

FOR LEASE

BANK / OFFICE



3098 HARRODSBURG RD.
LEXINGTON, KY 40503



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01: EXECUTIVE SUMMARY

3098 HARRODSBURG RD.



PROPERTY DESCRIPTION

3098 Harrodsburg Road is a 2,811 SF former bank branch on 0.545 acres zoned P-1. As currently configured the Building/Property features: a large lobby with four teller stations, three office, breakroom, restroom, vault room, storage, covered +/- 830 SF drive thru with two lanes, 17 parking spaces, and two points of ingress/egress to the Harrodsburg Road side road and Arrowhead Drive. Ideal for a bank but easily adaptable to other professional, medical/dental uses with expandability to 3,640 SF by closing in the drive thru lanes.

3098 Harrodsburg Road is located at the corner of Harrodsburg Road and Arrowhead Drive featuring a traffic count of 39,498 ADT. The Property sits between the major connector roadways of New Circle Road and Man O War Boulevard. It is across the street from the fully developed Beaumont Centre, a 700 + acre mixed use development that features retail (anchored by Kroger Marketplace), professional office, medical office, single family residential, multi-family, the airport hotels, banks, restaurants, etc. Lastly, the property is surrounded by some of the most desirable neighborhoods in all of Lexington like Beaumont, Stonewall, Rabbit Run, and Palomar Hills.



**2,811 SF
AVAILABLE**



**\$25.75 PSF+
NNN**



**ZONED
P-1**

02: PROPERTY OVERVIEW

3098 HARRODSBURG RD.

PROPERTY HIGHLIGHTS

PREMISES

Bank branch infrastructure.

VISIBILITY

High exposure/signage opportunity to Harrodsburg Road (39,498 ADT).

BUILDING

Single tenant, single story, free standing building.

LOCATION

Corner location surrounded by some of the most desirable neighborhoods in Lexington.

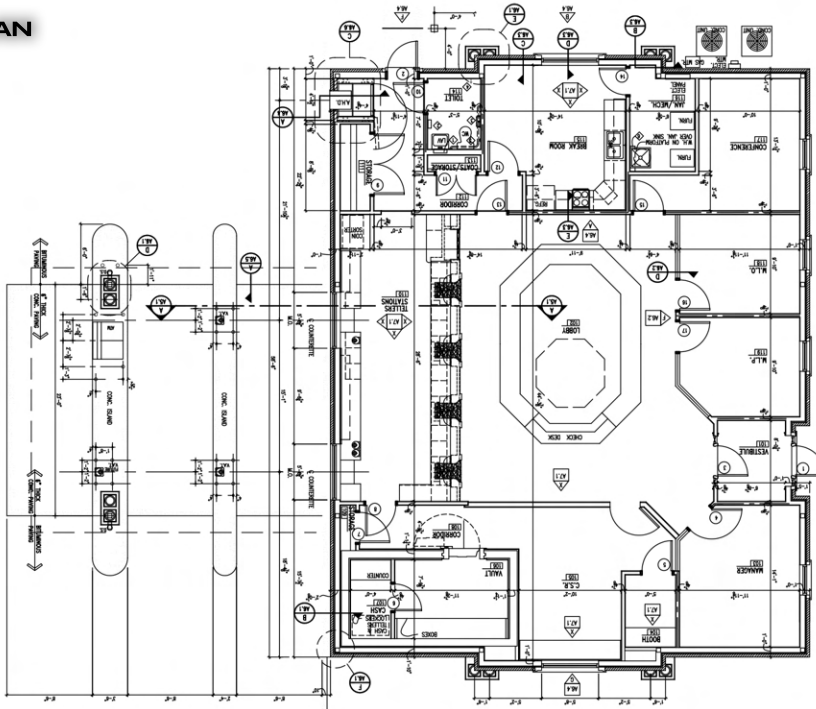
ACCESSIBILITY

Across from Beaumont Centre with ease of access to both New Circle Road and Man O War Boulevard.



3098 HARRODSBURG RD.

FLOOR PLAN



03: LOCATION INSIGHTS



3098 HARRODSBURG RD.

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 11,169
3 MILE: 83,339
5 MILE: 185,620



AVERAGE HOUSEHOLD INCOME

1 MILE: \$140,272
3 MILE: \$109,471
5 MILE: \$103,815



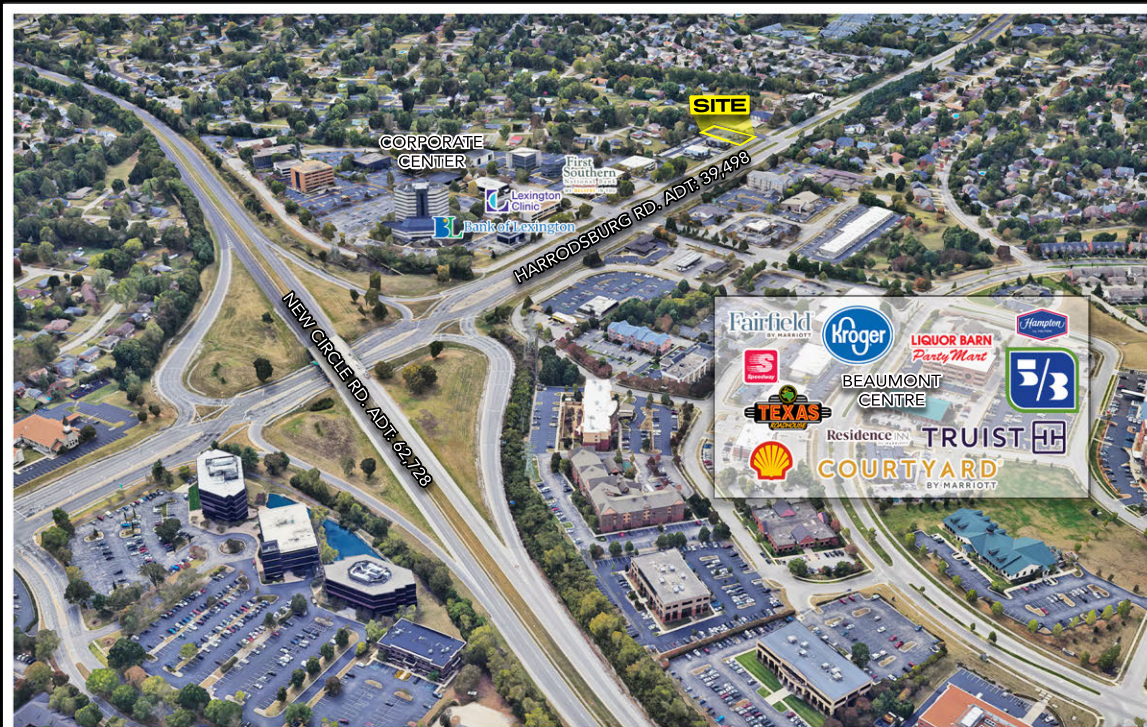
NUMBER OF HOUSEHOLDS

1 MILE: 4,792
3 MILE: 35,938
5 MILE: 80,250



03: LOCATION INSIGHTS

AERIAL
3098 HARRODSBURG RD.



03: LOCATION INSIGHTS

3098 HARRODSBURG RD.

AERIAL

INTERSTATE 75/64

9.7 MILES

NEW CIRCLE RD.

0.4 MILE

BLUE GRASS

AIRPORT

3.9 MILES

DOWNTOWN

LEXINGTON

4.6 MILES

MAN O' WAR

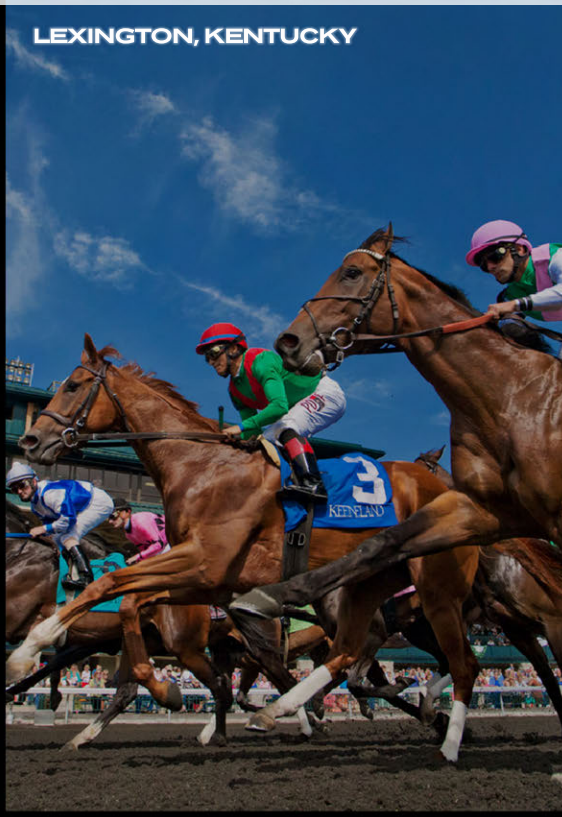
BOULEVARD

APPX. 1 MILE



04: MARKET REPORT

LEXINGTON, KENTUCKY



3098 HARRODSBURG 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.