


FOR SALE

FREE STANDING BUILDING ON PROMINENT CORNER



165 MIDLAND AVENUE

LEXINGTON, KY 40503

 BLOCK+LOT

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01: EXECUTIVE SUMMARY

165 MIDLAND AVENUE



PROPERTY DESCRIPTION

Positioned just outside the Central Business District, this 14,000± SF commercial building offers exceptional visibility along busy Midland Avenue and direct exposure to The Legacy Trail, creating a prime signage and branding opportunity. The 26± parking spaces support customers and staff alike.

Built in 1949 and thoughtfully updated over time, the property blends character with modern functionality. Its current layout - currently a fitness facility - features expansive open areas, private offices upstairs, and three drive-in doors that enhance operational flexibility. With B-4 zoning, the building is well-suited for office, showroom, storage, or a combination of uses.

PROPERTY HIGHLIGHTS:

- Non-metered street parking permitted
- Located in the Opportunity Zone
- Exceptional visibility
- Five bathrooms & four showers
- Two utility rooms with washer/dryer hookups



**14,719 SF
(PER PLAN)**



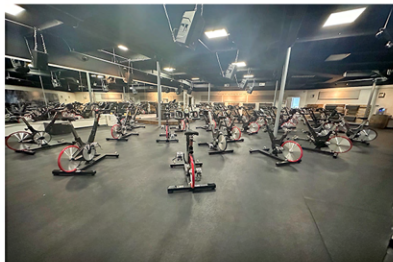
**FOR SALE
\$2,600,000**



**ZONED
B-4**

02: PROPERTY OVERVIEW

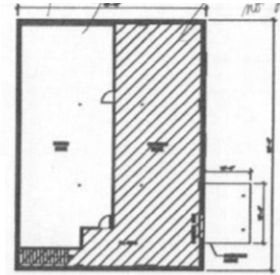
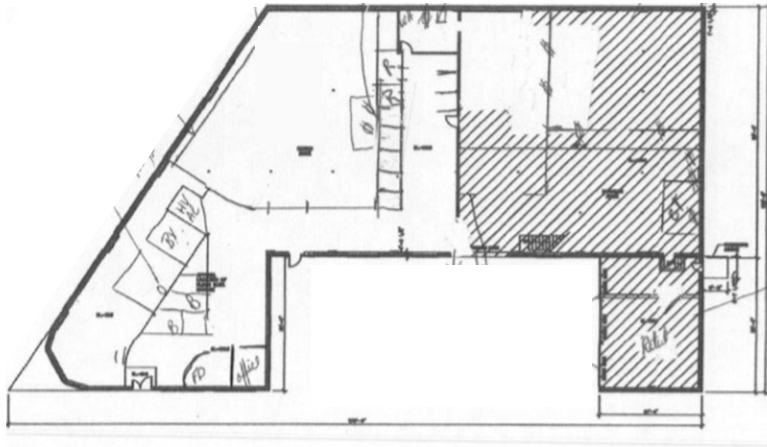
ADDITIONAL PHOTOS
165 MIDLAND AVENUE



02: PROPERTY OVERVIEW

165 MIDLAND AVENUE

FLOOR PLAN



(The floorplan is not guaranteed to be accurate. Layouts and features are approximate.)

03: LOCATION INSIGHTS

165 MIDLAND AVENUE

LOCATION DESCRIPTION

The site sits on the corner of Midland Ave. and Corral St. adjacent to Thoroughbred Park and across the street from the new Fayette County Public Schools Career and Technical Education Building. The site has excellent proximity to Lexington's emerging entertainment districts, the Central Business District, the UK Medical Center, and local arts and Downtown park features. The site also enjoys easy access to the events at the Convention Center, Rupp Arena, and the University of Kentucky, and the thriving East End of Downtown. The newly constructed Town Branch Commons makes the intersection of Midland and Corral pedestrian friendly and presents itself as an entrance to Downtown Lexington.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 21,232
3 MILE: 110,540
5 MILE: 240,388



AVERAGE HOUSEHOLD INCOME

1 MILE: \$82,812
3 MILE: \$83,805
5 MILE: \$89,758



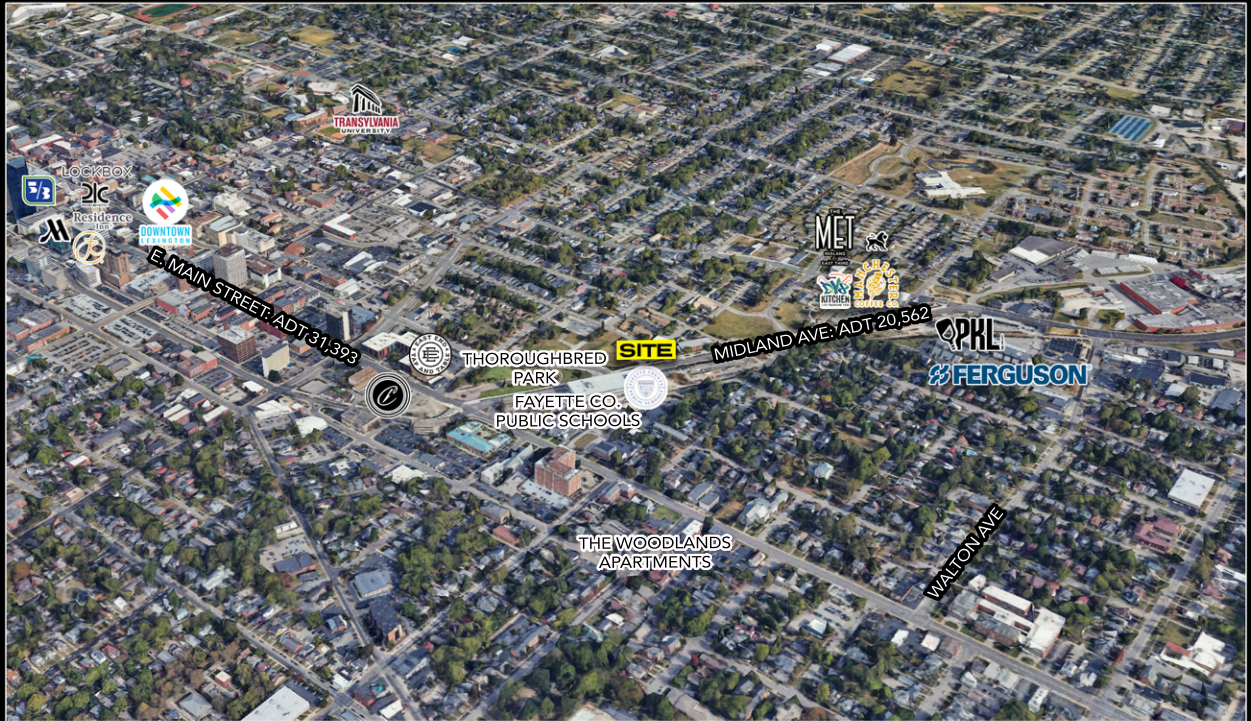
NUMBER OF HOUSEHOLDS

1 MILE: 9,079
3 MILE: 47,781
5 MILE: 10,202



03: LOCATION INSIGHTS

AERIAL
165 MIDLAND AVENUE



04: MARKET REPORT

LEXINGTON, KENTUCKY



165 MIDLAND AVENUE

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.