

# EAGLE CREEK MEDICAL PLAZA

120 North Eagle Creek Drive, Lexington, KY 40509



**UP TO 25,519 SF**  
MEDICAL OFFICE SPACE AVAILABLE

**\$24/SF (FULL SERVICE GROSS)**  
LEASE RATE



**SETH EDENS, SIOR** | [SEDENS@TRIOCPG.COM](mailto:SEDENS@TRIOCPG.COM) | (502) 553-4180

TRIO COMMERCIAL PROPERTY GROUP • 9750 ORMSBY STATION RD., SUITE 302 LOUISVILLE, KY 40223 • (502) 454 4933



## EAGLE CREEK MEDICAL PALZA

The six-story Eagle Creek Medical Plaza is located on the campus of CHI Saint Joseph East, with direct hospital access through an underground tunnel. At the intersection of Man O War Boulevard and Route 25, with easy access to New Circle Road and I-75, the building features abundant surface parking and a covered patient drop-off. A diverse tenant base offers robust referral opportunities. Generous suite build-out allowance and flexible terms available.



### NOTABLE TENANTS:

- Retina Associates of Kentucky
- CHI Saint Joseph Health
- New Lexington Clinic, P.S.C.





## SUITE

## SPACE

## AVAILABILITY

Suite 211, Partial 2nd Floor

3,292 SF

Available Now

Suite 231, Partial 2nd Floor

1,837 SF

Available Now

Suite 321, Partial 3rd Floor

2,980 SF

Available Now

Suite 431, Partial 4th Floor

5,129 SF

Available Now

Suite 440, Partial 4th Floor

2,202 SF

Available 1/1/25

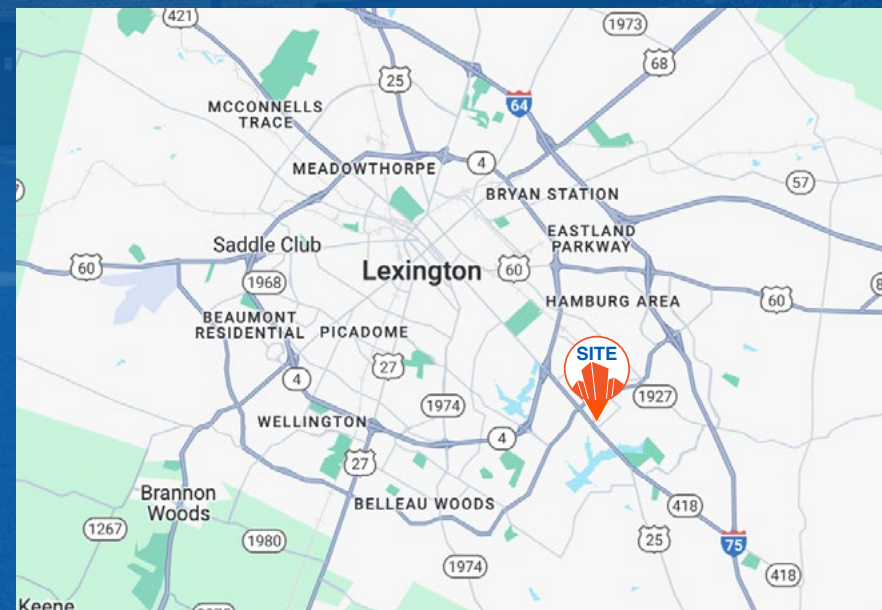
Suite 500, Entire 5th Floor

10,079 SF

Available 1/1/25

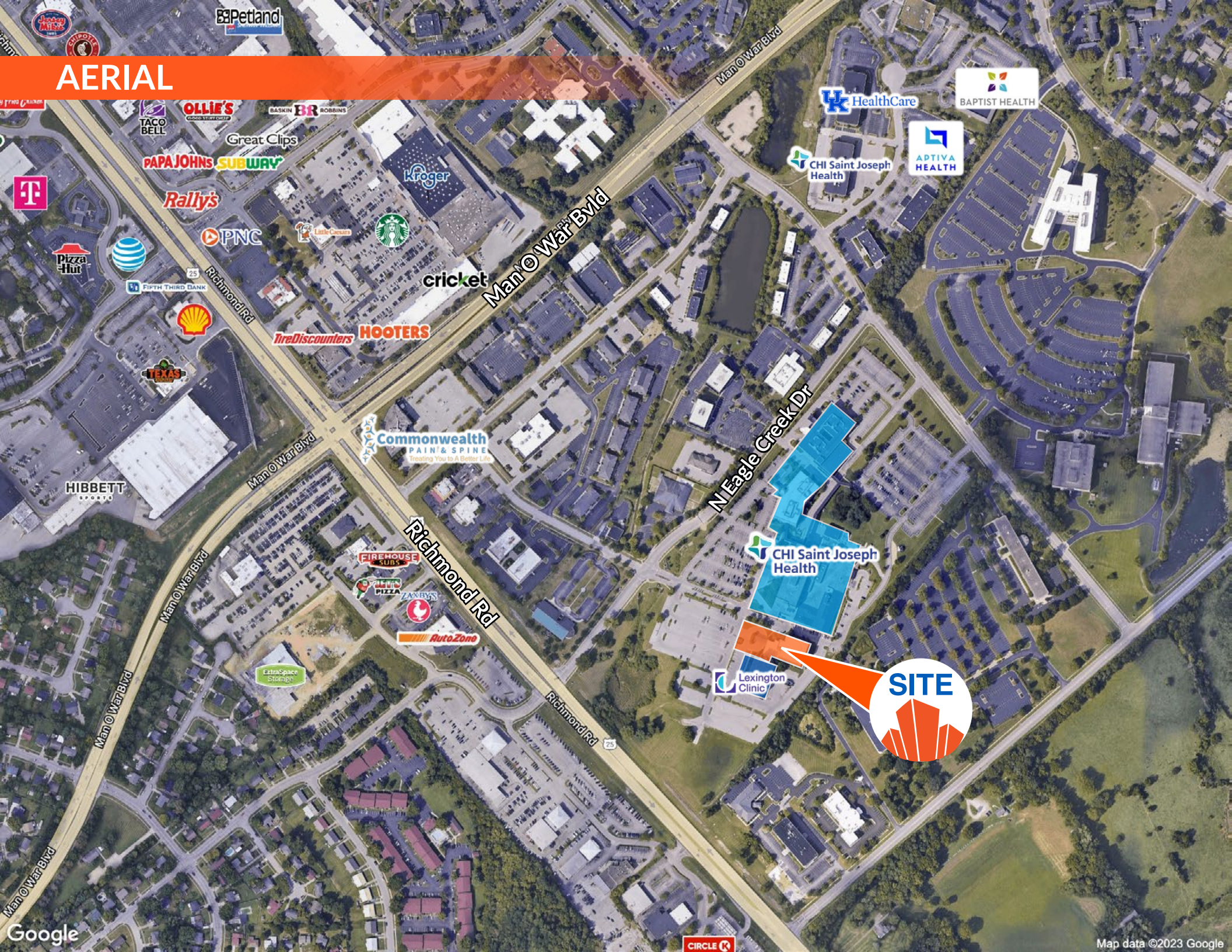
## FEATURES:

- Space includes: waiting, reception, four exam rooms, office, break area, storage, lab/utility
- Building amenities: direct access to the hospital via underground walkway, pick up/drop off area, free parking, nearby retail and restaurants
- Join KentuckyOne Health, Lexington Clinic, and Retina Associates of KY



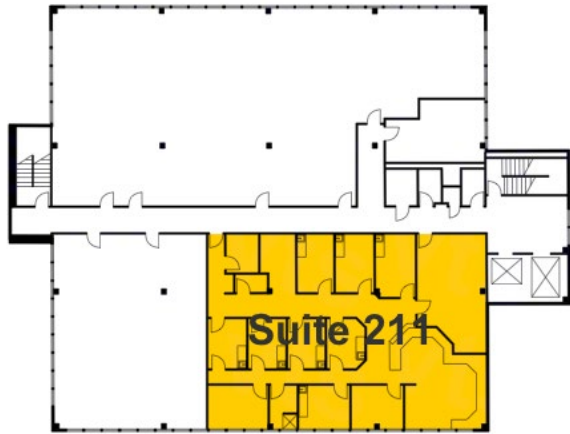


# AERIAL





# 2ND FLOOR • SUITE 211 • 3,292 SF



VIEW ONLINE



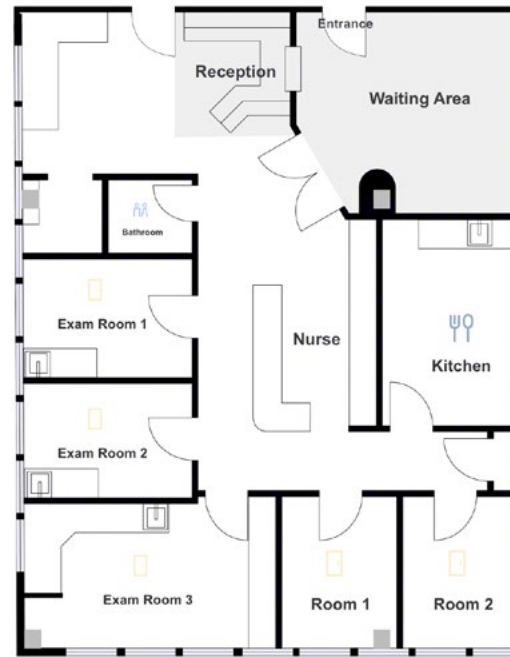
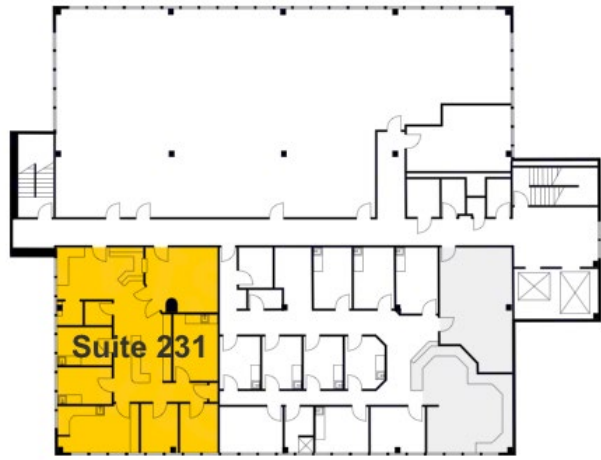
(CLICK TO VIEW)

Work Areas		Common Areas	
QTY		QTY	
1	Open Area	1	Kitchen
8	Rooms	2	Utility Areas
1	Exam Rooms	1	Bathroom





# 2ND FLOOR • SUITE 231 • 1,837 SF



VIEW ONLINE



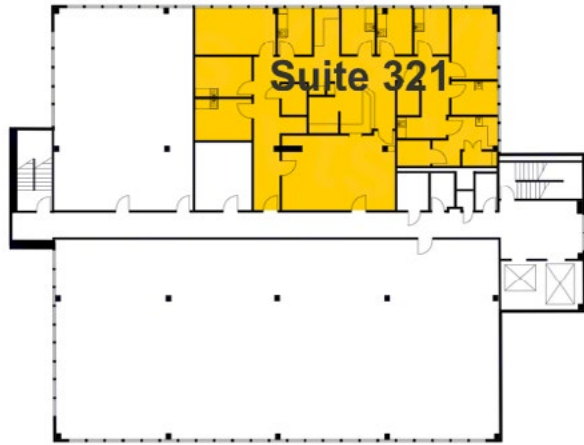
(CLICK TO VIEW)

Work Areas	QTY	Common Areas	QTY
Rooms	2	Kitchen	1
Exam Rooms	3	Bathroom	1





# 3RD FLOOR • SUITE 321 • 2,980 SF



VIEW ONLINE



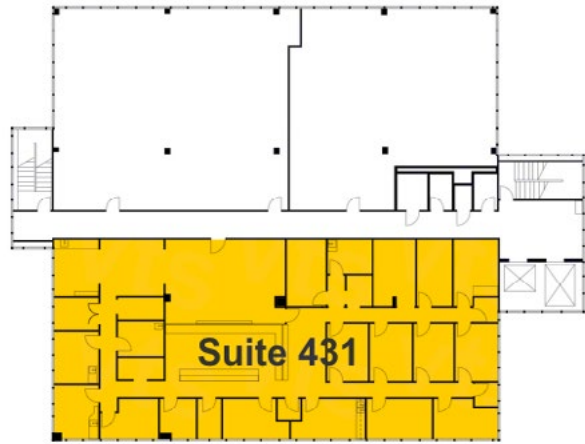
(CLICK TO VIEW)

Work Areas	QTY	Common Areas	QTY
Rooms	2	Kitchen	1
Exam Room	7	Bathroom	3
		Utility Areas	2





# 4TH FLOOR • SUITE 431 • 5,129 SF



VIEW ONLINE



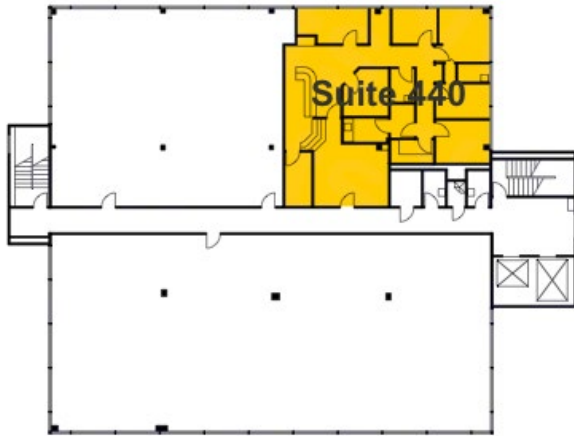
(CLICK TO VIEW)

Work Areas	QTY	Common Areas	QTY
Rooms	2	Kitchen	1
Exam Room	7	Bathroom	3
		Utility Areas	2





# 4TH FLOOR • SUITE 440 • 2,202 SF



Work Areas		Common Areas	
Icon	QTY	Icon	QTY
	1		3
	6		2
	1		

VIEW ONLINE

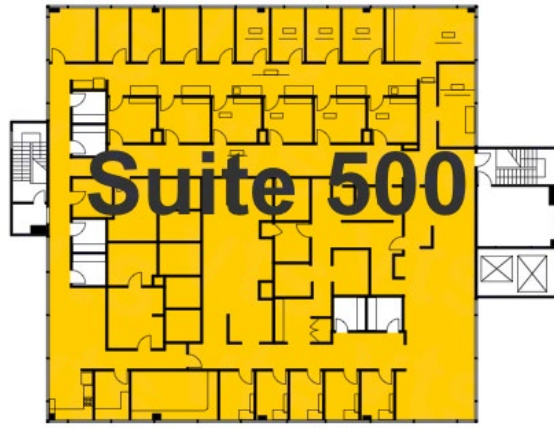


(CLICK TO VIEW)





# 5TH FLOOR • SUITE 500 • 10,079 SF



VIEW ONLINE



(CLICK TO VIEW)

Work Areas	QTY	Common Areas	QTY
Open Area	2	Kitchen	1
Rooms	26	Utility Areas	1
		Bathroom	6





# DEMOGRAPHICS

120 N Eagle Creek Dr Lexington, KY 40509	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	10,102	84,946	193,052
2028 Projected Population	10,276	86,708	198,283
2020 Census Population	10,141	84,703	192,610
2010 Census Population	9,999	73,905	176,004
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	-	1.1%	0.7%
2023 Median Age	32.0	35.3	34.6
<b>Households</b>			
2023 Estimated Households	5,187	37,796	84,122
2028 Projected Households	5,231	38,215	85,749
2020 Census Households	5,140	37,226	82,908
2010 Census Households	5,072	32,482	76,186
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	1.3%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	64.5%	71.6%	69.4%
2023 Estimated Black or African American	22.3%	16.1%	14.8%
2023 Estimated Asian or Pacific Islander	5.6%	4.9%	8.4%
2023 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2023 Estimated Other Races	7.3%	7.2%	7.2%
2023 Estimated Hispanic	6.2%	5.7%	5.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$76,667	\$115,672	\$104,562
2023 Estimated Median Household Income	\$58,633	\$81,957	\$73,990
2023 Estimated Per Capita Income	\$39,450	\$51,512	\$45,853
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.5%	2.9%
2023 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.4%	4.1%
2023 Estimated High School Graduate	19.2%	15.8%	17.5%
2023 Estimated Some College	23.4%	18.5%	18.1%
2023 Estimated Associates Degree Only	13.2%	8.3%	8.0%
2023 Estimated Bachelors Degree Only	25.7%	29.9%	27.8%
2023 Estimated Graduate Degree	13.7%	21.5%	21.6%
<b>Business</b>			
2023 Estimated Total Businesses	790	3,583	9,857
2023 Estimated Total Employees	6,302	31,435	87,377
2023 Estimated Employee Population per Business	8.0	8.8	8.9
2023 Estimated Residential Population per Business	12.8	23.7	19.6



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