

NEW CIRCLE RD

**SITE**

TO BE  
DEMOLISHED

RICHMOND RD



**FOR GROUND LEASE**

2041 Richmond Rd

LEXINGTON, KY



**Gordy Hoagland, CCIM**

*Partner and Principal Broker*

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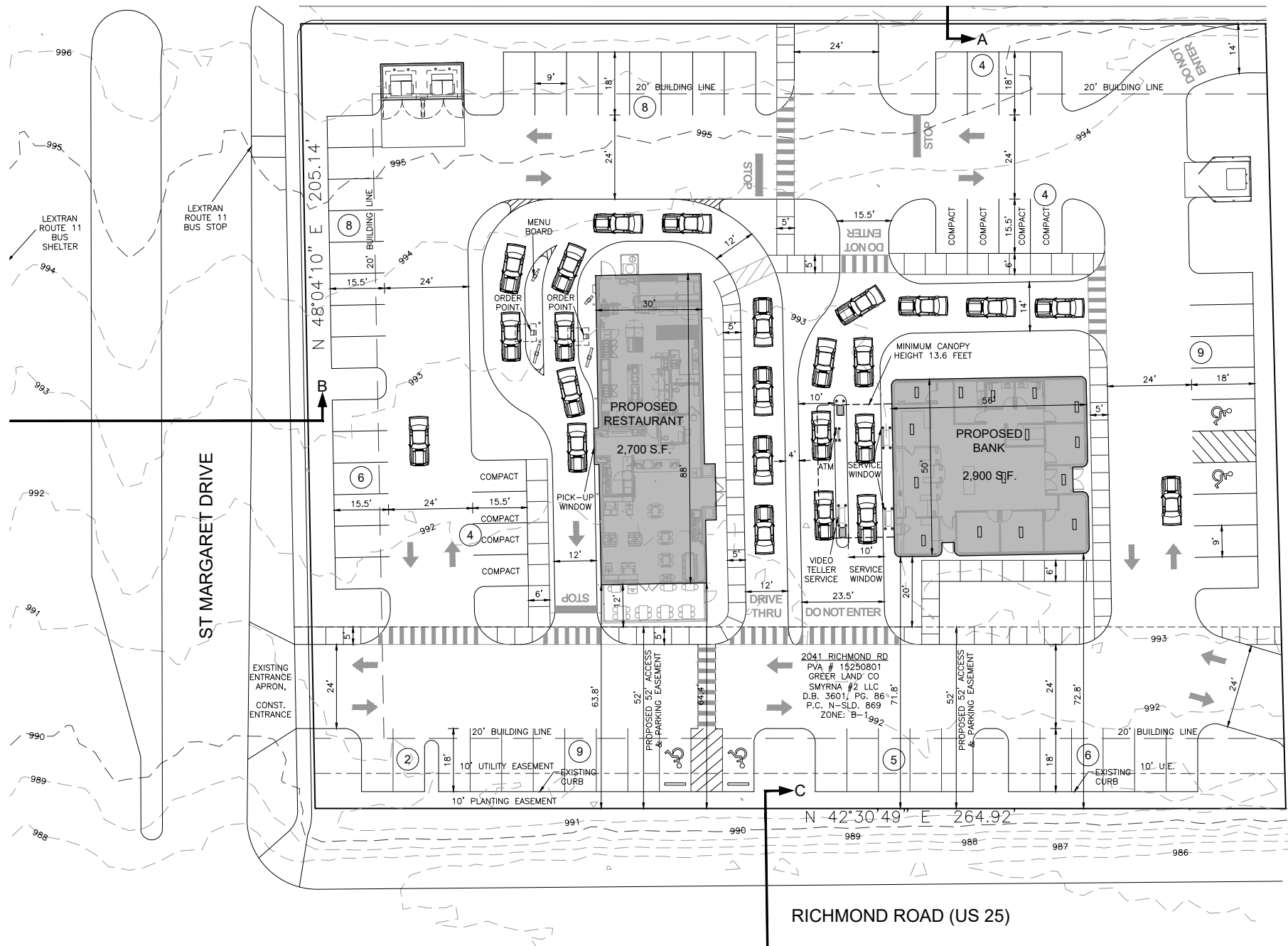
# 2041 Richmond Rd Highlights

## HIGHLIGHTS

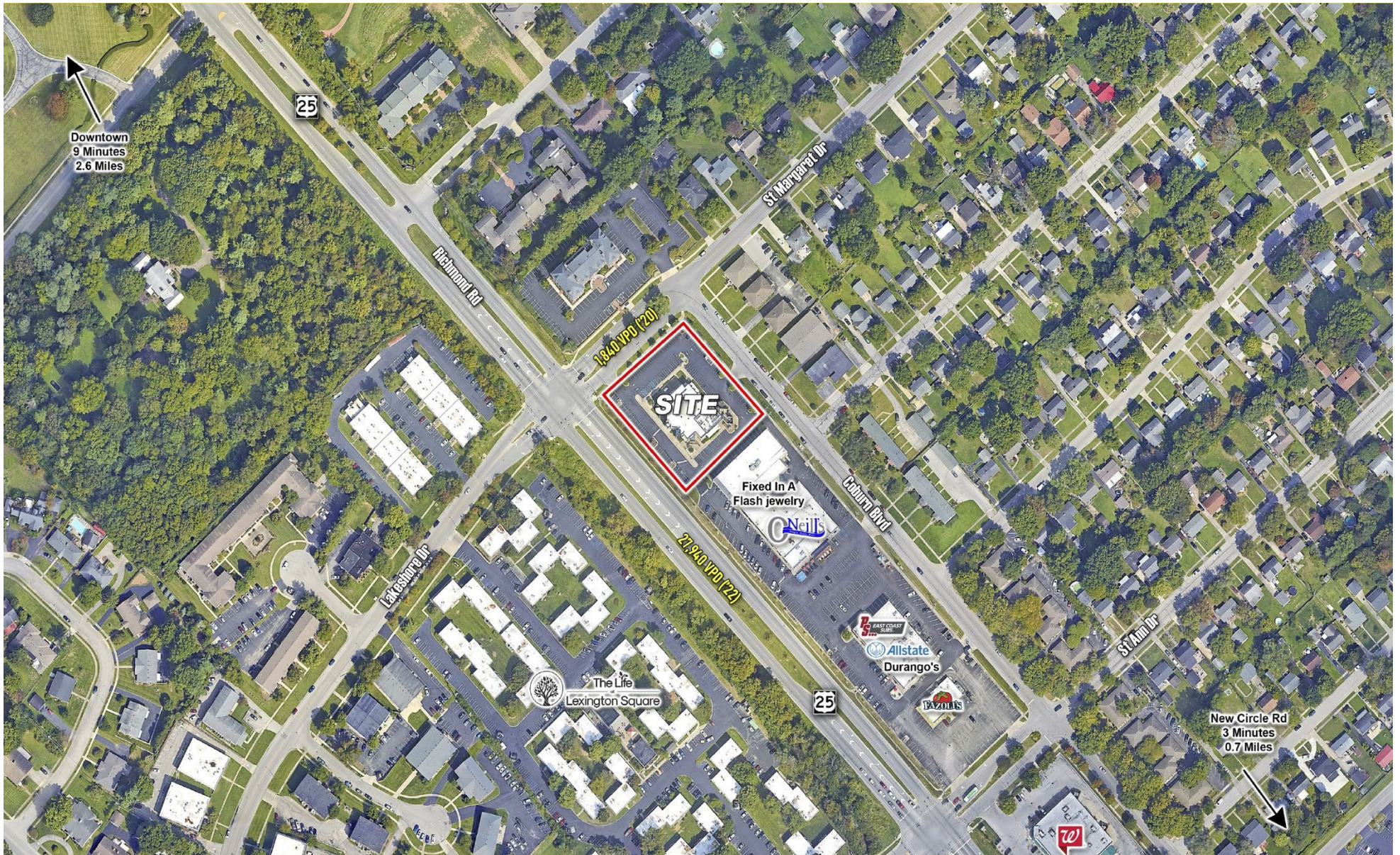
- **Signalized corner** on inbound Richmond Road
- 1.4 Acres
- Zoned B-1, Neighborhood Business
- Approximately **23,000 Vehicles Per Day** past the site
- **Rare** Ground Lease Opportunity on Richmond Road
- **Minutes** from downtown Lexington and New Circle
- Adjacent to Idle Hour Country Club and the Chevy Chase neighborhood
- Please reach out to broker for pricing on the ground lease opportunity



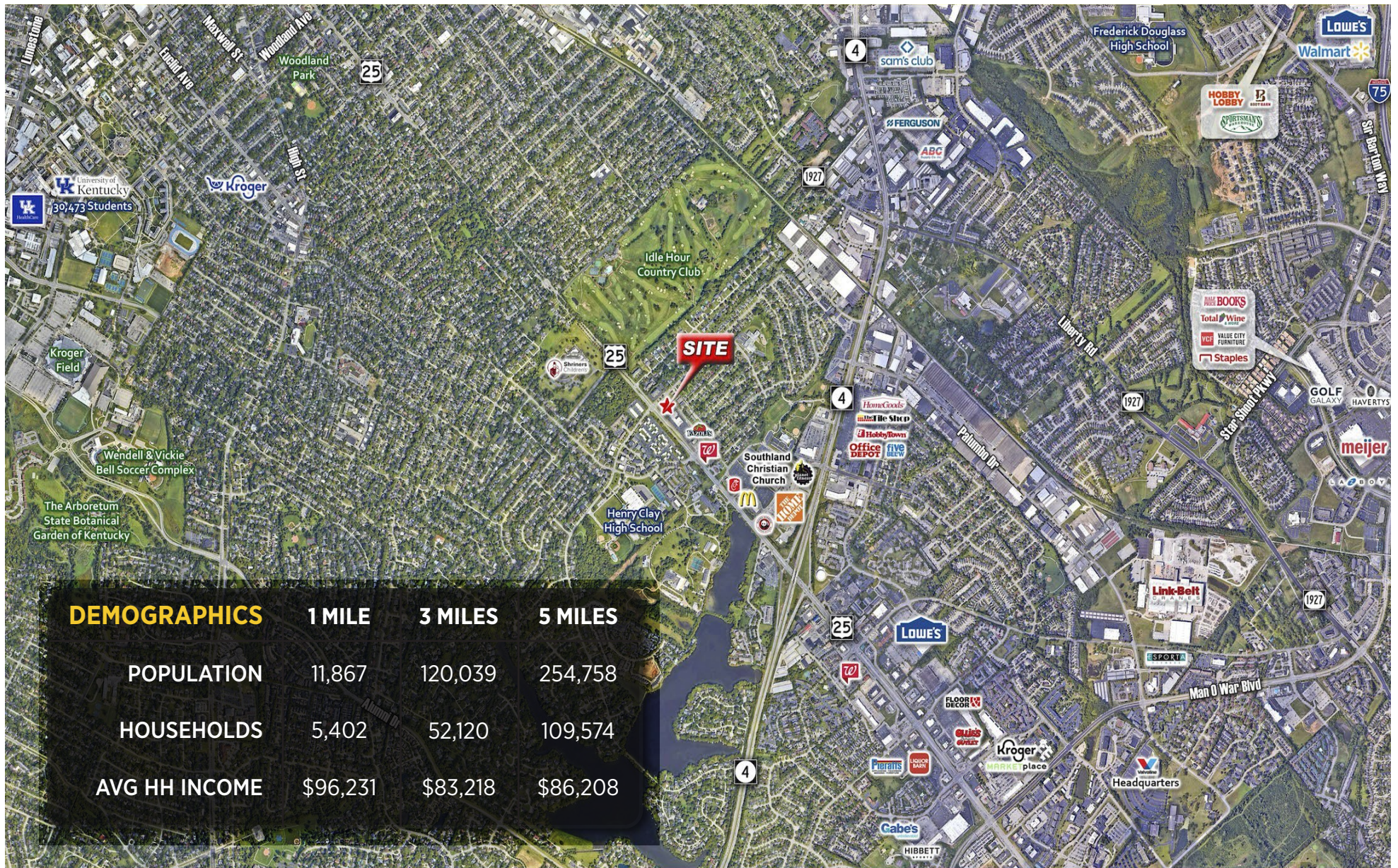
# Conceptual Site Plan



# Nearby Businesses



# Surrounding Area



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,867	120,039	254,758
HOUSEHOLDS	5,402	52,120	109,574
AVG HH INCOME	\$96,231	\$83,218	\$86,208