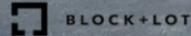


# FOR LEASE

PROFESSIONAL OFFICE SPACE



**1055 DOVE RUN RD.**  
LEXINGTON, KY 40502



LAUREN CAMBRON  
859.753.8154  
[lauren@balrealestate.com](mailto:lauren@balrealestate.com)



**PETER BARR, CCIM, SIOR**  
859.351.7924  
[peter@balrealestate.com](mailto:peter@balrealestate.com)



# 01: EXECUTIVE SUMMARY

1055 DOVE RUN RD.



## PROPERTY DESCRIPTION

1055 Dove Run Road is a two-story, multi-tenant office building located off of Tates Creek Road. The building is anchored by Concentra Urgent Treatment Center and has twelve small office units located on the second floor. There is directory signage on the first floor of the building and Tenants have 24/7 access.

The property features a 28-space parking lot with 2 additional handicap spaces available for Tenant's use. Second floor Tenants will enjoy shared access to a kitchenette and conference room.

**Suite 219:** Individual private office located on the 2nd floor with a window.

(The photos shown are photos of offices on the 2nd floor but are for illustrative purposes only and may not depict the exact unit.)



163 SF



\$27.00 PSF  
GROSS



ZONED  
P-1

lauren@balrealestate.com  
peter@balrealestate.com

859.753.8154  
859.351.7924

 BLOCK + LOT

# 02: PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

## AMENITIES

Executive style offices with shared conference room and kitchenette.

## LOCATION

Located off of Tates Creek Rd. inside of New Circle Rd. across from the Lansdowne Shoppes.

## LEASE

Gross lease with minimal Tenant responsibilities (Tenant pays wifi and janitorial).

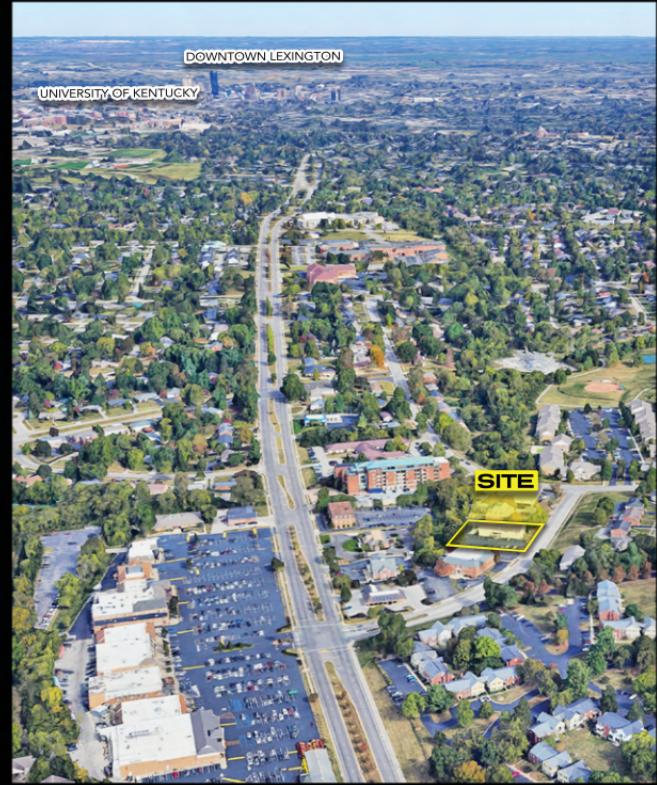
## HIGH-DEMAND SIZE

This property offers rare, small office availability in the Tates Creek corridor submarket.

## MANAGEMENT

Professionally managed.

1055 DOVE RUN RD.



lauren@balrealestate.com  
peter@balrealestate.com

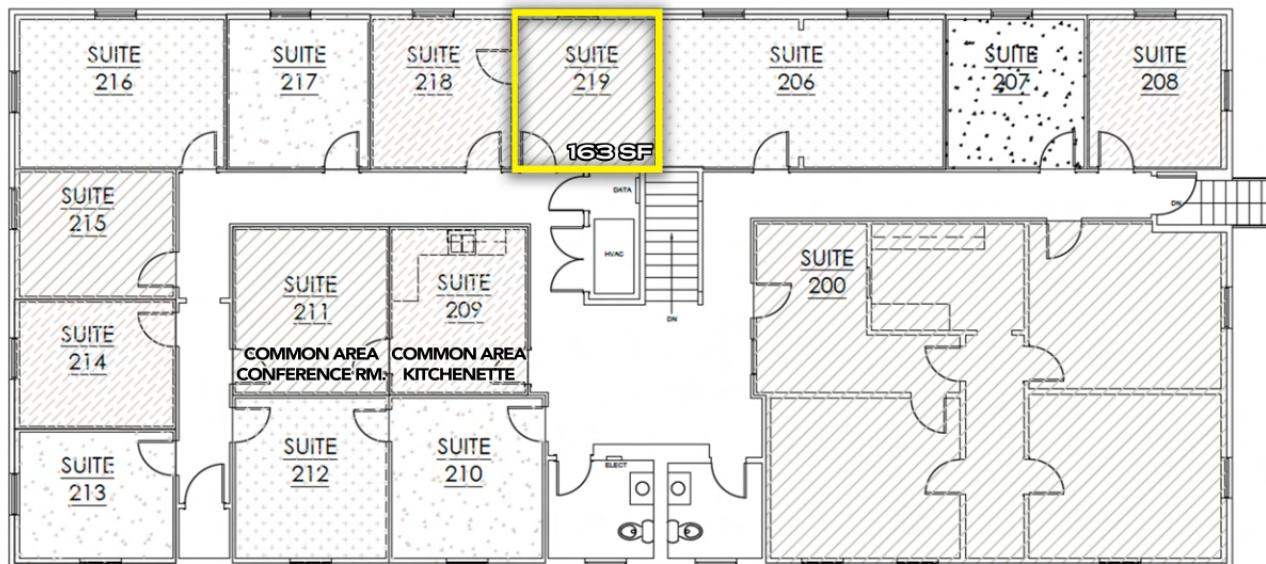
859.753.8154  
859.351.7924

 BLOCK + LOT

# 02: PROPERTY OVERVIEW

1055 DOVE RUN RD.

## FLOOR PLAN - SECOND FLOOR



lauren@balrealestate.com  
peter@balrealestate.com

859.753.8154  
859.351.7924

# 03: LOCATION INSIGHTS

## LOCATION DESCRIPTION

This property is conveniently located in the Southeast corridor of Lexington, on Dove Run Road off of Tates Creek Road. The property is close in proximity to Lansdowne Shoppes and has great access to New Circle Road. Trade Area businesses include: Fresh Market, Baskin Robbins, Pirie, Hallmark, Traditional Bank, Walgreens, Truist, Malone's, Drake's, Malone's Prime, The Mouse Trap, Bank of Lexington, JP Morgan Chase, WesBanco, Forcht Bank, Central Bank, and more.



1055 DOVE RUN RD.

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 14,658  
3 MILE: 129,733  
5 MILE: 257,874



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$108,911  
3 MILE: \$97,613  
5 MILE: \$100,152



### NUMBER OF HOUSEHOLDS

1 MILE: 7,273  
3 MILE: 57,129  
5 MILE: 111,269



lauren@balrealestate.com  
peter@balrealestate.com

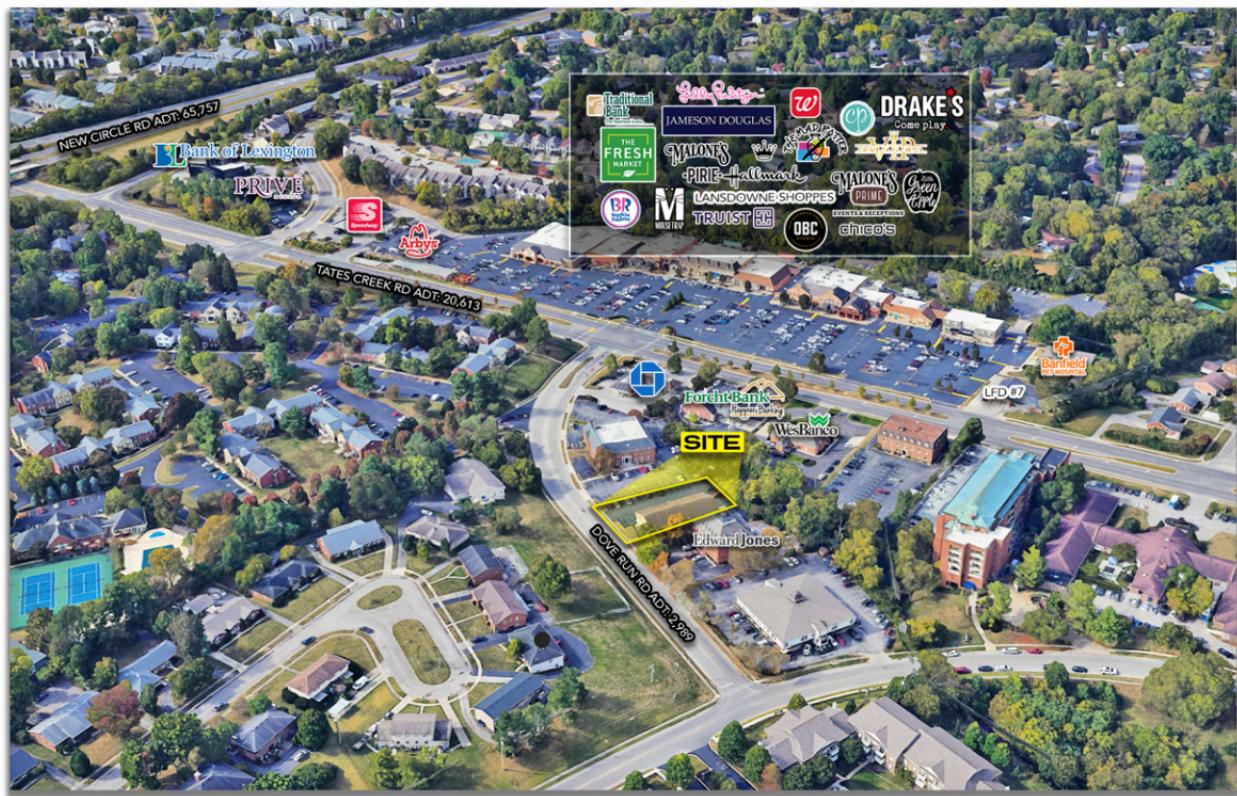
859.753.8154  
859.351.7924

 BLOCK + LOT

# 03: LOCATION INSIGHTS

AERIAL

1055 DOVE RUN RD.



lauren@balrealestate.com  
peter@balrealestate.com

859.753.8154  
859.351.7924



BLOCK + LOT

# 03: LOCATION INSIGHTS

1055 DOVE RUN RD.

AERIAL

**INTERSTATE 75/64**

6.2 MILES

**DOWNTOWN  
LEXINGTON**

3.7 MILES

**BLUE GRASS  
AIRPORT**

APPX. 9 MILES

**UNIVERSITY OF KY**

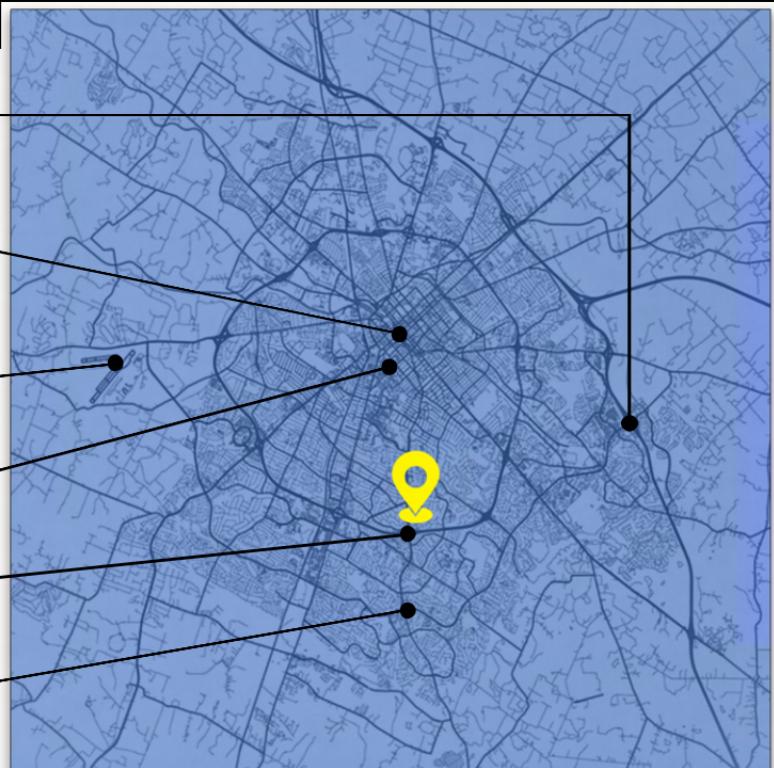
3.3 MILES

**NEW CIRCLE RD.**

APPX. 0.5 MILE

**MAN O' WAR BLVD.**

2 MILES



lauren@balrealestate.com  
peter@balrealestate.com

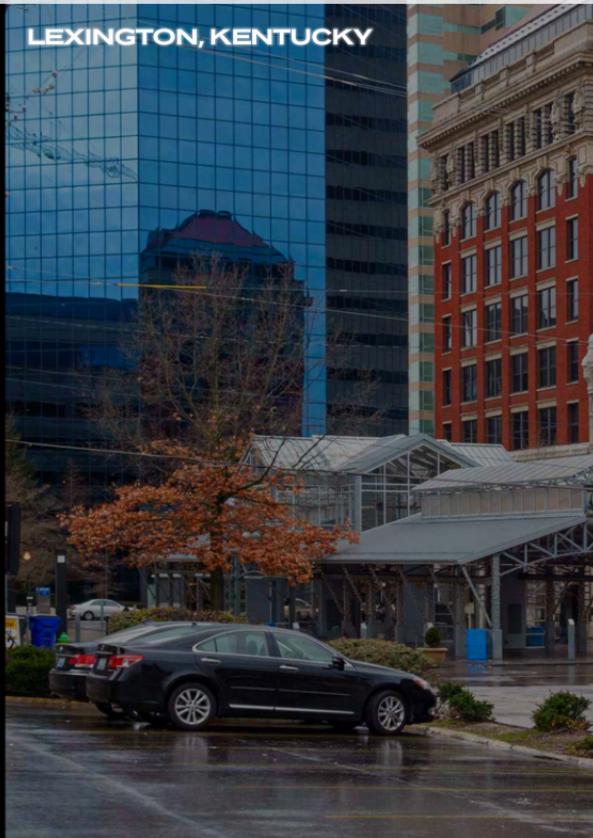
859.753.8154  
859.351.7924



BLOCK + LOT

## 04: MARKET REPORT

### LEXINGTON, KENTUCKY



### 1055 DOVE RUN RD.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.