

CURÖ • BRKG

**PRICE:
\$750,000**

FOR SALE OR GROUND LEASE

**175 YORKSHIRE BLVD
LEXINGTON, KY 40509**

**175 YORKSHIRE BLVD
1.53 ACRES AVAILABLE**

421

25



36,905 AADT



4,048 AADT

YORKSHIRE BLVD



**ZONING: P-1
CLICK FOR DETAILS**



BTS CAPABILITIES



HARD CORNER



**DESIGN SERVICES
AVAILABLE**

IDEAL FOR:



MOB



MULTI-FAMILY



**COMMERCIAL & RETAIL
ESTABLISHMENTS**




**CORPORATE
HQ**

CURÖ • BRKG

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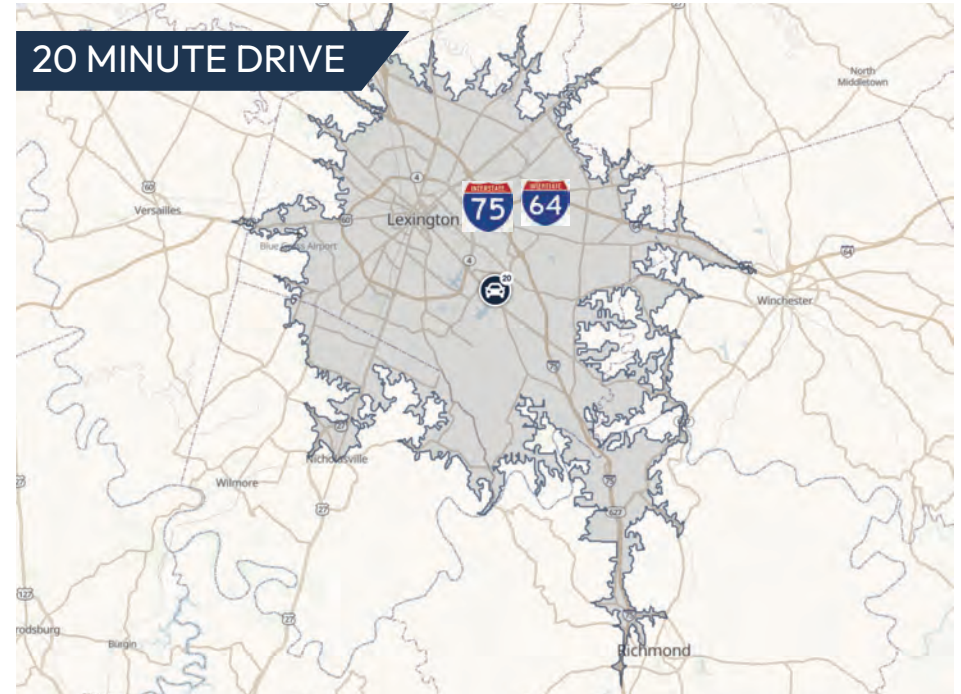
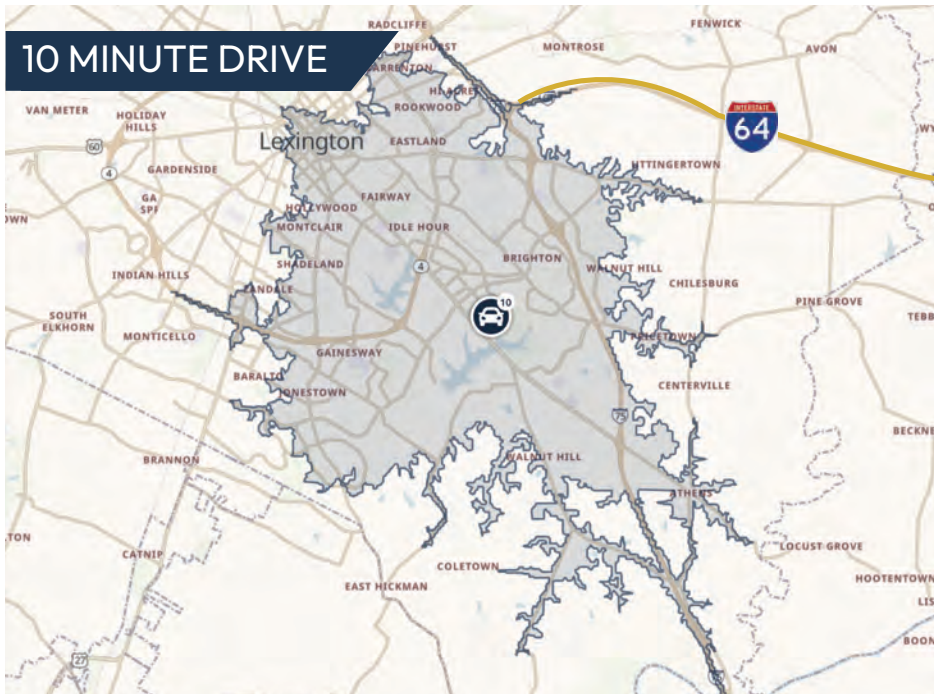
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ABOUT THE PROPERTY

 INFORMATION PROVIDED BY US CENSUS 2023	3 MILE	5 MILE	7 MILE
POPULATION	77,009	181,472	269,070
HOUSEHOLDS	33,162	78,530	116,511
HOUSEHOLD MEDIAN INCOME	\$71,087	\$63,346	\$61,813
TOTAL EMPLOYEES	41,891	97,669	143,442

HIGHLIGHTS

- » Apart of Eagle Creek Eagle Creek contains more than 1M SF of primarily medical uses – St. Joe East Hospital, Lexington Clinic, KY One Health Medical and Women’s Clinic, UK Health Medical Offices, and numerous other private and public health care facilities and physician offices. Eagle Creek is situated in the southeast quadrant of Man O War Blvd. and Richmond Road, with a traffic count exceeding 90K cpd. Eagle Creek and the surrounding represent one of the busiest employment centers outside the Lexington CBD.
- » Neighboring 30+ acre mixed-use development on Richmond Road (The White Family Farm)
- » Nearby parks and recreational facilities enhance the quality of life, offering spaces for outdoor activities, sports, and community events.



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SURROUNDING BUSINESS



ANDERSON & ROGERS
CONSTRUCTION

UK HEALTHCARE
FOUNTAIN COURT ACUTE
CARE

APTIVA
HEALTH

PREMIER
PERIODONTICS

DENTISTRY
FOR CHILDREN

BLUEGRASS RETINA
CONSULTANTS

QUEST
DIAGNOSTICS

CENTRAL
MUSIC ACADEMY

HAMBURG
EXPRESSIONS

CITY BBQ
ZAXBYS

VALVOLINE WORLD
HEADQUARTERS

CHI SAINT JOSEPH HEALTH
- WOMEN'S HOSPITAL AT
SAINT JOSEPH EAST

CHI SAINT JOSEPH HEALTH -
SAINT JOSEPH EAST

SAINT JOSEPH CHI
COMMUNITY PHARMACY

DON FRANKLIN
LEXINGTON BUICK GMC

DON FRANKLIN
LEXINGTON NISSAN

GENESIS OF
LEXINGTON

DON FRANKLIN
LEXINGTON HYUNDAI

ENDOTONTIC CENTER
OF LEXINGTON

CHI SAINT JOSEPH MEDICAL
GROUP - NEUROLOGY,
BLAZER PKWY

ORTHOLINKS ORTHOPEDICS
& REHABILITATION

VALVOLINE NEW PRODUCT
DEVELOPMENT LAB
GARAGE



YORKSHIRE BLVD	17,000
US 25	19,914

BLAZER PKWY

SITE

COMING SOON

Prominent retail, office and
multi-family master planned
development

YORKSHIRE BLVD

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COMING SOON

SITE

WHITE FAMILY FARM

COMING SOON

**Prominent retail, office and
multi-family master planned
development**

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AERIAL VIEW

E NEW CIRCLE RD

4

Bob Evans

DOCK TREE by Helix

FIRST WATCH

K Pot

Wendy's

LOWE'S

Home Depot

Speedway

Circle K

Thruway

Meat Market

LAKEVIEW PLAZA

FLOOR DECOR

CHIPOTLE

OLLIE'S

verizon

UPS

Wendy's

Protons

MIST LAKE SHOPPING CENTER

Gabe's

TEXAS

HIBBETT

UM

Batteries & Bulbs

RICHMOND RD

421

25

MAN O' WAR PLACE

Kroger

Feeders

PNC

TireDiscounters

CarMax

City BARBEQUE

MAN O' WAR BLVD

421

COMING SOON

Prominent retail, office and multi-family master planned development

SITE

LINK BELT CRANES

DONATOS

Circle K

9

DOLLAR TREE

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