

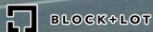
FOR LEASE

FREESTANDING RETAIL BUILDING



1104 WINCHESTER RD.

LEXINGTON, KY 40505

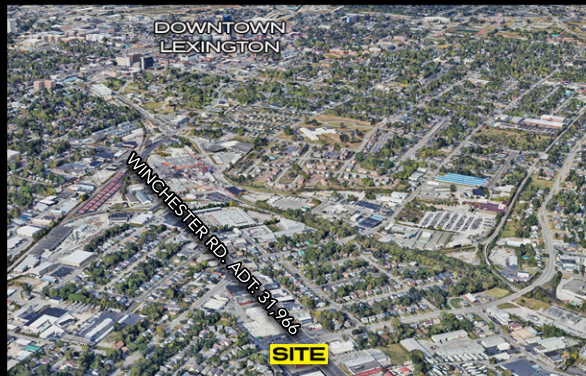


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01: EXECUTIVE SUMMARY

1104 WINCHESTER RD.



PROPERTY DESCRIPTION

Located on the heavily traveled Winchester Rd. Corridor, the property offers 3 retail units ranging from 1,646 SF to 1,837 SF. The total contiguous square footage is 3,672 SF.

Located on Winchester Road between Loudon Avenue and Strader Drive with an average daily traffic count of 31,966. Easy access to Downtown Lexington, New Circle Road, and I-75/I-64.

PROPERTY HIGHLIGHTS

- Located on the highly-traveled Winchester Road
- Newly remodeled
- Ample parking



1,646 SF-
5,318 SF

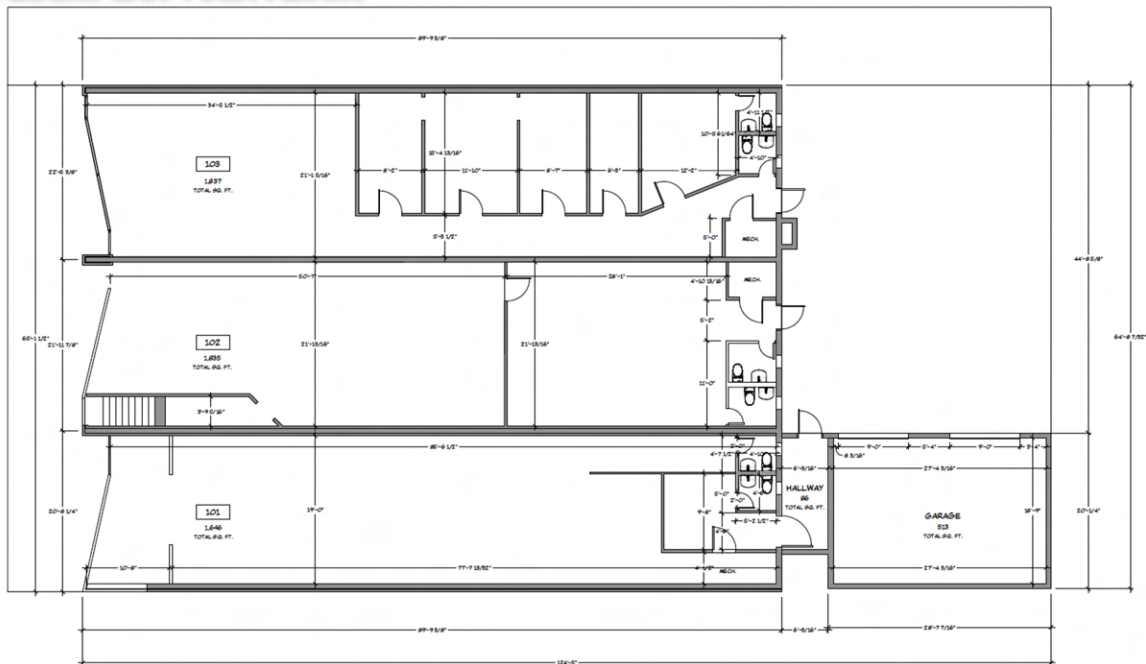


\$15.00 PSF+
NNN



ZONED
B-3

FLOOR PLAN - FIRST FLOOR



03: LOCATION INSIGHTS

AERIAL
1104 WINCHESTER RD.



03: LOCATION INSIGHTS

1104 WINCHESTER RD.

AERIAL

**DOWNTOWN
LEXINGTON**

2.4 MILES

NEW CIRCLE ROAD

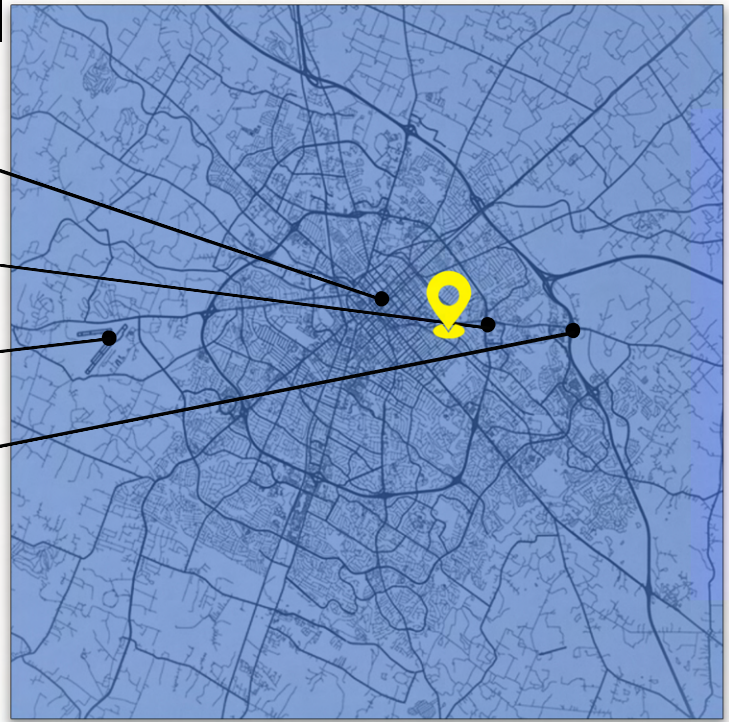
LESS THAN 1 MILE

BLUE GRASS AIRPORT

9.8 MILES

INTERSTATE 75/64

APPX. 3 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



1104 WINCHESTER 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-65 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.