

For Lease

# Newtown Business Center



## 1051 Newtown Pike

Lexington, Fayette County, Kentucky, 40511

For More Information:

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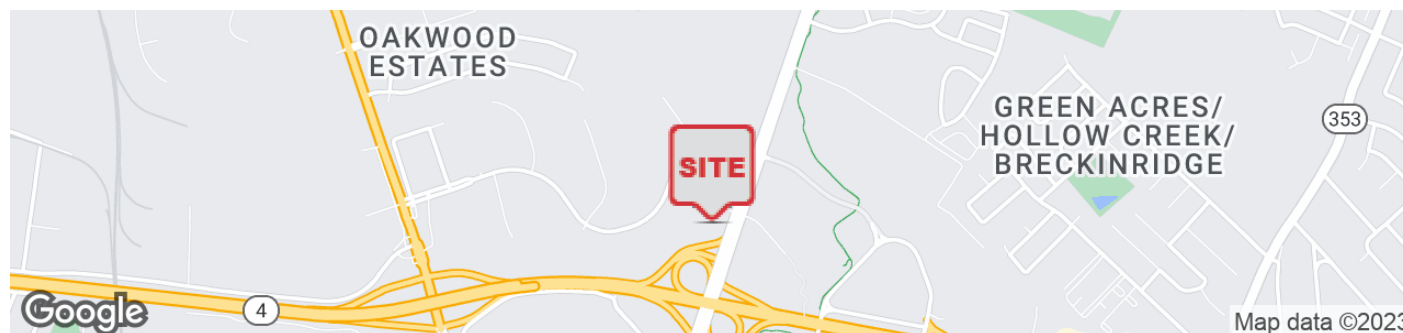
## Executive Summary



### Property Details

Available SF	+/-2,748 SF
Lease Rate	\$9.95 - \$14.00 PSF
Lot Size	+/-9.88 AC
Building Size	+/-86,700 SF
Zoning	Zoned B-1 & I-1

### Location Map



### Demographics

Total Households:  
Total Population:  
Average HH Income:  
Median HH Income:

	1 Mile	3 Miles	5 Miles
Total Households:	2,754	30,595	62,473
Total Population:	6,833	74,822	152,645
Average HH Income:	\$38,104	\$45,342	\$54,433
Median HH Income:	\$26,820	\$29,861	\$37,100



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## Property Description

### PROPERTY OVERVIEW

NAI Isaac is pleased to present Newtown Business Center, a +/-86,700 SF four-building, mixed-use development offering office/retail/flex and warehouse facilities on +/-9.88 AC. Newtown Business Center is located at the intersection of Newtown Pike and New Circle Road with easy access to downtown Lexington, Interstates 75/64 and Blue Grass Airport.

### LOCATION OVERVIEW

Newtown Business Center is situated on +/-9.88 acres at the northern corner of Newtown Pike & New Circle Road, Newtown Business Center is only minutes from Lexington's other thriving business areas. Newtown Business Center also has convenient access to downtown Lexington, upscale residential communities, retail services, financial institutions, hotel accommodations & other amenities. Newtown Business Center's has good visibility and easy access to downtown Lexington, Interstates 75/64 and Blue Grass Airport. Lexington is located within 500 miles of 75% of the nation's population.

**Lease Rate: \$14.00 - 17.00 SF/Yr (NNN)**



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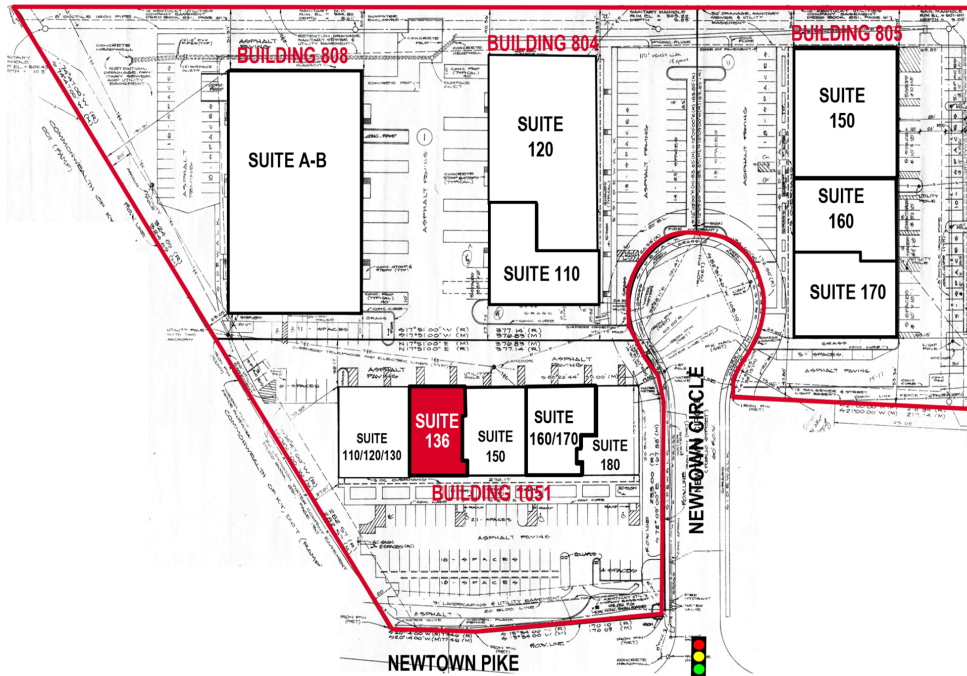
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## Available Spaces



SUITE	SIZE	LEASE RATE	AVAILABILITY
Bldg 1051, Suite 136	2,748 SF	\$14.00 psf	VACANT
Suite 110-130	6,554 SF	\$16.00 psf	VACANT
Suite 180	2,850 SF	\$17.00 psf	VACANT



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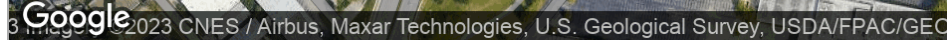
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# Location Maps



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# Newtown Business Center

## Aerial Map



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## Aerial Map



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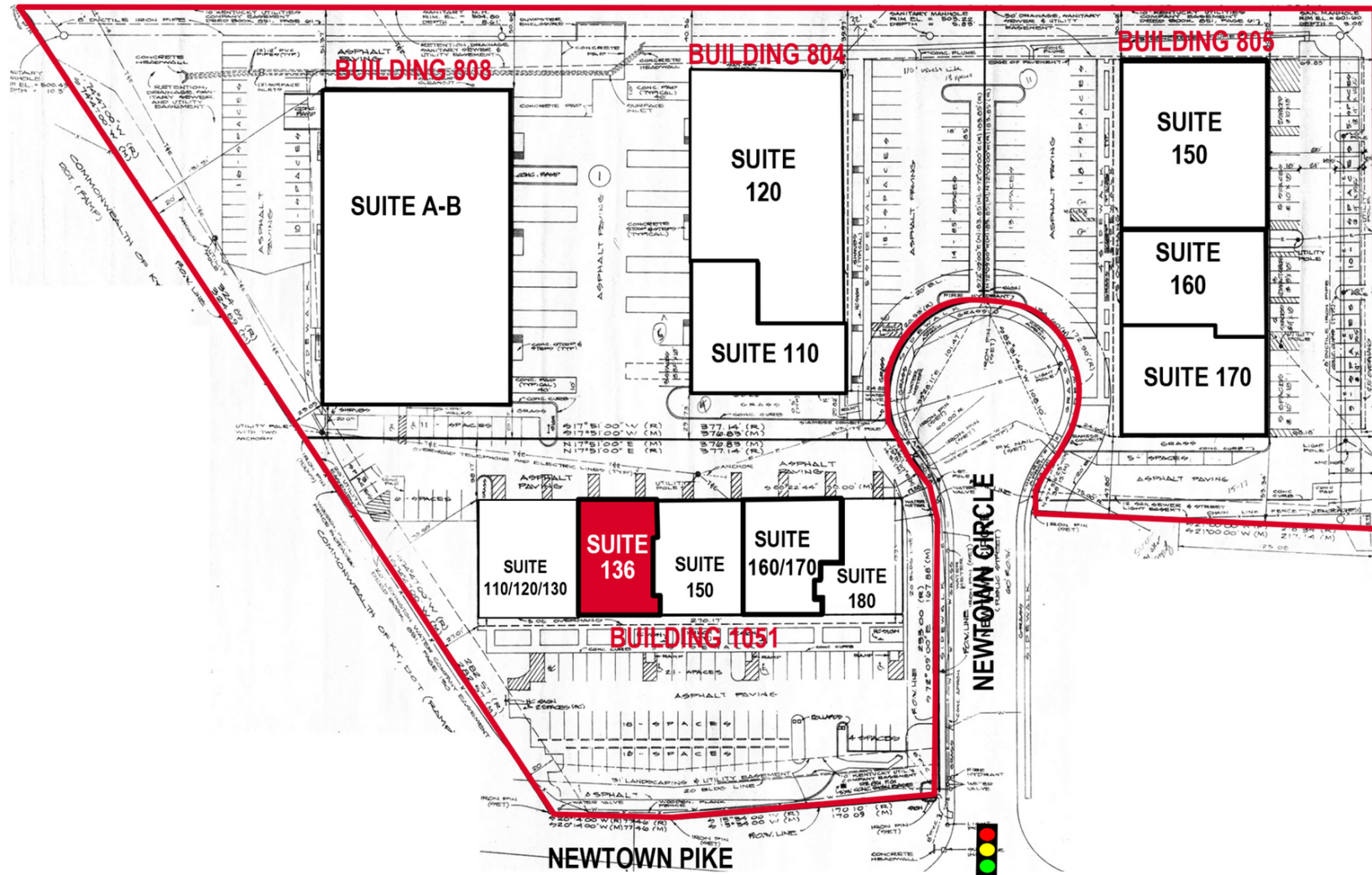
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## Site Plan



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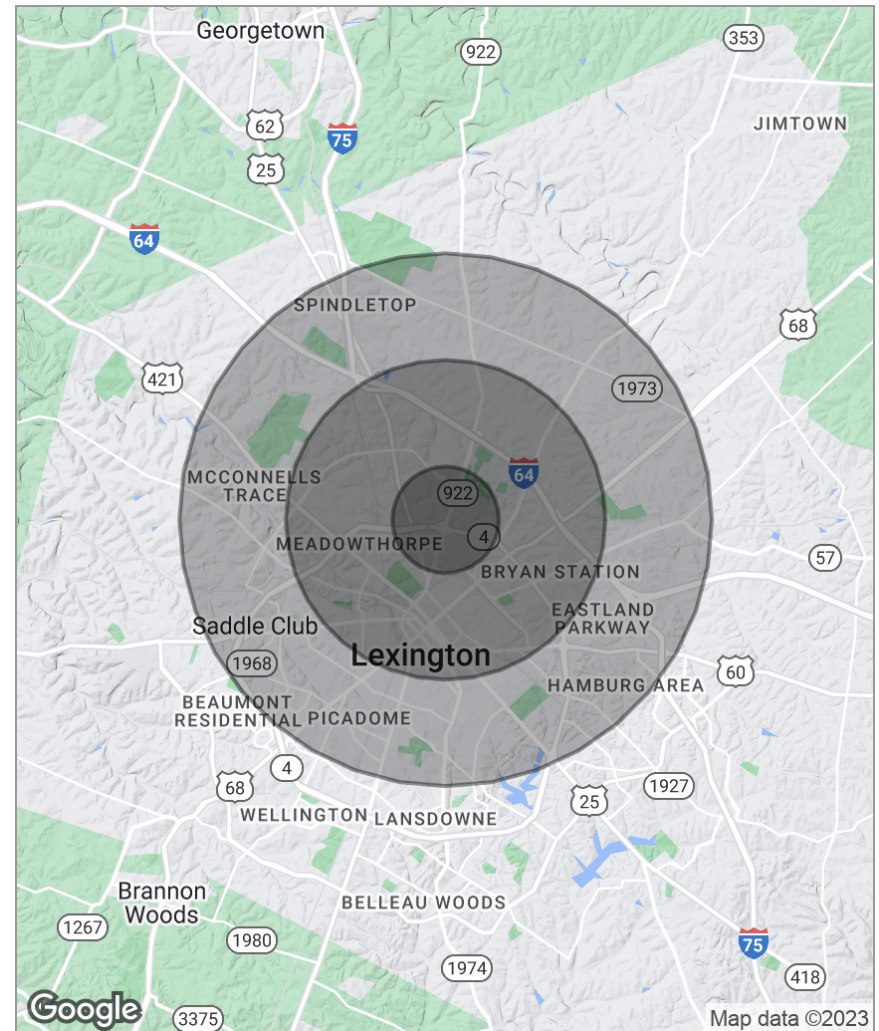


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## Demographics Map

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