

# FOR LEASE

RETAIL



**281 W. NEW CIRCLE RD.**  
LEXINGTON, KY 40511



**PETER BARR, CCIM, SIOR**  
859.351.7924  
[peter@balrealestate.com](mailto:peter@balrealestate.com)



# 01: EXECUTIVE SUMMARY

281 W. NEW CIRCLE RD.



## PROPERTY DESCRIPTION

281 W. New Circle Rd. is a 1,820 SF free standing ,split faced block built building constructed in 2010. The property sits on approximately 0.557 acres and is zoned B-3. The Building/Property features: open office, cross bay drive in doors through a small warehouse, existing pole and building signage, with appx. 25 parking spaces (ratio of almost 14/1,000 SF) Landlord is willing to lease the existing building and/or would consider a ground lease.

281 W. New Circle Rd. is located on Lexington, KY northside corridor. Immediately adjacent to Chic Fil A, other notable trade area businesses include Walmart, McDonald's, Wendy's, Autozone, Taco Bell, PNC Bank, Rod Hatfield Chevrolet, and the Xerox/Lexmark corporate campus.

- Huge parking ratio (almost 14/1,000 SF)
- 44,251 (ADT) traffic count
- Zoned B-3
- Adjacent to Chick fil A
- Building lease or ground lease



**1,820 SF  
AVAILABLE**



**\$24.00 PSF+  
NNN**



**ZONED  
B-3**

# 03: LOCATION INSIGHTS



281 W. NEW CIRCLE RD.

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 7,813  
3 MILE: 76,067  
5 MILE: 164,973



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$69,755  
3 MILE: \$78,499  
5 MILE: \$89,931



### NUMBER OF HOUSEHOLDS

1 MILE: 3,228  
3 MILE: 32,784  
5 MILE: 69,776



# 03: LOCATION INSIGHTS

AERIAL  
281 W. NEW CIRCLE RD.



# 03: LOCATION INSIGHTS

281 W. NEW CIRCLE RD.

AERIAL

**INTERSTATE 75/64**

1.6 MILES

**NEW CIRCLE RD.**

FRONTAGE & DIRECT ACCESS

**BLUE GRASS**

**AIRPORT**

8.5 MILES

**DOWNTOWN**

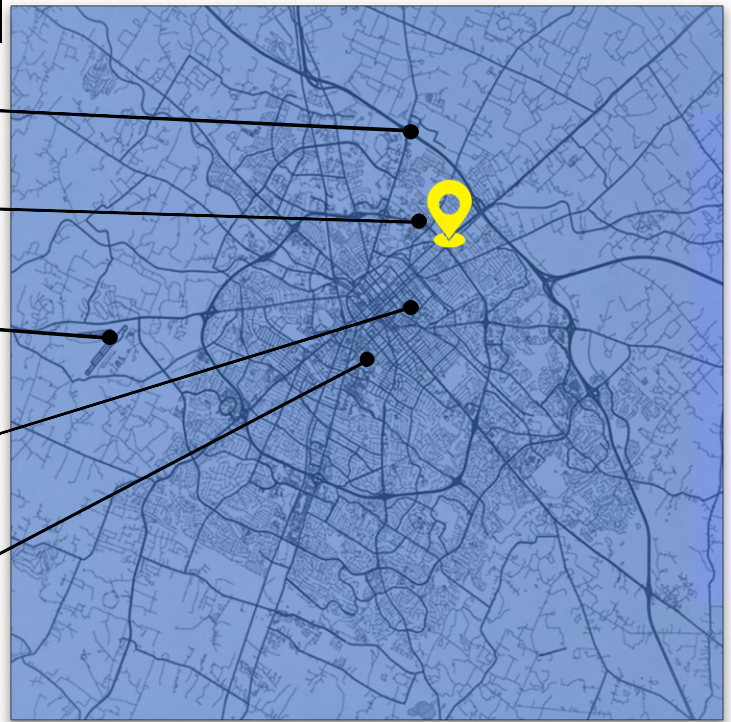
**LEXINGTON**

2.2 MILES

**UNIVERSITY**

**OF KENTUCKY**

3.7 MILES



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 539 W. NEW CIRCLE RD.

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.