

FOR SALE

Former Walgreens with Drive-Thru in Lexington, KY

254 EAST NEW CIRCLE ROAD | LEXINGTON, KY 40505



PRESENTED BY:

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SVN
STONE COMMERCIAL REAL ESTATE

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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AERIAL



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LOCAL RETAILERS

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

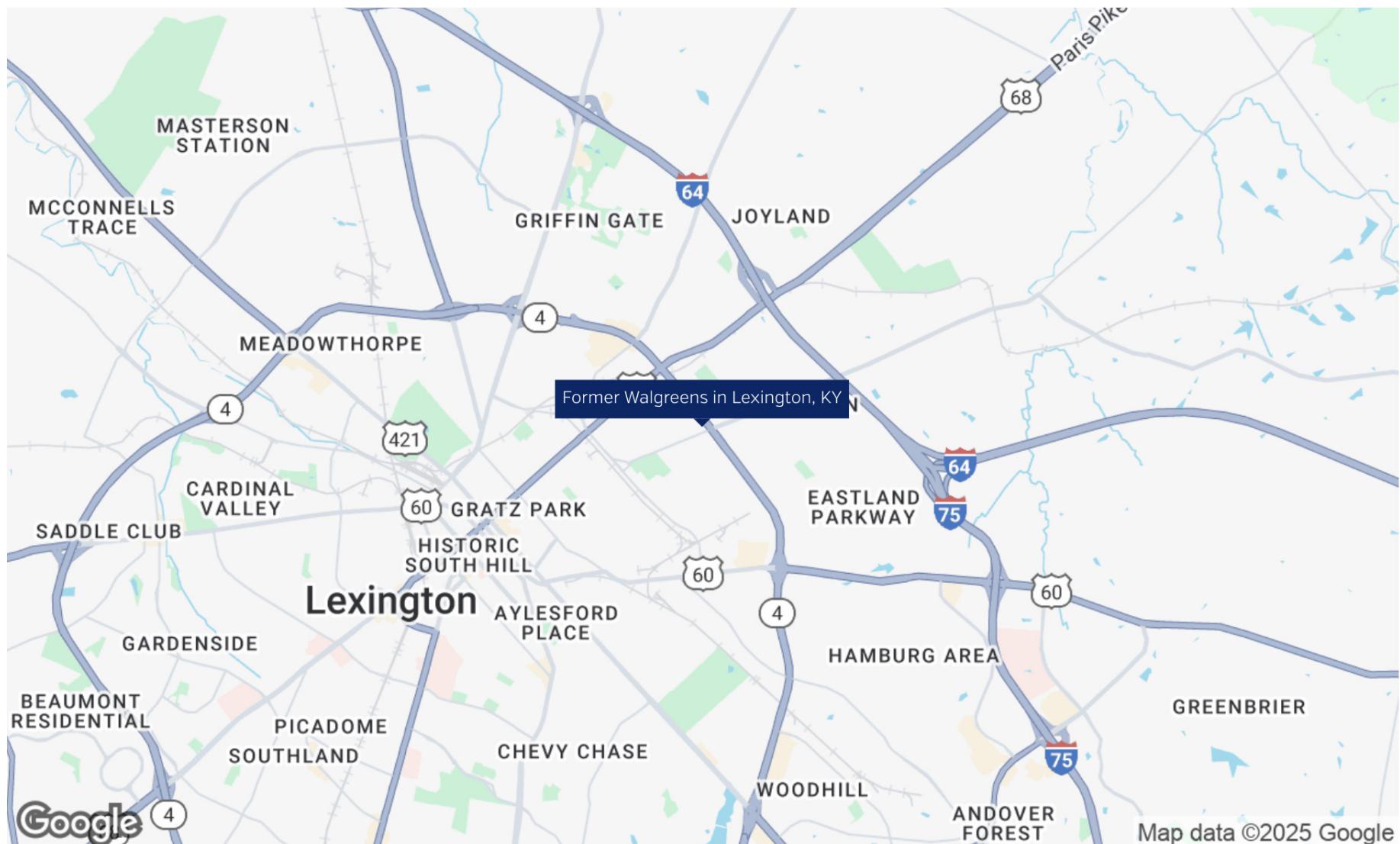


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LOCATION MAP



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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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