

FOR SALE

COMMERCIAL LAND

GEORGETOWN RD. ADT: 24,576



1792 ATOMA DRIVE

LEXINGTON, KY 40511



BLOCK+LOT



goodwill

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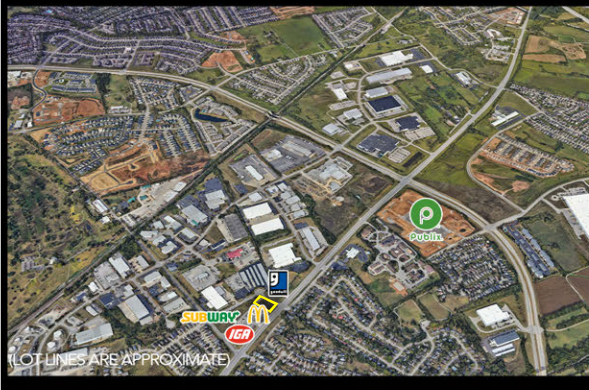
01: EXECUTIVE SUMMARY

1792 ATOMA DRIVE



PROPERTY DESCRIPTION

1792 Atoma Drive in Lexington, KY is the last remaining outparcel to the Atoma/Georgetown Road Development (Lot 2) fronting the ever growing Georgetown Rd. The lot is 0.614 acres zoned B-3 and is available for sale or potentially ground lease or build to suit. The lot is pad ready with all utility infrastructure in place, sitting at the corner of Atoma Dr. and Georgetown Rd. (24,576 CPD), with right in right out access to Georgetown Rd., two points of ingress/egress into the site, drive thru potential, with existing neighbors Houchins (IGA, Subway, Shell), McDonalds, and Goodwill. Well suited for uses including but not limited to: banks/financial, automotive maintenance, cellular sales, pizza restaurant, mexican restaurant, chicken restaurant, medical (urgent care), dental, etc.



1792 Atoma Drive is located on of Lexington, KY's fastest and developing corridors on the north side. The location features a 24,576 CPD traffic count, 0.2 miles from the Fayette County Public Schools building featuring new school programing and administrative offices, thousands of new housing units in the immediate vicinity, adjacent to Bluegrass Commerce Center and in close proximity to University of Kentucky's Coldstream Research campus, providing access to thousands of employees. In addition to significant growth in the corridor from both housing and employment, the trade area retailers on the corridor include Houchins (IGA, Subway, Shell) McDonalds, Goodwill, Publix, Chipotle, 5/3rd Bank, Valvoline Instant Oil, Wendy's, City BBQ, Panda Express, etc. and much more to come.

**0.614
ACRES**

**FOR SALE:
\$900,000**

**ZONED
B-3**

LOT LINES ARE APPROXIMATE

02: PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

PAD READY SITE

Level with utility infrastructure in place.

DEVELOPMENT

Last remaining outparcel to Atoma/Georgetown Road Development.

TRADE AREA

Property is located between Houchins (IGA, Shell, Subway), McDonalds, & Goodwill.

LOCATION

Frontage on Georgetown Road with a right in right out with 24,576 CPD.

DRIVE-THRU

The property offers drive-thru/drive-up potential.

1792 ATOMA DRIVE



02: PROPERTY OVERVIEW

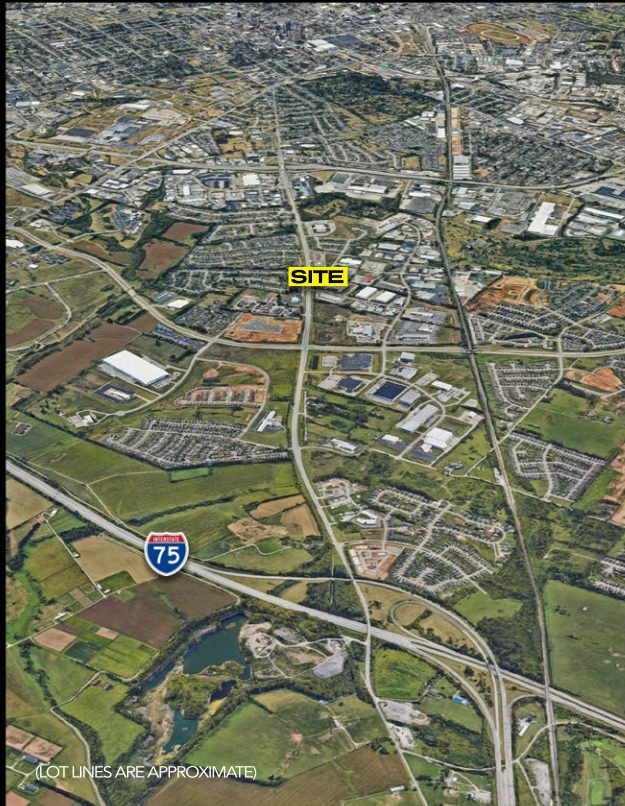
1792 ATOMA DRIVE

SITE PLAN



03: LOCATION INSIGHTS

1792 ATOMA DRIVE



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 4,885
3 MILE: 57,540
5 MILE: 136,855



AVERAGE HOUSEHOLD INCOME

1 MILE: \$95,607
3 MILE: \$83,794
5 MILE: \$83,091



NUMBER OF HOUSEHOLDS

1 MILE: 2,081
3 MILE: 23,322
5 MILE: 57,015



03: LOCATION INSIGHTS

SURROUNDING AMENITIES
1792 ATOMA DRIVE



03: LOCATION INSIGHTS

1792 ATOMA DRIVE

AERIAL

INTERSTATE 75/64

1.7 MILES

NEW CIRCLE RD.

1.2 MILES

BLUE GRASS

AIRPORT

8.6 MILES

DOWNTOWN

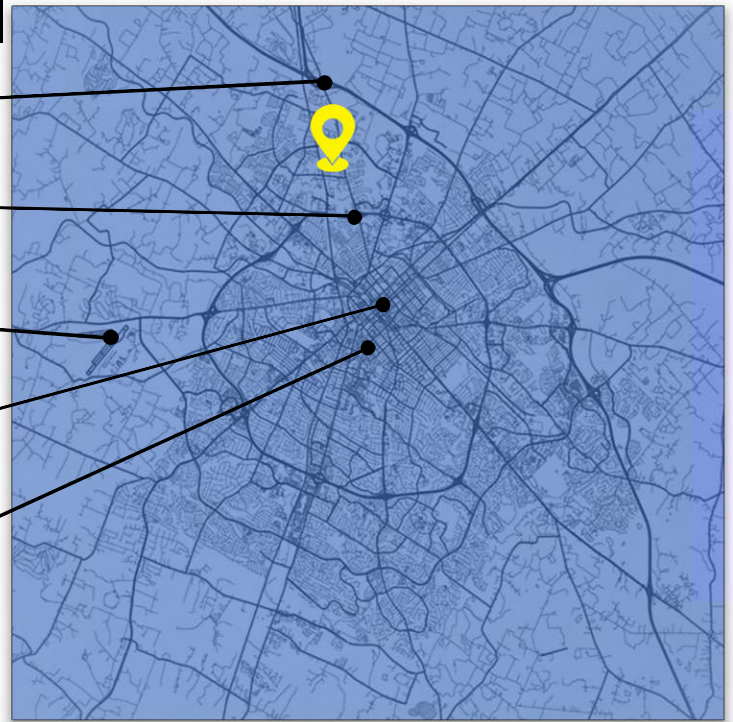
LEXINGTON

APPX. 3 MILES

UNIVERSITY OF

KENTUCKY

APPX. 4 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



1792 ATOMA DRIVE

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.