

LAND LEASE / BUILD TO SUIT

# 1587 WINCHESTER ROAD

1587 Winchester Road, Lexington, Kentucky



## OPPORTUNITIES

- \* Land Lease or Build to Suite opportunity.
- \* Up to 7,000 SF building possible.
- \* Located just 2 miles east of downtown Lexington and 2 miles west of I-75 access.



**Equity**  
Management  
Group, Inc.

*All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.*

Leasing Representative: **Jason Taylor**  
jtaylor@equity-management.com

Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

LAND LEASE / BUILD TO SUIT

1587 WINCHESTER ROAD

1587 Winchester Road, Lexington, Kentucky

1 Available	7,000 SF
Total GLA:	7,000 SF



**PROPERTY SPECIFICS**

<b>Anchor Tenant(s):</b>	NA
<b>Total Land Area:</b>	1.17 Acres
<b>Zoned:</b>	B-1
<b>Traffic Count:</b>	32,679 (Winchester Rd.) and 51,077 (E. New Circle Rd.)
<b>Parking Spaces:</b>	Ample

**PROPERTY ADVANTAGES**

Located right off East New Circle Road just over 2 miles east of downtown Lexington and 2 miles west for easy access to I-75. In a busy commercial area with Sam's Club, Harbor Freight and many car dealerships such as Infiniti, Toyota, Ford and Mazda nearby. Excellent build-to-suit opportunity.

**LOCATION**

**Located at:** 1537 Winchester Road is at the intersection of Winchester Road and East New Circle Road.

<b>Strong and Growing Demographics:</b>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	10,654	90,177	197,552
Average Household Income:	\$64,676	\$74,393	\$77,708
Estimated Number of Households:	4,838	38,779	84,550

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity Management Group, Inc.**

Leasing Representative: **Jason Taylor**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

Phone: (859) 266-1414 \* Cell: (502) 472-7546

Equity Management Group \* 840 East High Street \* Lexington, KY 40502

