

For Lease

# Lexington Business Center



**1300 New Circle Road**  
Lexington, Fayette County, Kentucky, 40505

For More Information:

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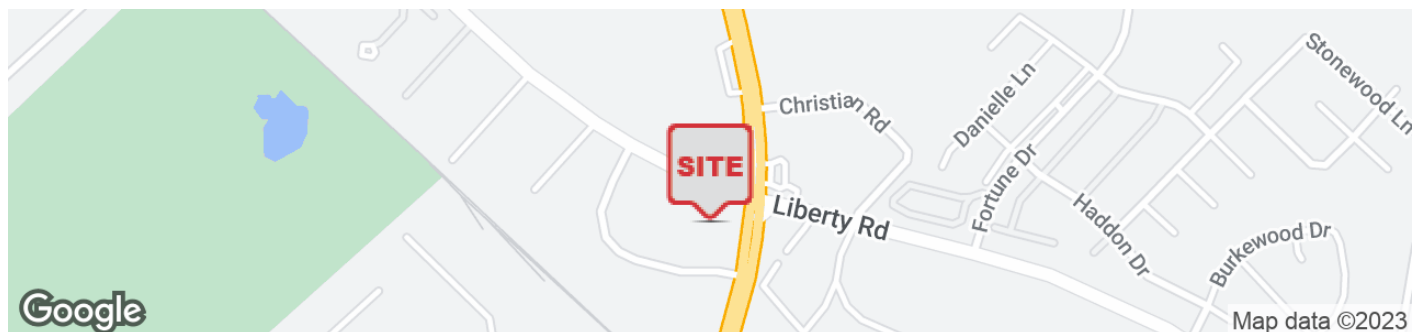
## Executive Summary



### Property Details

<b>Available SF</b>	33,504 SF
<b>Lease Rate</b>	\$7.50 - \$14.00 PSF
<b>Lot Size</b>	19.71 Acres
<b>Building Size</b>	309,135 SF
<b>Zoning</b>	Zoned I-1, Light Industrial & B-3, Highway Business
<b>Cross Streets</b>	New Circle Road & Liberty Road

### Location Map



### Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	3,920	40,948	93,144
Total Population:	8,212	90,158	212,523
Average HH Income:	\$52,341	\$62,129	\$59,192
Median HH Income:	\$51,211	\$40,842	\$40,508



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## Property Description

### PROPERTY OVERVIEW

NAI Isaac is pleased to present Lexington Business Center, a 309,135 sf five-building, mixed-use development offering office/retail/flex and warehouse facilities on 19.71 acres (per Fayette County PVA) with leasing opportunities available with flexible options. Located at the signalized intersection of Liberty and New Circle Roads with easy access to Man O' War Boulevard, Interstates 75/64 and downtown Lexington.

### LOCATION OVERVIEW

Situated on 19.71 acres at the southwest corner of Liberty & New Circle Roads, Lexington Business Center is only minutes from Lexington's other thriving business areas. Lexington Business Center also has convenient access to downtown Lexington, upscale residential communities, retail services, financial institutions, hotel accommodations & other amenities. Lexington Business Center's close proximity to Man O' War Boulevard, Interstates 75/64 and downtown, provides high visibility and easy access. Lexington is located within 500 miles of 75% of the nation's population.



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# Lexington Business Center

## Complete Highlights

### PROPERTY HIGHLIGHTS

- +/-309,135 SF five-building, mixed-use development offering office/retail/flex and warehouse facilities on +/-19.71 acres (per Fayette County PVA)
- +/-33,504 SF available for lease with flexible options
- Full sprinkler protection
- Located at the signalized intersection of Liberty and New Circle Roads with easy access to Man O' War Boulevard, Interstates 75/64 and downtown Lexington
- Zoned I-1 (Light Industrial) and B-3 (Highway Business)



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## Available Spaces

**Building D, 2050 Creative Drive (1<sup>st</sup> building on your left at New Circle Rd & Creative Dr)**

<u>Suite</u>	<u>Size</u>	<u>Rate</u>	<u>Occupancy</u>
130	±33,504 SF	\$11.00 PSF NNN	Immediate



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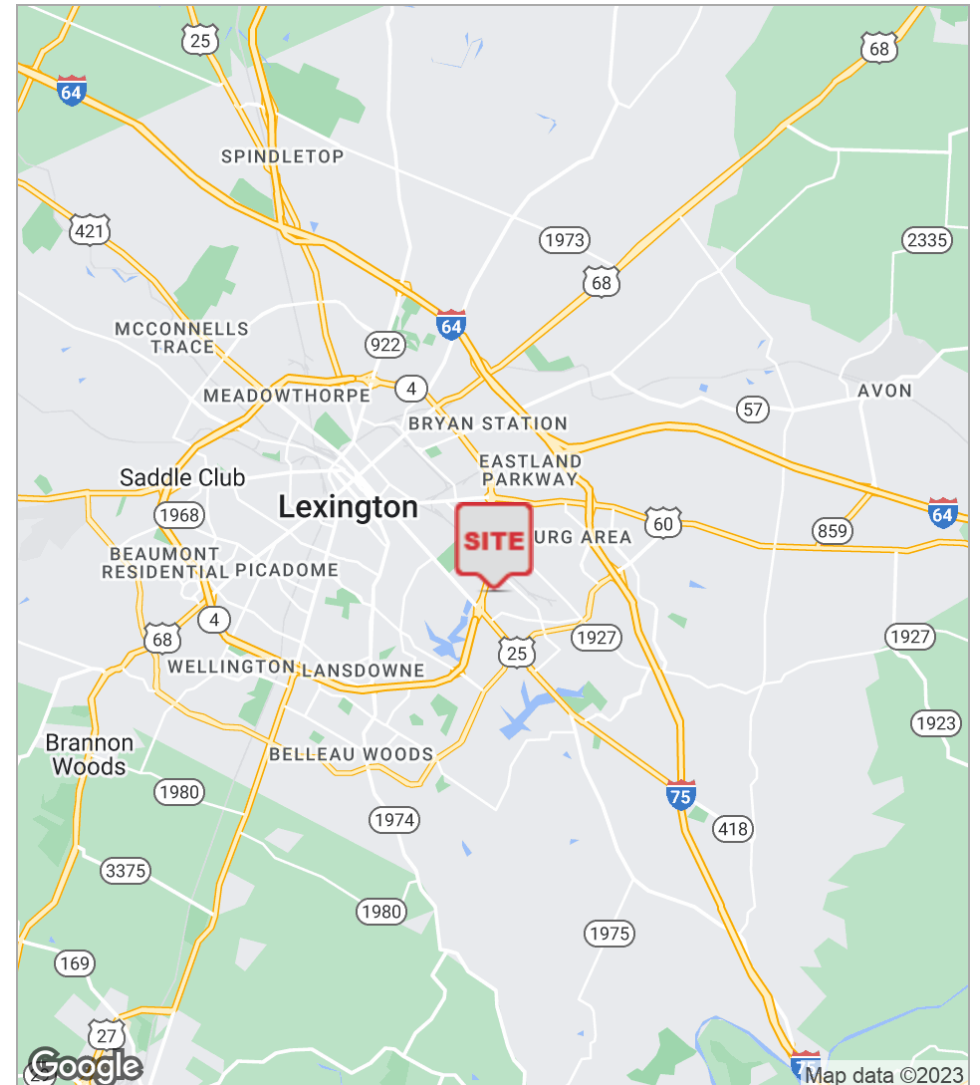
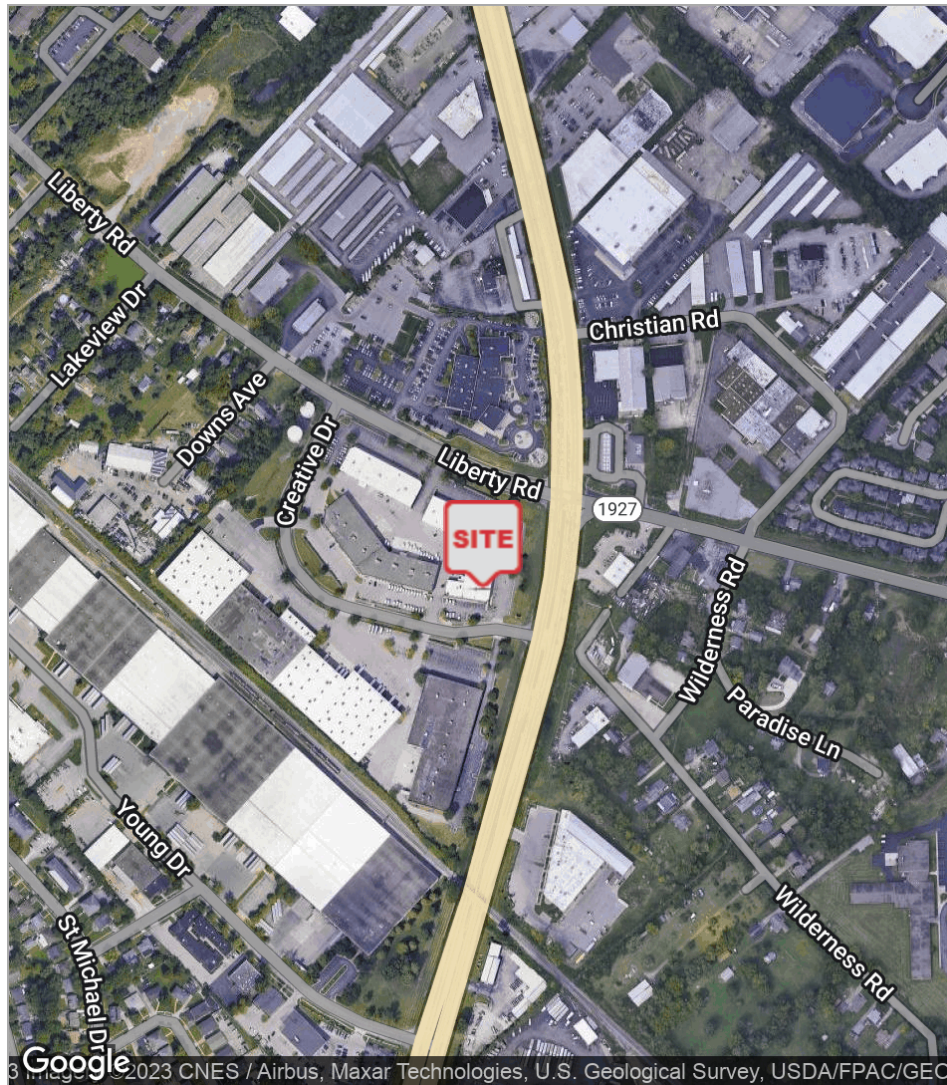
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## Location Maps



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## Aerial Map



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## Additional Photos



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## Tenant Roster

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#### BUILDING A, 2020 CREATIVE DRIVE

SUITE	SF	TENANT
100	3,080	Advanced Digital Solutions
102	12,754	S&ME
115	3,262	Gentiva Health Services

#### BUILDING B, 1300 NEW CIRCLE ROAD

SUITE	SF	TENANT
100	13,383	Summit Salon Academy
150	11,443	Hopebridge
160	2,392	Back Talk Chiropractic
180	4,134	Loxone, Inc.
190	2,899	Legacy Ortho, LLC

#### BUILDING C, 2041 CREATIVE DRIVE

SUITE	SF	TENANT
100	21,565	USPS
200	9,948	Keepsake Frames
250	3,272	Brookdale Home Health
300	3,542	Nashville Dental

#### BUILDING D, 2050 CREATIVE DRIVE

SUITE	SF	TENANT
<b>130</b>	<b>33,504</b>	<b>AVAILABLE</b>
160	25,250	Grogan's Healthcare Supply

#### BUILDING F, 2040 CREATIVE DRIVE

SUITE	SF	TENANT
100	12,332	LKQ
150	12,109	LKQ
200/250	43,744	LKQ
300	49,482	Keepsake Frames
400	16,253	Lennox Industries, Inc.
500	24,283	Tire Center



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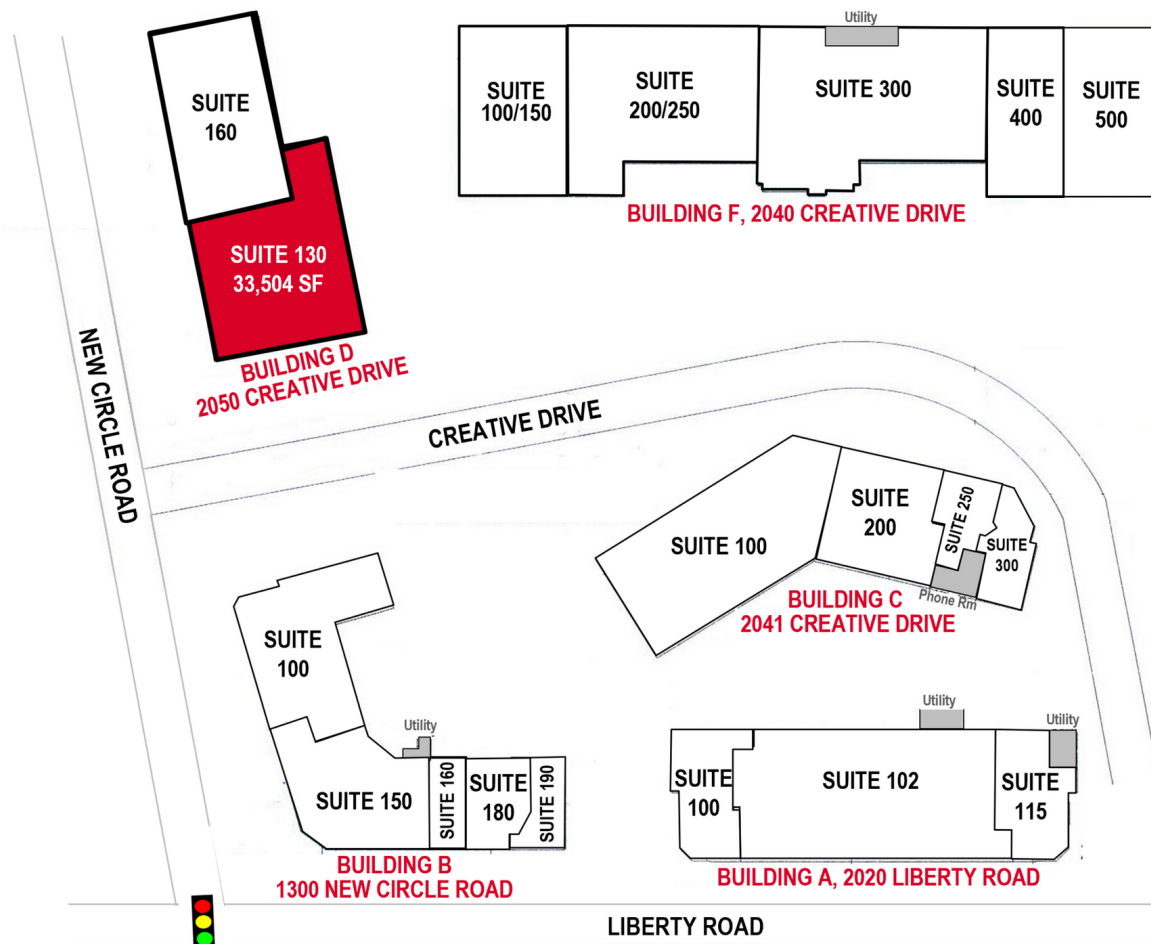
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## Site Plan



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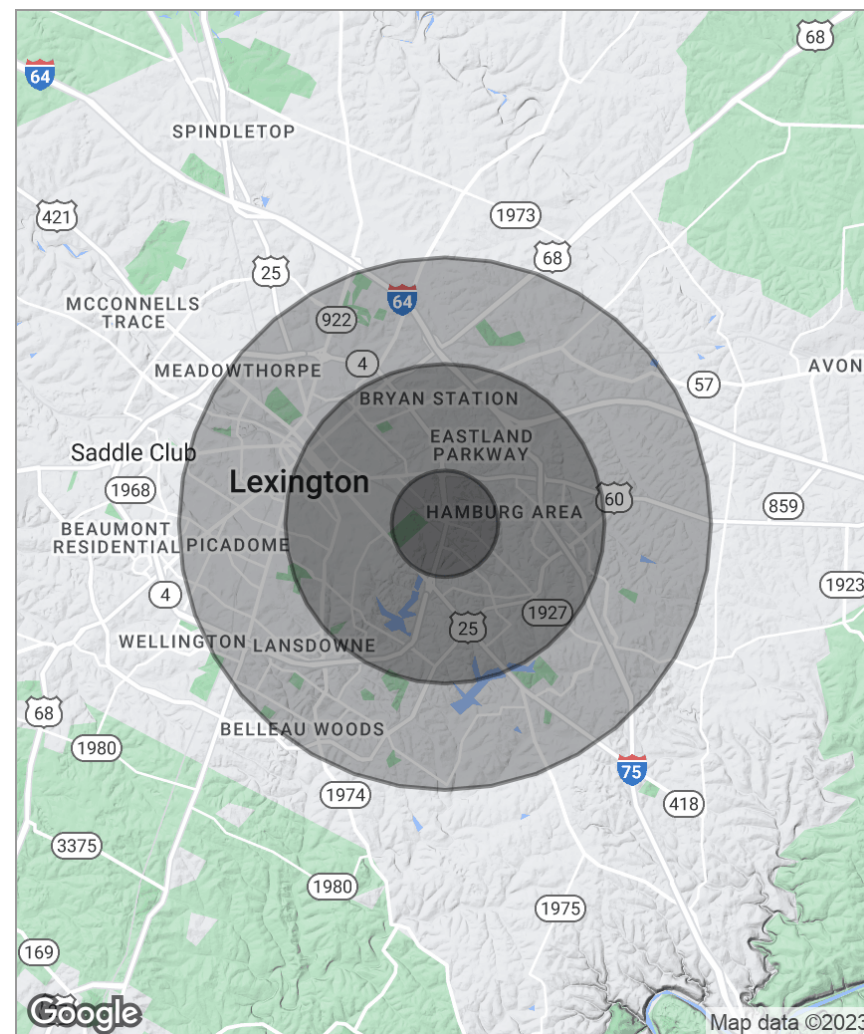
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## Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,212	90,158	212,523
MEDIAN AGE	34.0	34.6	33.4
MEDIAN AGE (MALE)	33.5	34.1	32.7
MEDIAN AGE (FEMALE)	34.9	35.8	34.4

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,920	40,948	93,144
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$52,341	\$62,129	\$59,192
AVERAGE HOUSE VALUE	\$193,782	\$245,501	\$222,115



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