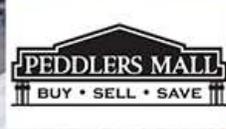


For Lease  
Retail/Warehouse  
Space



NEW CIRCLE ROAD



1209-1249 East New Circle Road  
Lexington, Fayette County, Kentucky, 40505

For More Information:

Bruce R. Isaac, SIOR, CCIM, Senior Vice President  
+1 859.422.4403 • [bruceisaac@naisaac.com](mailto:bruceisaac@naisaac.com)



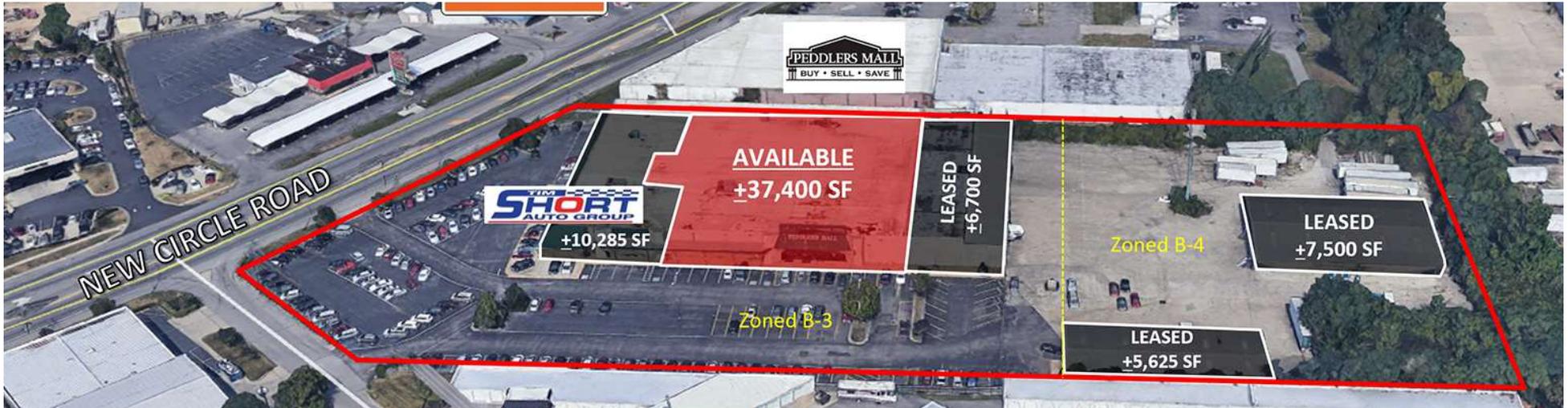
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
+1 859 224 2000  
[naisaac.com](http://naisaac.com)



For Lease  
**Retail/Warehouse  
 Space**

Executive  
**Summary**



**Property Details**

<b>Available SF</b>	37,400 SF
<b>Lease Rate</b>	\$6.00 PSF NNN
<b>Zoning</b>	B-3, Highway Service Business & B-4 Wholesale And Warehouse Business

**Location Map**



**Demographics**

	1 Mile	3 Miles	5 Miles
Total Households:	4,667	42,736	93,832
Total Population:	10,445	99,525	217,742
Average HH Income:	\$75,761	\$77,804	\$73,389
Median HH Income:	\$57,060	\$50,680	\$49,553



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500  
 Lexington, KY 40503  
 859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Lease

# Retail/Warehouse Space

# Complete Highlights

## PROPERTY HIGHLIGHTS

- +/-55,185 SF front retail building (+/-37,400 SF available), +/-5,625 SF garage (leased) and +/-7,500 SF rear warehouse/storage building (leased)
- +/-37,400 SF existing Peddlers Mall
- Ceiling Height: 13'10" to ceiling tiles, 17' to support beams under roof and 19' to roof deck in front retail building
- Ample parking
- Easy access to downtown Lexington, Hamburg, Interstates 75/64 and Man O' War Boulevard
- Average daily traffic count of +/-42,767 VPD on New Circle Road and +/-17,221 VPD on Liberty Road
- +/-6.48 AC Zoned B-3, Highway Service Business and B-4, Wholesale and Warehouse Business
- Rental Rate: \$6.00 PSF NNN



Commercial Real Estate Services, Worldwide.

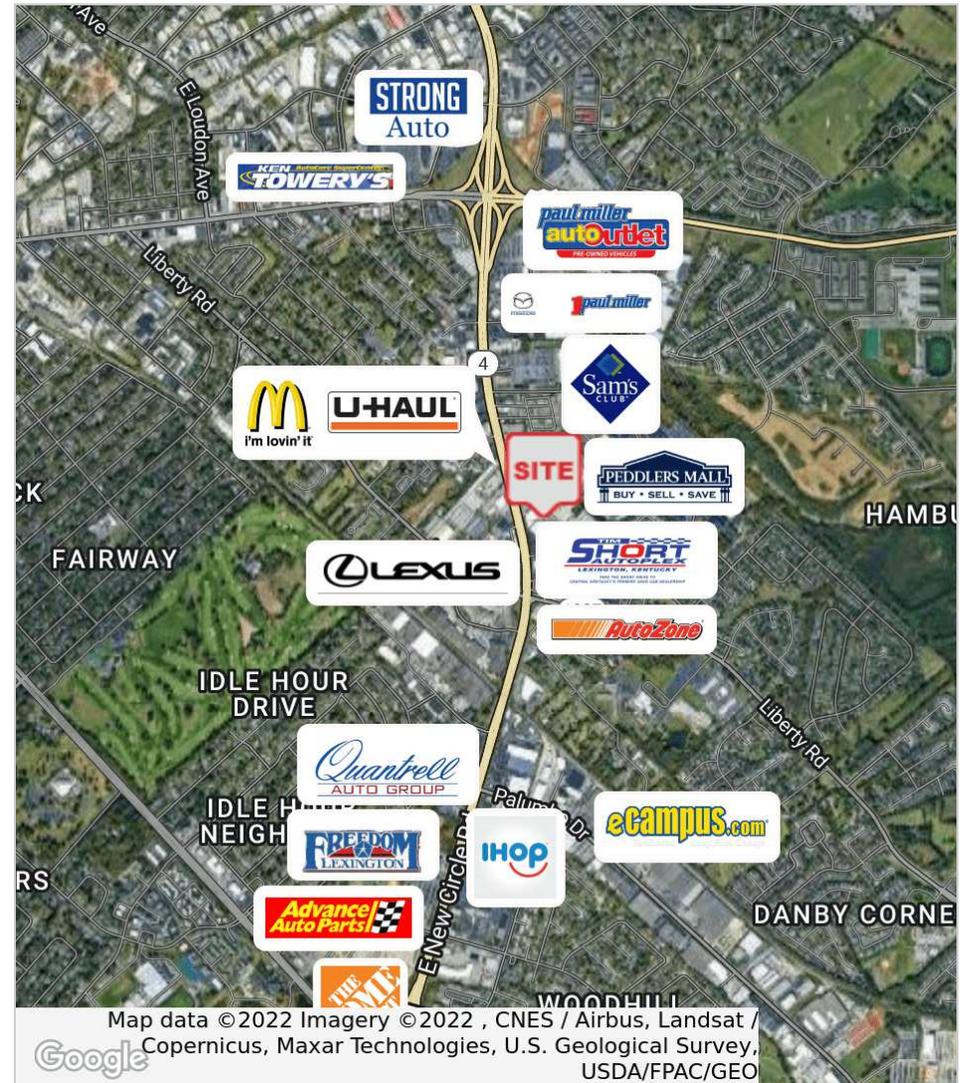
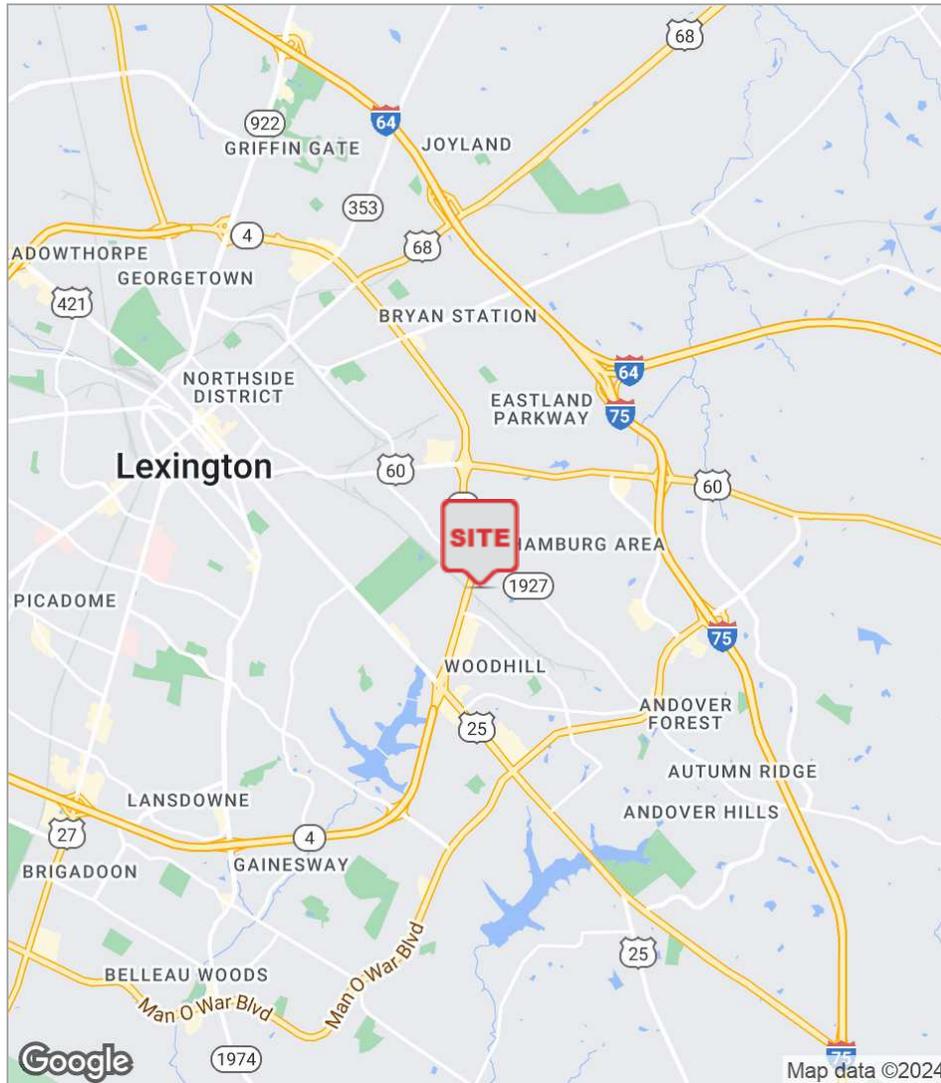
771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Lease  
Retail/Warehouse  
Space

Location  
Maps



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



For Lease  
Retail/Warehouse  
Space

# Retail Map



Commercial Real Estate Services, Worldwide.

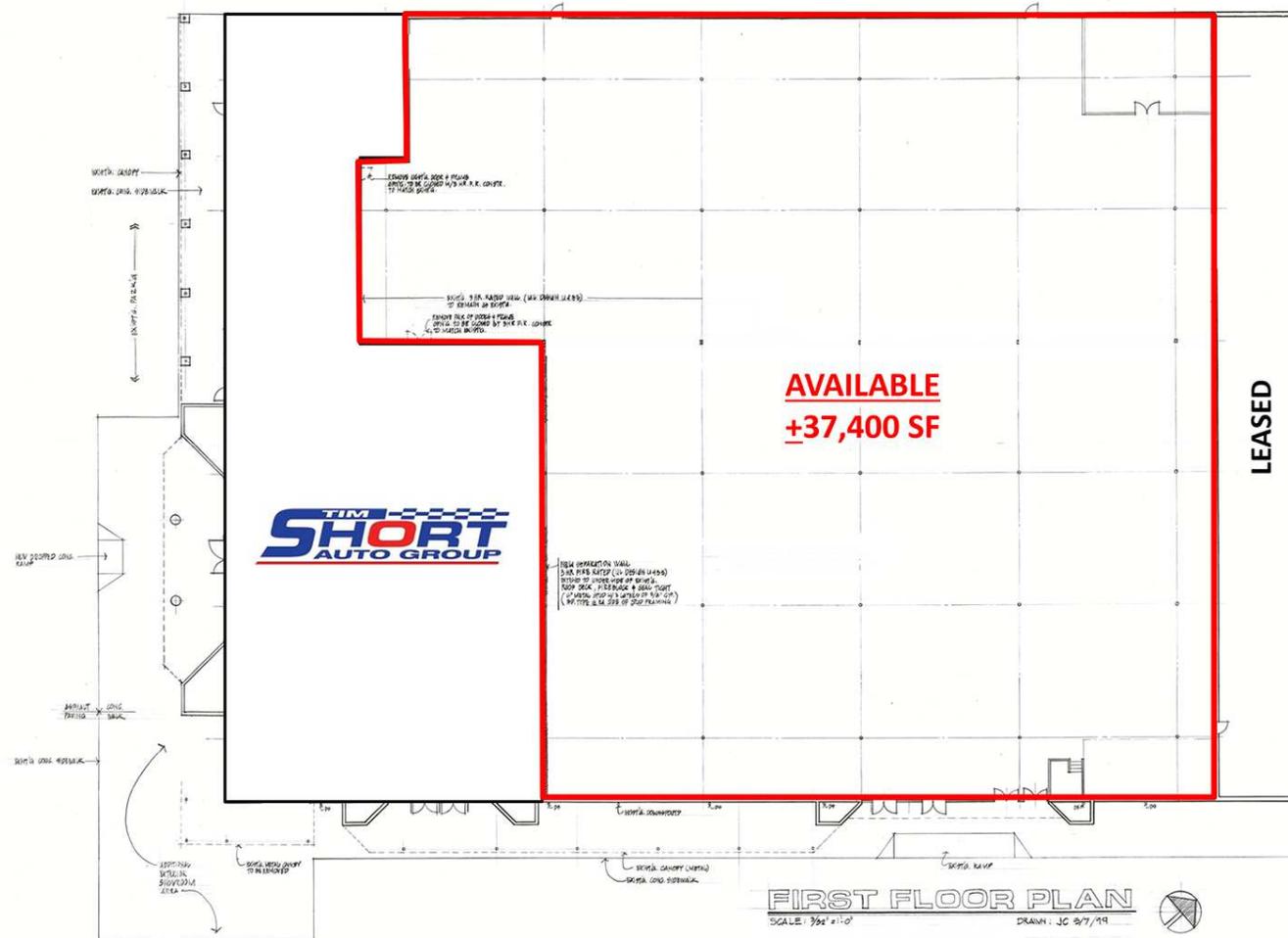
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



For Lease  
Retail/Warehouse  
Space

# Floor Plans



**NAI**isaac

Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Lease

# Retail/Warehouse Space

# Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,445	99,525	217,742
MEDIAN AGE	34.6	34.8	33.5
MEDIAN AGE (MALE)	34.2	34.3	32.8
MEDIAN AGE (FEMALE)	35.4	35.8	34.5

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,667	42,736	93,832
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$75,761	\$77,804	\$73,389
AVERAGE HOUSE VALUE	\$180,980	\$241,535	\$224,345

