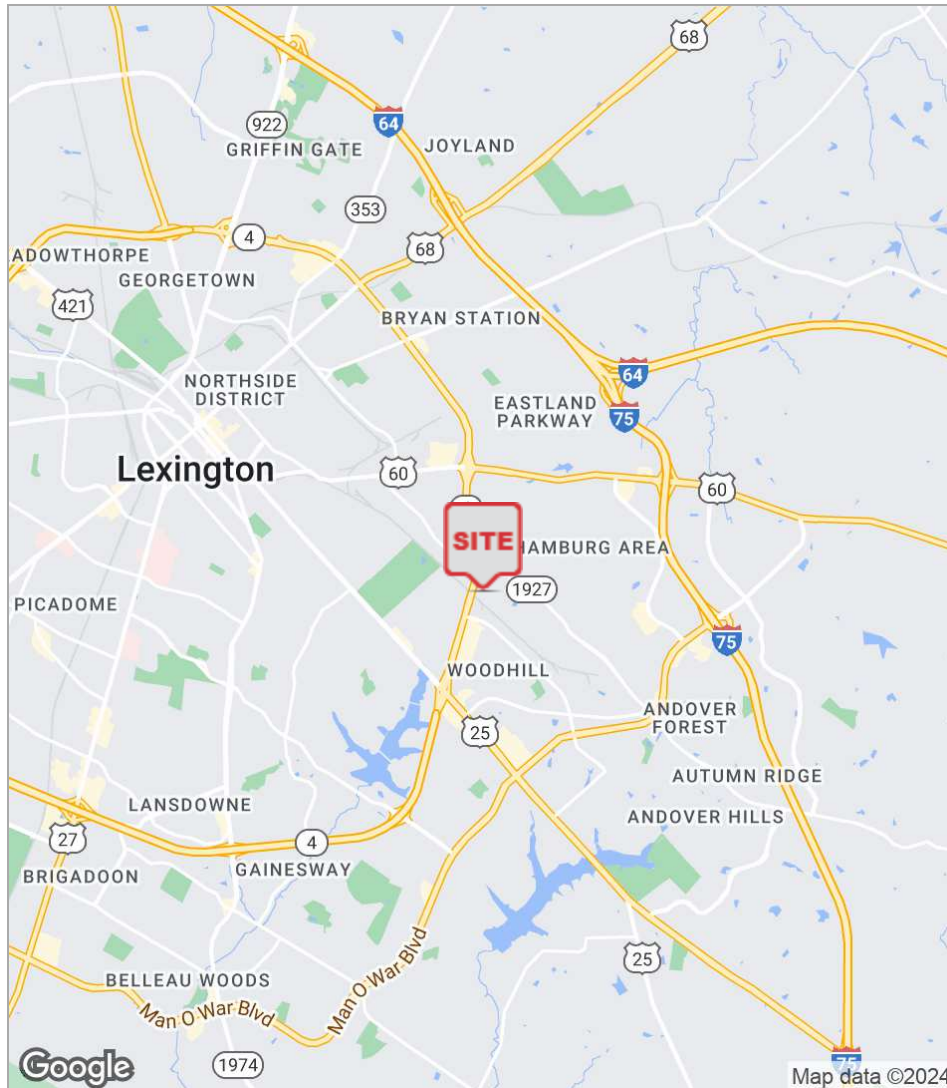
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For Lease
Retail/Warehouse
Space

Location Maps



For Lease
**Retail/Warehouse
Space**

Retail Map



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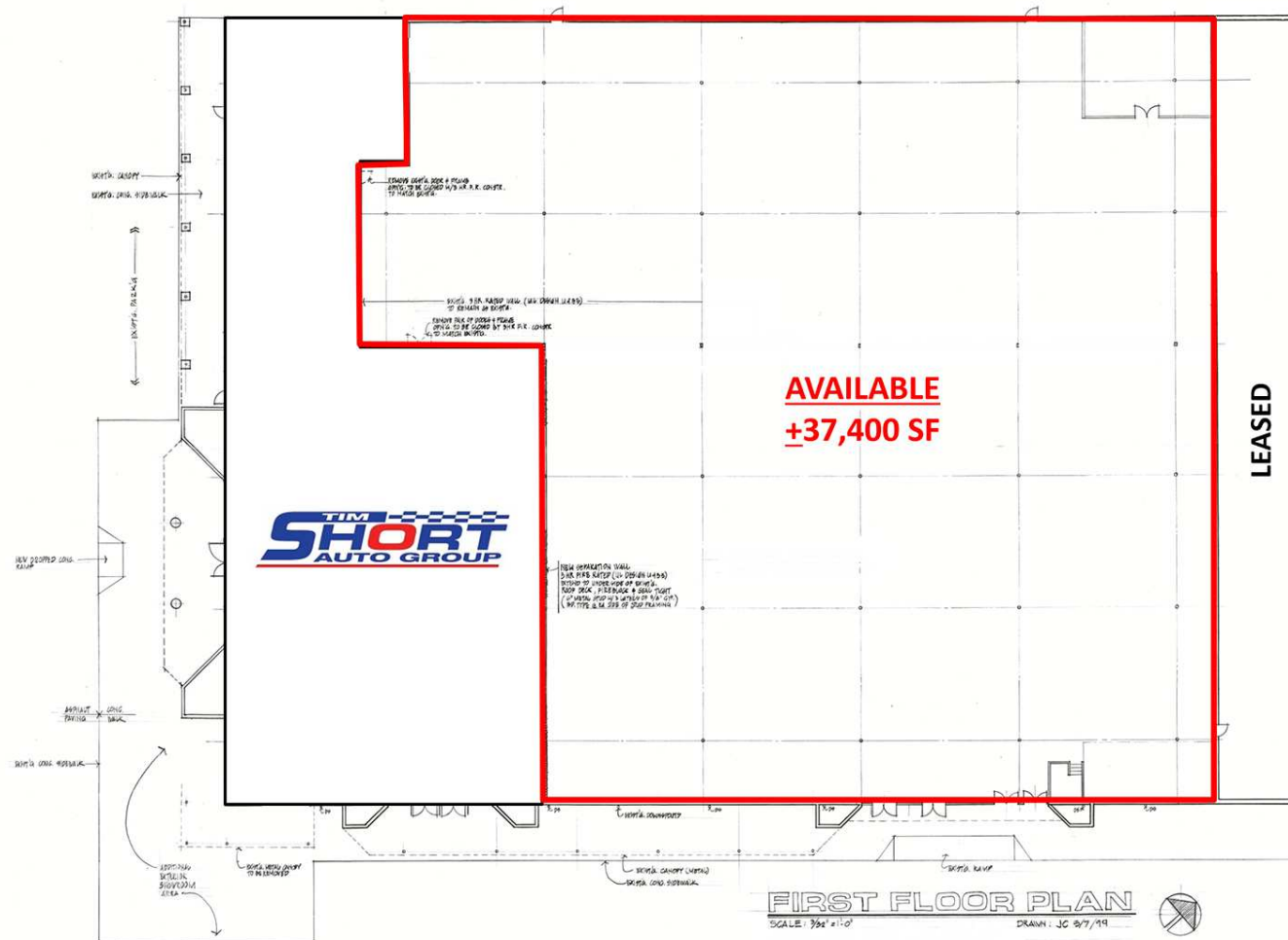
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Retail/Warehouse Space

Floor Plans



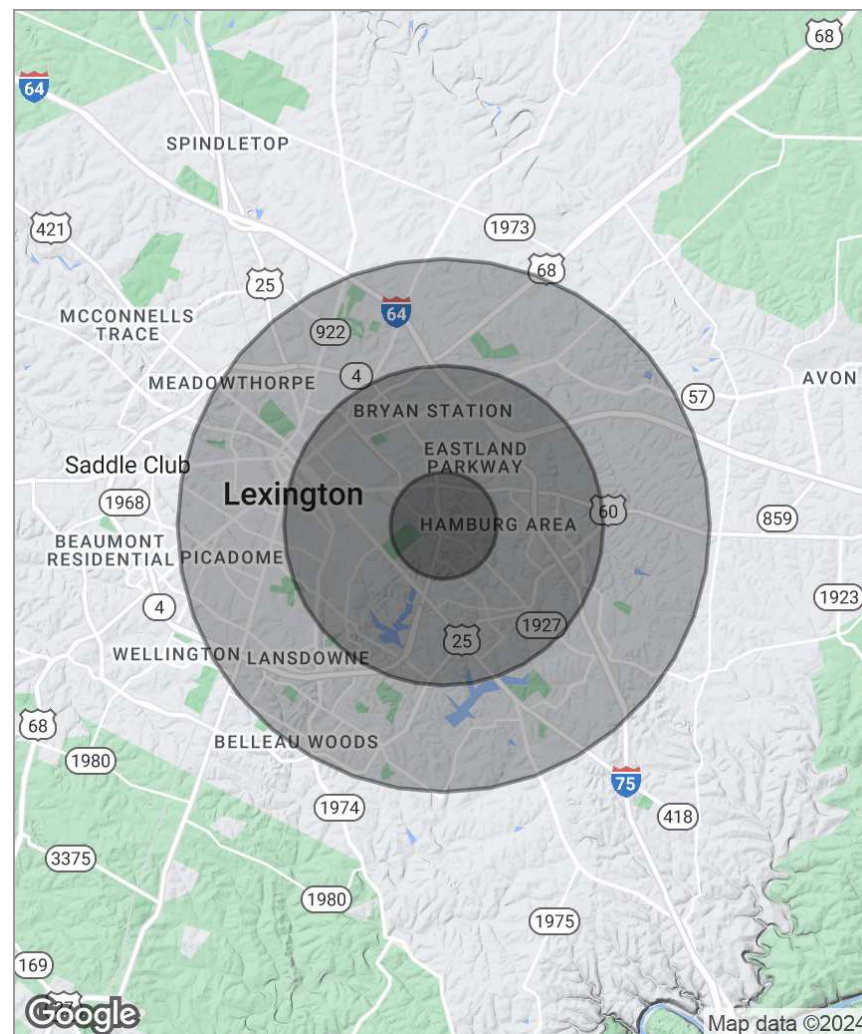
For Lease

Retail/Warehouse Space

Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,445	99,525	217,742
MEDIAN AGE	34.6	34.8	33.5
MEDIAN AGE (MALE)	34.2	34.3	32.8
MEDIAN AGE (FEMALE)	35.4	35.8	34.5

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,667	42,736	93,832
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$75,761	\$77,804	\$73,389
AVERAGE HOUSE VALUE	\$180,980	\$241,535	\$224,345



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