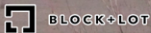


# FOR SALE

RETAIL / FLEX SPACE



**2550 REGENCY RD.**  
LEXINGTON, KY 40503



**CLAY ANGELUCCI**  
859.338.8800  
clay@balrealstate.com



# 01: EXECUTIVE SUMMARY

2550 REGENCY RD.



## PROPERTY DESCRIPTION

### Large Retail / Flex Building on Regency Road For Sale.

14,400 SF building on appx 1 acre with plenty of parking and retail visibility. The Building is one large showroom with tall ceilings throughout with shipping and receiving in the rear. The building is also fully sprinklered.

Ideally located in a high traffic retail corridor just off Nicholasville Rd. with close access to New Circle Rd. Located between Dennis Dr and Moore Drive.

## PROPERTY HIGHLIGHTS

- Outstanding location in high traffic retail corridor
- Flexible building with tall ceilings
- Abundant parking
- Three dock height doors and one w/ ramp
- Freestanding



**+/-14,400 SF  
(PER PVA)**



**\$2,475,000**



**ZONED  
B-4**

# 03: LOCATION INSIGHTS

ADDITIONAL PHOTOS  
2550 REGENCY RD.





# 03: LOCATION INSIGHTS



2550 REGENCY RD.

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 9,308  
3 MILE: 123,606  
5 MILE: 240,529



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$99,672  
3 MILE: \$102,786  
5 MILE: \$99,044



### NUMBER OF HOUSEHOLDS

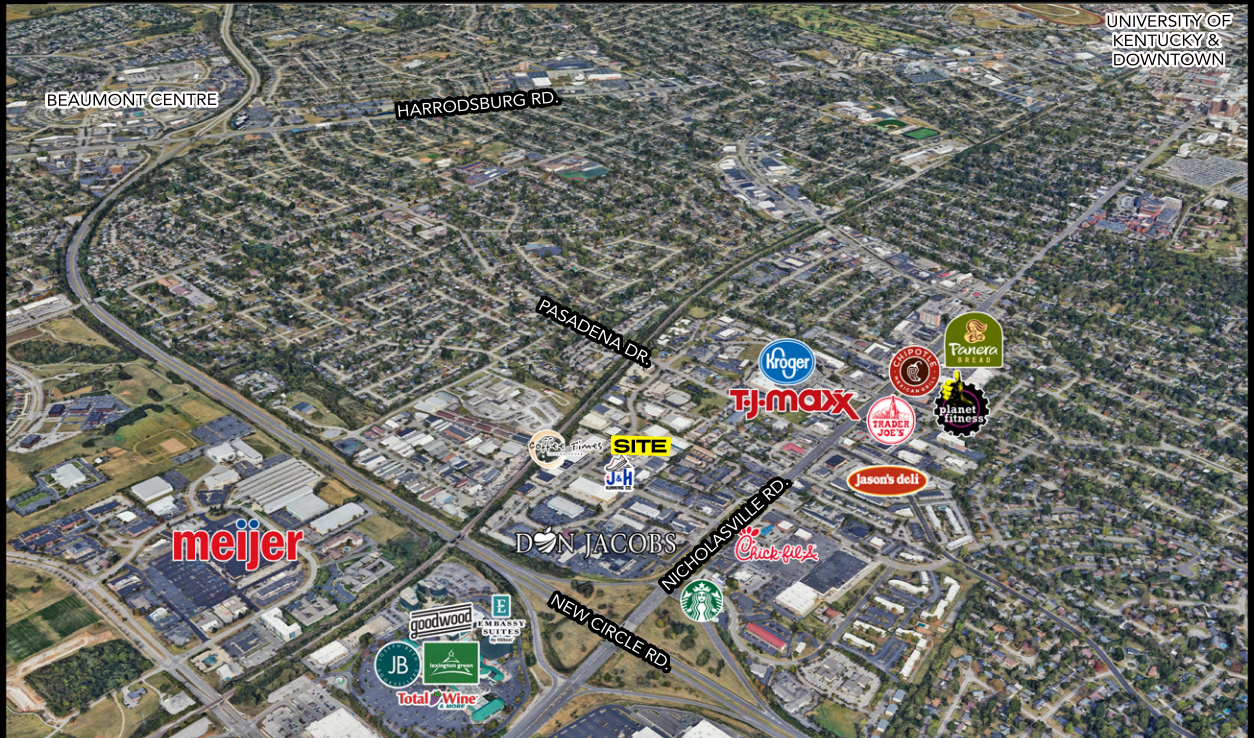
1 MILE: 4,360  
3 MILE: 52,636  
5 MILE: 104,355





# 03: LOCATION INSIGHTS

AERIAL  
2550 REGENCY RD.



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 2550 REGENCY 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-64S 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.