



For Lease

Retail/Warehouse Space

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



PROPERTY HIGHLIGHTS

- +/-55,185 SF front retail building (+/-37,400 SF available 9/1/23), +/-5,625 SF garage (leased) and +/-7,500 SF rear warehouse/storage building (available)
- +/-37,400 SF existing Peddlers Mall; Available 9/1/23, possibly earlier
- +/-7,500 SF in rear building for lease; suitable for storage only, but owners will consider adding improvements and amortizing over the term of the lease
- 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

For More Information:

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Retail/Warehouse Space

Floor Plan



**±37,400 SF
AVAILABLE 9/1/23**



LEASED

FIRST FLOOR PLAN

SCALE: $\frac{3}{32}'' = 1'-0''$

DRAWN: JC 5/7/0

