

FOR SALE

INDUSTRIAL/RETAIL/OFFICE DEVELOPMENT



210 NEW COLEMAN LN
GEORGETOWN, KY 40324



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01: EXECUTIVE SUMMARY

210 NEW COLEMAN LANE



PROPERTY DESCRIPTION

Block + Lot is excited to introduce this strategically located corner property along Lexington Road in Georgetown, KY. Built in 2016, this property was built not only with care and high quality, but with intention for one day bringing it to market for sale as an opportunity with maximum potential to suit a multitude of end users. The 9,950 SF building offers areas of free span, interior offices, kitchen, restroom set – immediately conducive to industrial/flex use in particular. Fully climate controlled as well, it can immediately accommodate traditional office users. At 3.5 Acres and generous land available closer to Lexington Rd, the possibilities are vast for redevelopment as well, **including the opportunity to connect to city sewer which would enable further development and potential income stream along the frontage land.** With the adjacent property successfully rezoned to B-2 for Meade Tractor, all indications are positive for up zone potential to B-2 and the seller is willing to accommodate the time and deal structure necessary for such a pursuit.

- Corner Location
- Located along Lexington Rd extending to and from Lexington, KY
- Well positioned in south side of Georgetown near Lexington
- Close to local Georgetown amenities, McClelland Circle, Kroger, Aldi, Medical Office, and Interstates 75 and 64
- Opportunity to connect to city sewer which would enable further development and potential income stream along the frontage land

9,950 SF +1,500 SF
3.5 ACRES

\$2,800,000
(\$244.54 PSF)

02: PROPERTY OVERVIEW

210 NEW COLEMAN LANE

PROPERTY HIGHLIGHTS

ZONING

Currently zoned A-1, but with B-2 precedent directly adjacent to the property, there is up zone potential to pursue B-2.

CONSTRUCTION

The property features high-end construction quality with intention to one day market for sale to suit a multitude of end users.

INFRASTRUCTURE

There is site infrastructure in place, including utilities and water retention.

SUPPORTING DOCUMENT LINKS

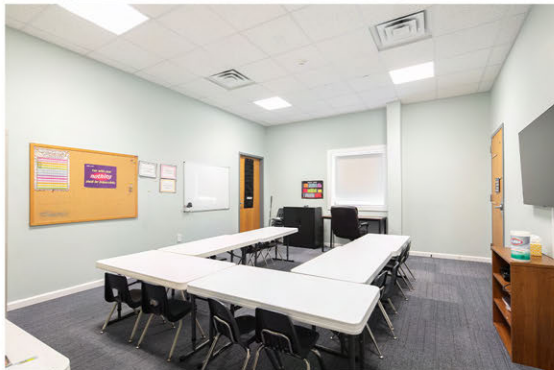
Click on the links below to be redirected:

- [Modular Building](#)
- [Parking Lot Expansion](#)
- [Phase 1 Construction](#)



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
210 NEW COLEMAN LANE



03: LOCATION INSIGHTS

210 NEW COLEMAN LANE

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 1,229
3 MILE: 16,895
5 MILE: 53,547



AVERAGE HOUSEHOLD INCOME

1 MILE: \$77,874
3 MILE: \$90,859
5 MILE: \$100,606



NUMBER OF HOUSEHOLDS

1 MILE: 482
3 MILE: 6,560
5 MILE: 20,360



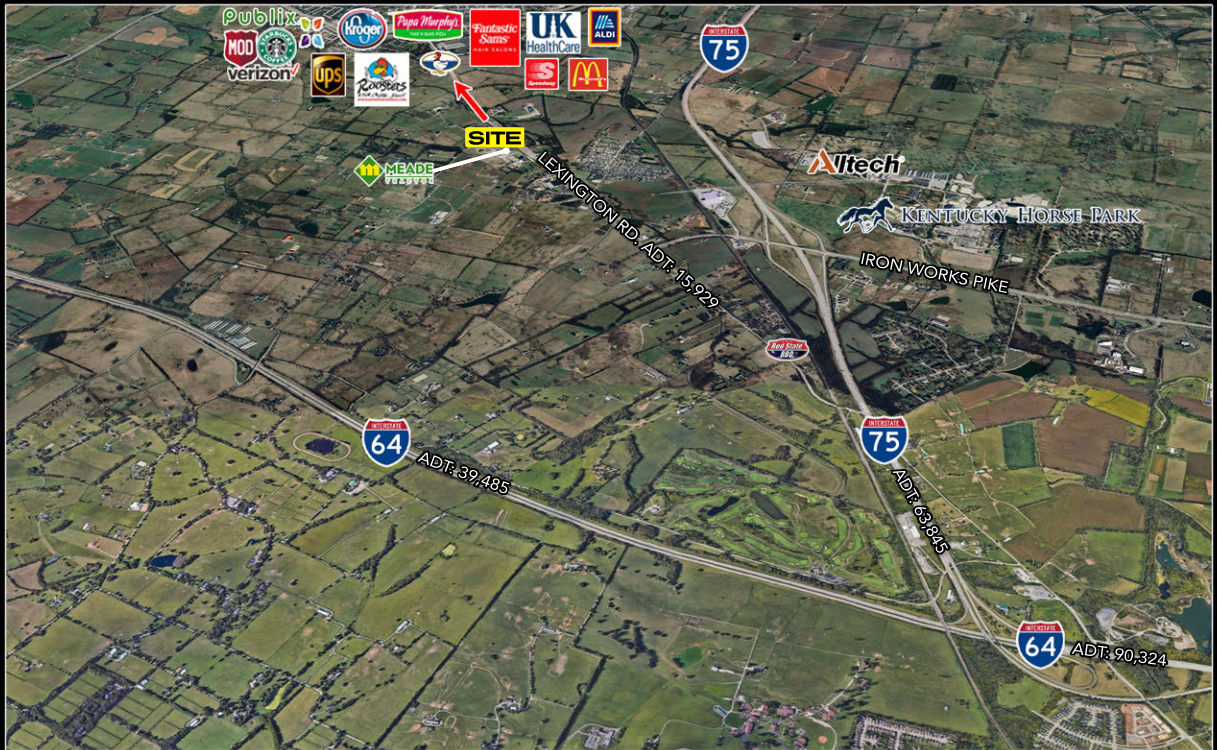
03: LOCATION INSIGHTS

SITE MAP
210 NEW COLEMAN LANE



03: LOCATION INSIGHTS

AERIAL
210 NEW COLEMAN LANE



03: LOCATION INSIGHTS

AERIAL
210 NEW COLEMAN LANE

