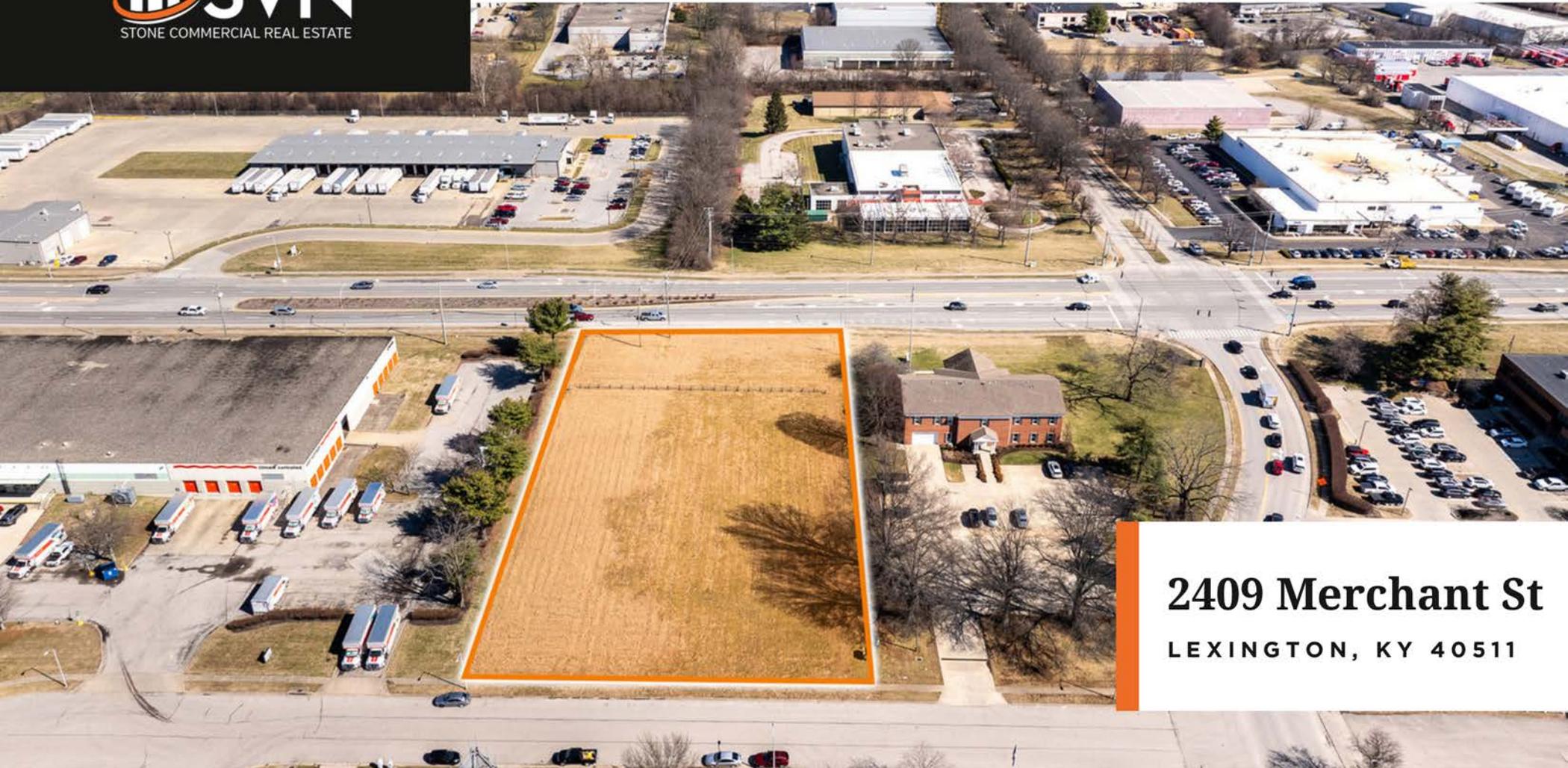




For Sale: High Visibility Leestown Road Development Site



2409 Merchant St
LEXINGTON, KY 40511

PRESENTED BY:

WADE HAGA, CCIM
C: 859.285.2202
wade.haga@svn.com

PROPERTY SUMMARY

FOR SALE: HIGH VISIBILITY LEESTOWN RD DEVELOPMENT SITE

2409 MERCHANT ST
LEXINGTON, KY 40511

OFFERING SUMMARY

SALE PRICE:	\$900,000
LOT SIZE:	1.5 Acres
ZONING:	P-1

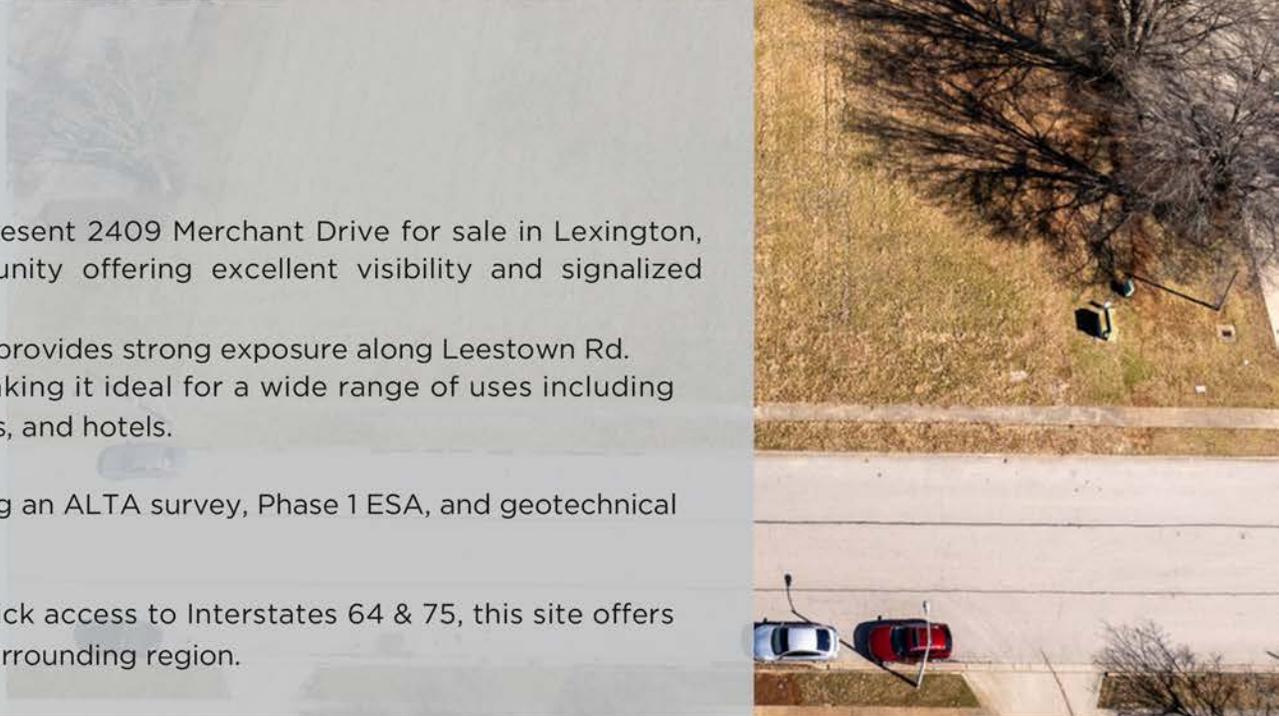
PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 2409 Merchant Drive for sale in Lexington, KY — a 1.5-acre, P-1 zoned development opportunity offering excellent visibility and signaled accessibility.

With approximately 24,778 vehicles per day, the site provides strong exposure along Leestown Rd. The property is flat and ready for development, making it ideal for a wide range of uses including medical offices, banks, professional services, daycares, and hotels.

Ownership has completed key due diligence, including an ALTA survey, Phase 1 ESA, and geotechnical report, helping streamline the path to construction.

Conveniently located near New Circle Road with quick access to Interstates 64 & 75, this site offers outstanding connectivity across Lexington and the surrounding region.



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PROPERTY HIGHLIGHTS

- 1.5 acre parcel ready for development
- Excellent visibility from Leestown Rd (24,778 VPD)
- Signalized access to Leestown Rd from Trade St
- Key due diligence items available: ALTA survey, phase 1 ESA, geotechnical report
- Strong demographics



HIGH VISIBILITY



DEVELOPING AREA

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SAMPLE OF PERMITTED USES - P-1 PROFESSIONAL OFFICE



- Banks and financial institutions
- Business, professional, governmental, nonprofit and real estate offices
- Medical and dental offices, clinics, laboratories, hospitals and assisted living facilities
- Childcare centers, nursery schools and adult day care
- Schools (academic, technical, trade), libraries, museums and religious assembly
- Upper-floor residential units as part of mixed-use office buildings
- Extended-stay hotels (Conditional Use)
- For a full list of permitted and conditional uses, visit:

https://codelibrary.amlegal.com/codes/lexingtonfayettecoky/latest/lexingtonfayettecoky_zone/0-0-0-1

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AERIAL



Citation Blvd | VPD 11,463+



Leestown RD / Hwy 421 | VPD 24,778+



2409 MERCHANT ST, LEXINGTON KY 40511

AERIAL

New Circle Road | VPD 57,060+ 

 **LEXINGTON**
Downtown Lexington














STONE COMMERCIAL REAL ESTATE
SUBJECT PROPERTY

Leestown Rd / Hwy 421 | VPD 24,778+ 


STONE COMMERCIAL REAL ESTATE

2409 MERCHANT ST, LEXINGTON KY 40511

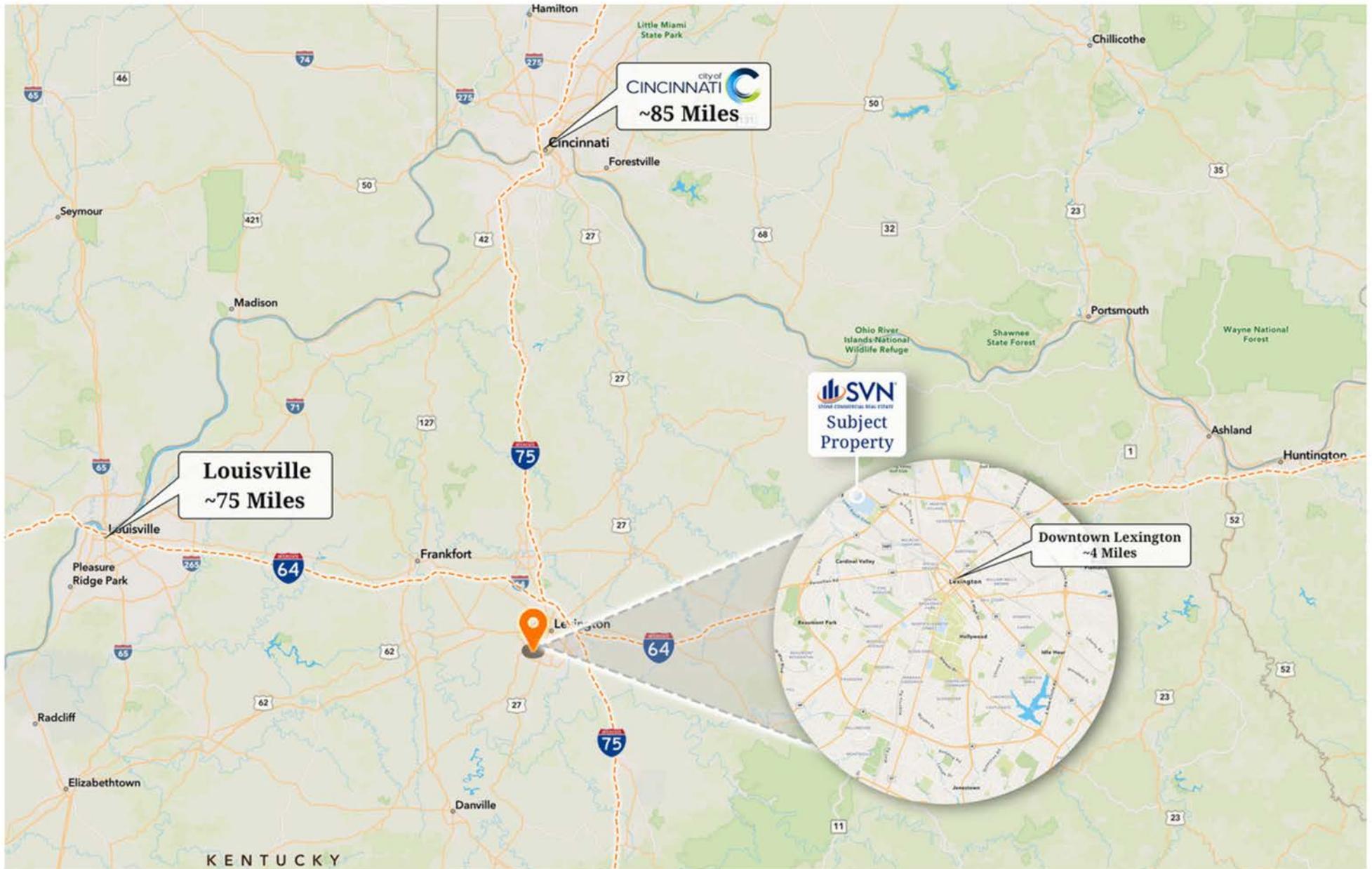
ADDITIONAL PHOTOS



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REGIONAL MAP



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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