



# B-3 RETAIL SPACE FOR SALE INSIDE NEW CIRCLE RD

1117 WINCHESTER RD  
LEXINGTON, KY 40505

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	0.46 Acres
Year Built:	1950
Building Size:	12,942 SF
Zoning:	B-3
Price / SF:	\$61.43

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this rare opportunity to purchase a 12,942 sf retail space inside of New Circle Road. In a prime location along Winchester Rd, this property is tucked in next to a strong retail presence in one of Lexington's busiest corridors, minutes from New Circle Rd and I-64/I-75. Property features private parking, drive-in garage door, and dock door, along with a retail showroom and plenty of storage.

For additional information please contact Justin Ryder at [justin.ryder@svn.com](mailto:justin.ryder@svn.com) // 859-447-3285 or Steve Pulliam at [steve.pulliam@svn.com](mailto:steve.pulliam@svn.com) // 859-264-0888.

## PROPERTY HIGHLIGHTS

- 12,942 SF
- Zoned B-3
- Surrounded by strong retailers such as Tire Discounters, O'Reilly Autoparts, and Lexington Outdoor Power Equipment
- Inside New Circle Rd
- Conveniently located near Lexington's downtown

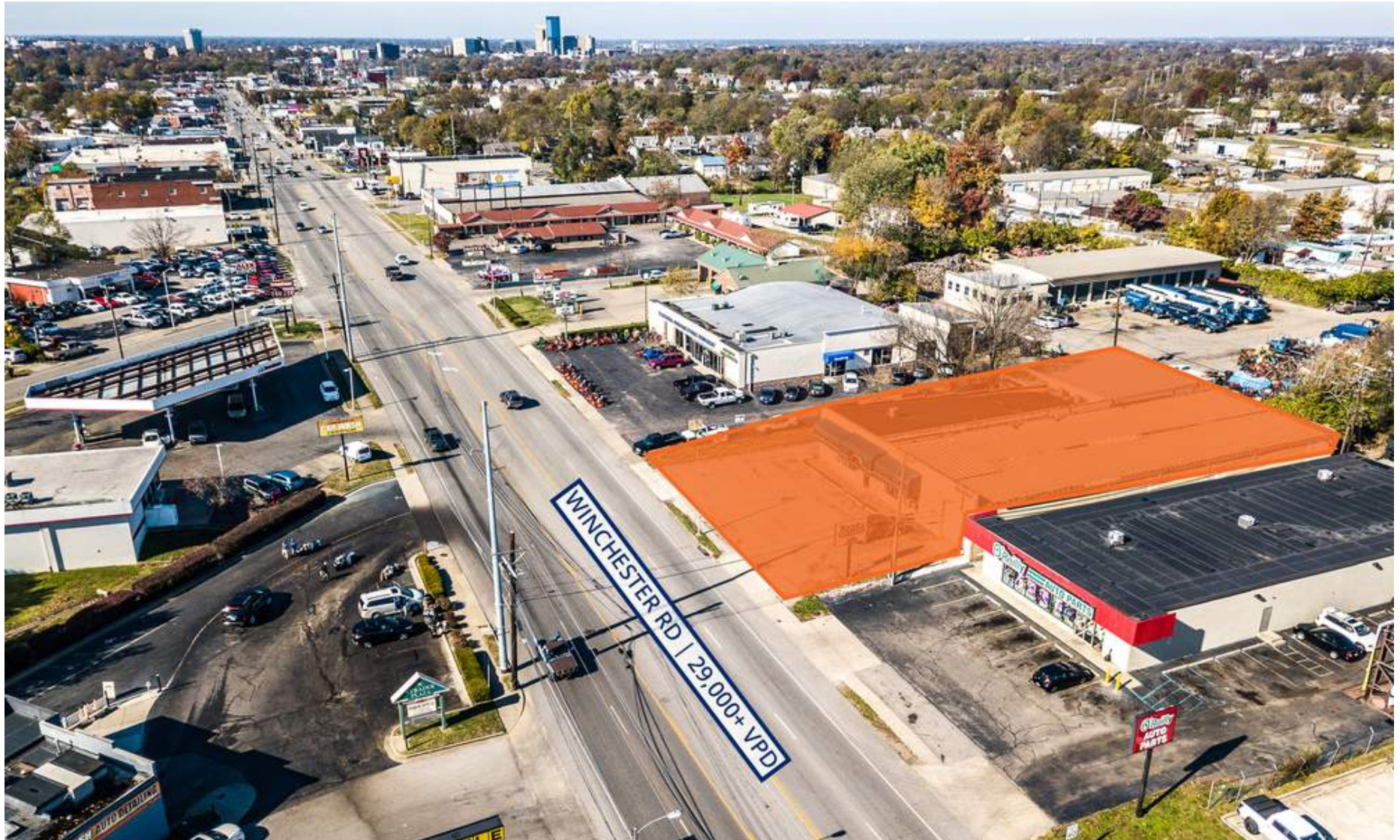


# Additional Photos





# Additional Photos





**HARBOR FREIGHT**  
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

NEW CIRCLE RD | 43,800+ VPD

Eastland Shopping Center



**TireDiscounters**



**LEXINGTON**  
Outdoor Power Equipment

**JEFF'S  
CAR WASH**

WINCHESTER RD | 29,000+ VPD

**PLUMBERS SUPPLY CO.**

**THORNTONS**

**FOR SALE**

1117 Winchester Rd

12,942 SF | B-3

\$795,000





# Location Maps



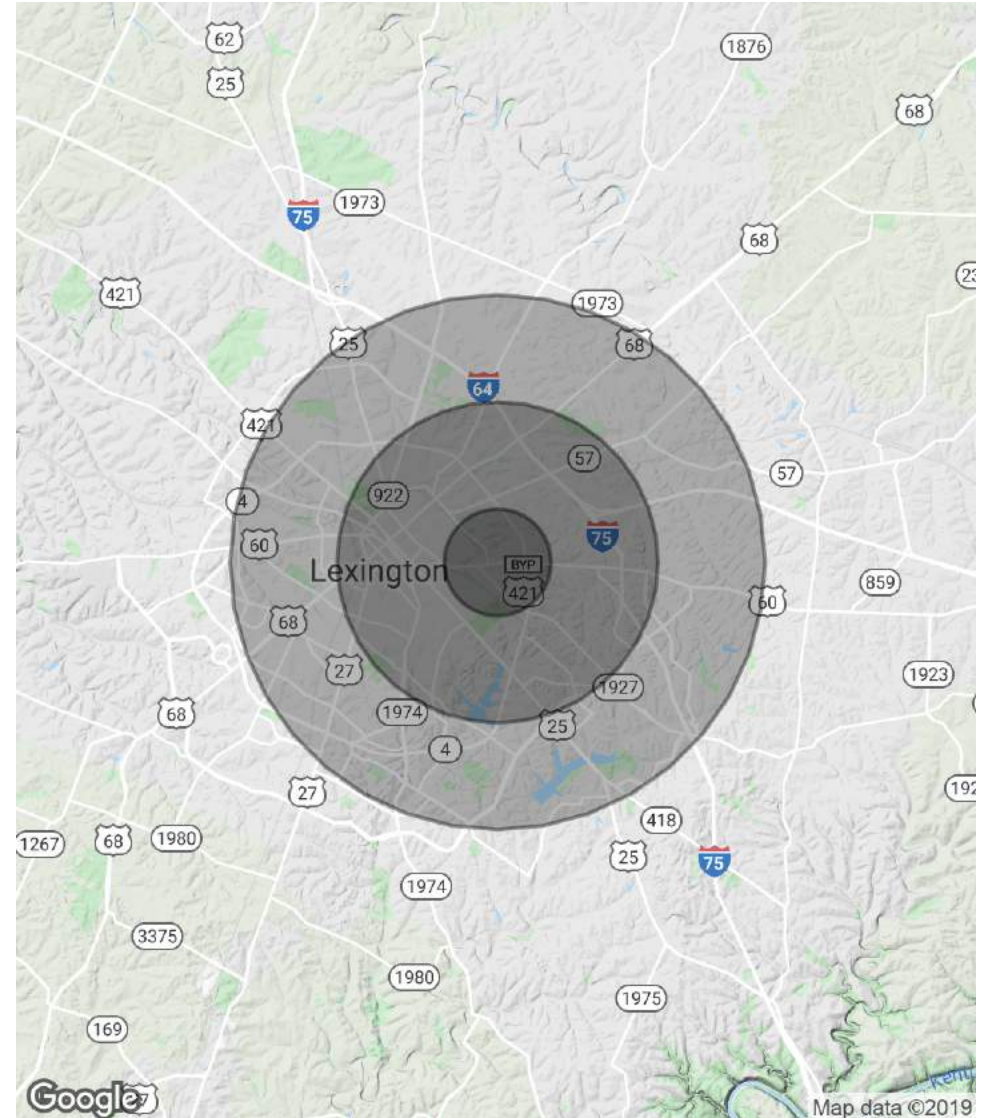
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,683	97,724	205,955
Median age	37.2	33.8	33.8
Median age (Male)	36.1	33.2	32.9
Median age (Female)	39.3	34.8	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,379	42,225	90,573
# of persons per HH	2.2	2.3	2.3
Average HH income	\$44,280	\$55,319	\$57,176
Average house value	\$112,821	\$219,311	\$224,304

\* Demographic data derived from 2010 US Census



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