



1.82 Acres For Sale | High Visibility Corner | Newtown Pike & W New Circle Rd



W New Circle Rd. | VPD 62,200+ 



601 Adcolor Dr

LEXINGTON, KY 40511

PRESENTED BY:

WADE HAGA, CCIM

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PROPERTY SUMMARY

1.82 ACRES FOR SALE | HIGH VISIBILITY CORNER | NEWTOWN PIKE & W NEW CIRCLE RD

601 ADCOLOR DR
LEXINGTON, KY 40511

OFFERING SUMMARY

SALE PRICE:	\$725,000
LOT SIZE:	1.82 Acres
PRICE / ACRE:	\$398,352
ZONING:	B-3



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 601 Adcolor Drive, a 1.82-acre commercial land site at the intersection of Newtown Pike and West New Circle Road in Lexington, Kentucky. Offered at \$725,000, the site sits just minutes from the I-75/I-64 interchange and along Newtown Pike — the primary corridor connecting the interstate to the University of Kentucky's campus and downtown Lexington. The parcel benefits from dual-arterial exposure with 20,000+ VPD on Newtown Pike and 62,200+ VPD on West New Circle Road. Flat, graded, and development-ready, the site offers a notable advantage in Lexington's constrained infill market. An ALTA survey is available upon request.

The surrounding corridor is anchored by Kroger, Walmart, McDonald's, Starbucks, Chick-fil-A, and multiple branded hotel flags, confirming sustained consumer traffic and strong commercial demand. The site is well-suited for retail, QSR, financial, medical, or hospitality-adjacent uses. Both regional developers and owner-occupants will find the combination of visibility, access, and ready-to-build conditions difficult to replicate at this price point.

For more information or to schedule a tour, please contact Wade Haga, CCIM at 859.285.2202 or wade.haga@svn.com.

PROPERTY HIGHLIGHTS

- +/- 1.82-acre flat, developable B-3 parcel
- Dual frontage on Newtown Pike (20,000+ VPD) and West New Circle Road (62,200+ VPD)
- Positioned within one of Lexington's most active retail and hospitality corridors
- Adjacent to multiple branded hotel properties
- ALTA survey available upon request
- Suitable for retail, QSR, financial, medical, or hospitality-adjacent development



**Prime Frontage
Visibility**



High VPD



**Flat Site — Build
Ready**

AERIAL



SVN
STONE COMMERCIAL REAL ESTATE
601
Adcolor
Dr.

LEXMARK

Newtown Pike. | VPD 20,000+ 

W New Circle Rd. | VPD 62,200+ 


**CANDLEWOOD
SUITES**

AERIAL



LEXMARK



Newtown Pike. | VPD 20,000+





WADE HAGA, CCIM

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Cell: **859.285.2202**

PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

EDUCATION

Western Kentucky University Gordon Ford College of Business

Bachelor of Business Finance - Cum Laude

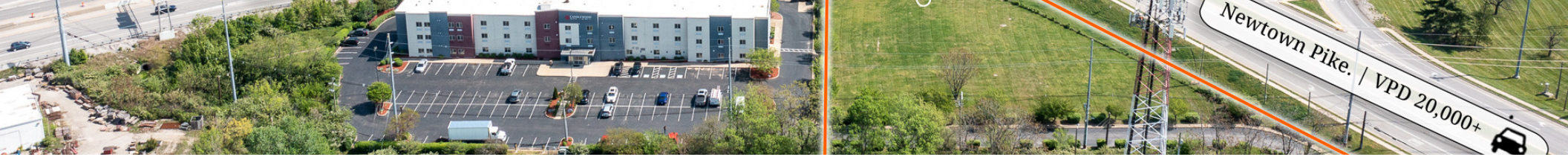
MEMBERSHIPS

Commercial Property Association of Lexington - CPAL

Certified Commercial Investment Member - CCIM

SVN | Stone Commercial Real Estate

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Lexington, KY 40508
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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.