

FOR SALE

Former Walgreens with Drive-Thru in Lexington, KY

254 EAST NEW CIRCLE ROAD | LEXINGTON, KY 40505



PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 15,048 SF free-standing retail building
- Zoned B-3 (Highway Business)
- Built for Walgreens – adaptable for a variety of uses
- 36,658 VPD on New Circle Rd with strong surrounding retail
- Drive-thru in place for added flexibility
- Pylon signage for visibility

OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	2.19 Acres
BUILDING SIZE:	15,048 SF

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 254 E New Circle Rd, Lexington, KY, a 15,048 SF free-standing retail building with a drive-thru on 2.19 acres, originally constructed for Walgreens. Positioned along New Circle Road (36,658 VPD), this property offers high visibility and accessibility in a well-established retail corridor. Located next to a newly constructed Dutch Bros Coffee, Chick-Fil-A, Panda Express, Bank of America, Kroger, and more. The site benefits from strong retail synergy along New Circle Road. The property features a drive-thru, ample parking, and pylon signage, making it well-suited for retail, medical, office, or other commercial uses under its B-3 zoning.

Additionally, the property includes a billboard that generates an additional revenue stream of \$950/month. For more information please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538, Nathan Dilly at nathan.dilly@svn.com // 859.420.5492, or Matt Stone at matt.stone@svn.com // 859.351.5444.

AERIAL











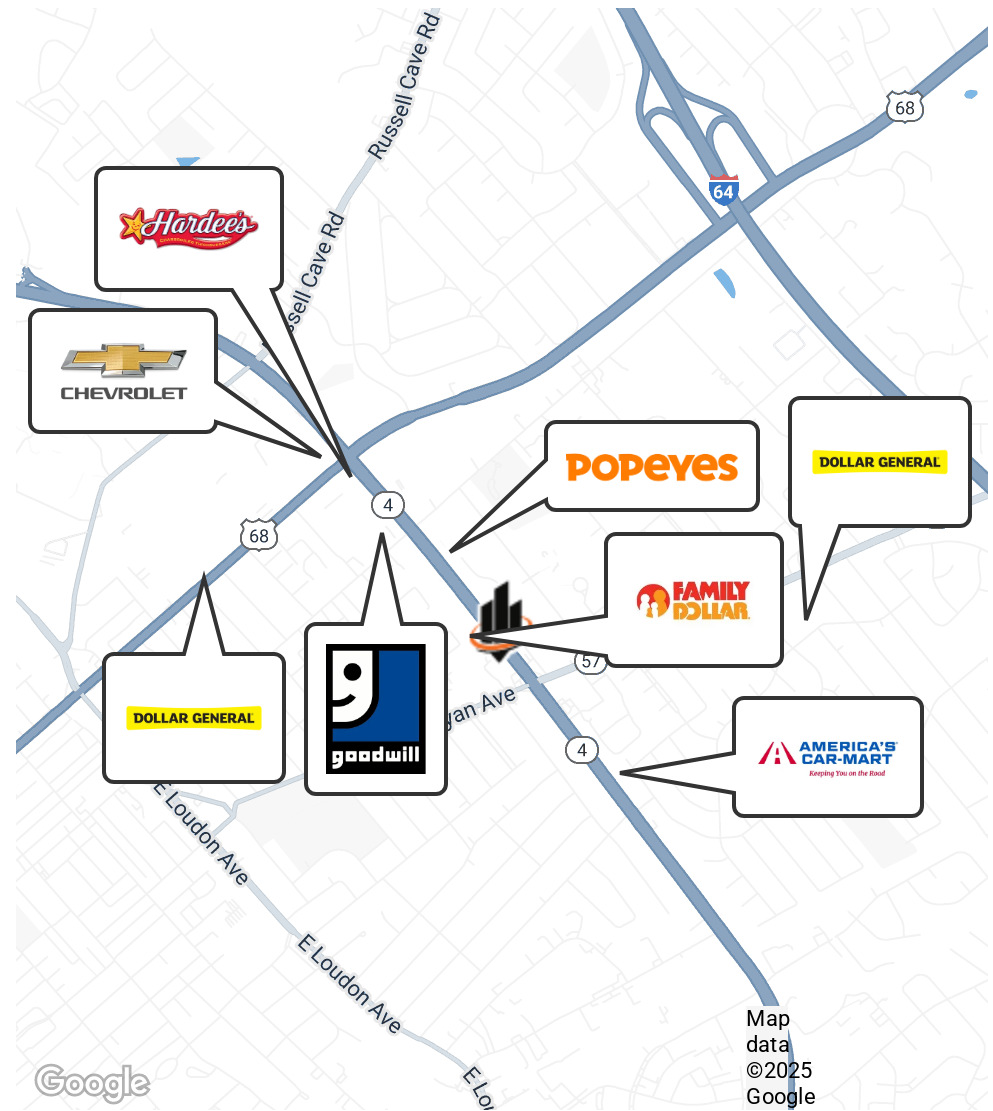
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LOCAL RETAILERS

	Locations	Percentile Rank State	Percentile Rank National
	Family Dollar	88% (52/454)	86% (4.6k/33.1k)
	Goodwill Industries	95% (5/84)	82% (746/4.3k)
	Chevrolet	73% (15/53)	80% (529/2.8k)
	Popeyes	73% (8/26)	77% (683/3k)
	Little Ceasars	86% (15/104)	73% (1.1k/4.2k)
	Dollar General	82% (133/744)	71% (5.6k/19.8k)
	Hardee's	76% (20/80)	71% (451/1.6k)
	Car Mart	63% (5/11)	69% (45/146)
	Dollar General	78% (159/744)	67% (6.4k/19.8k)

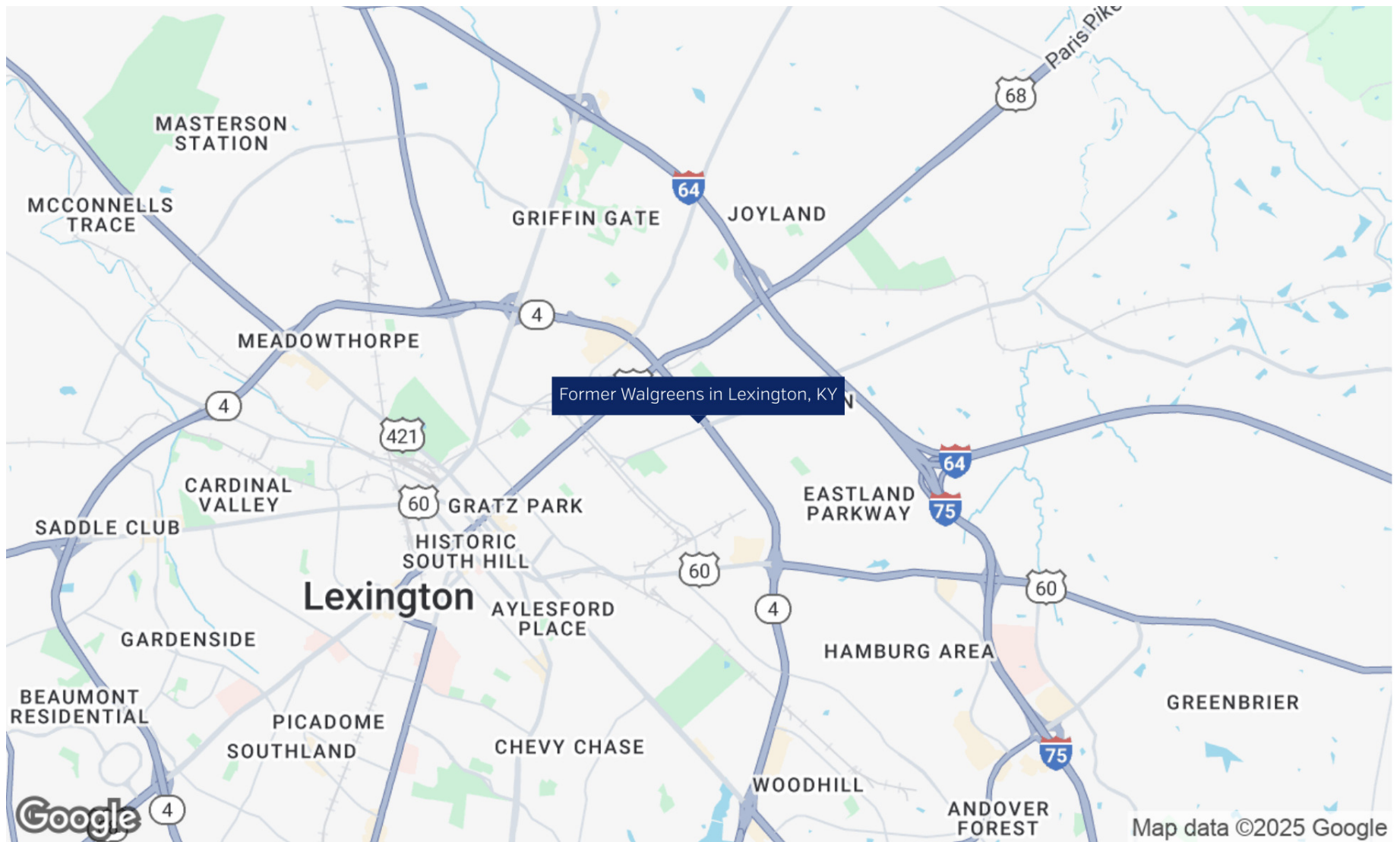


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LOCATION MAP



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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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