



Educational Facility and Land For Sale

500 & 501 Park Place
Lexington, KY 40511

Total Site

15.56± Acres

Useable Acreage

9.99± Acres

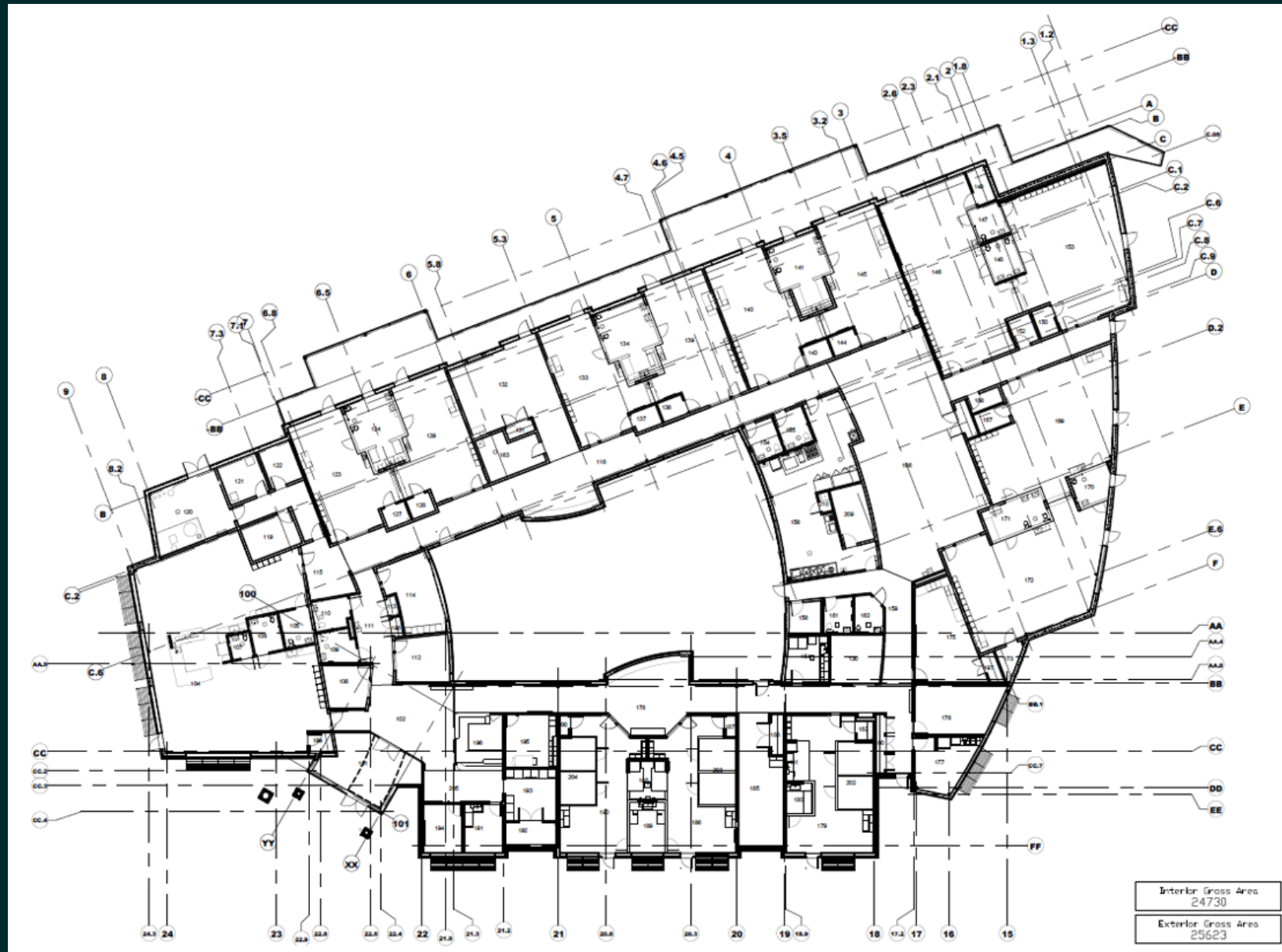


500 Park Place Lexington, KY

Property Summary

- Total Site: 4.64± Acres
- 24,730 SF building
- Built in 2019
- LEED certified
- Zoned B-6P Commercial Center
- Easy Access to I-64/I-75
- Leased by YMCA through 12/31/2027 with mutual termination options





500 Park Place – Former Daycare Facility



Click the button
below to access the
Virtual Tour for
500 Park Place

Virtual Tour

500 Park Place – Former Daycare Facility



500 Park Place – Former Daycare Facility



501 Park Place Lexington, KY

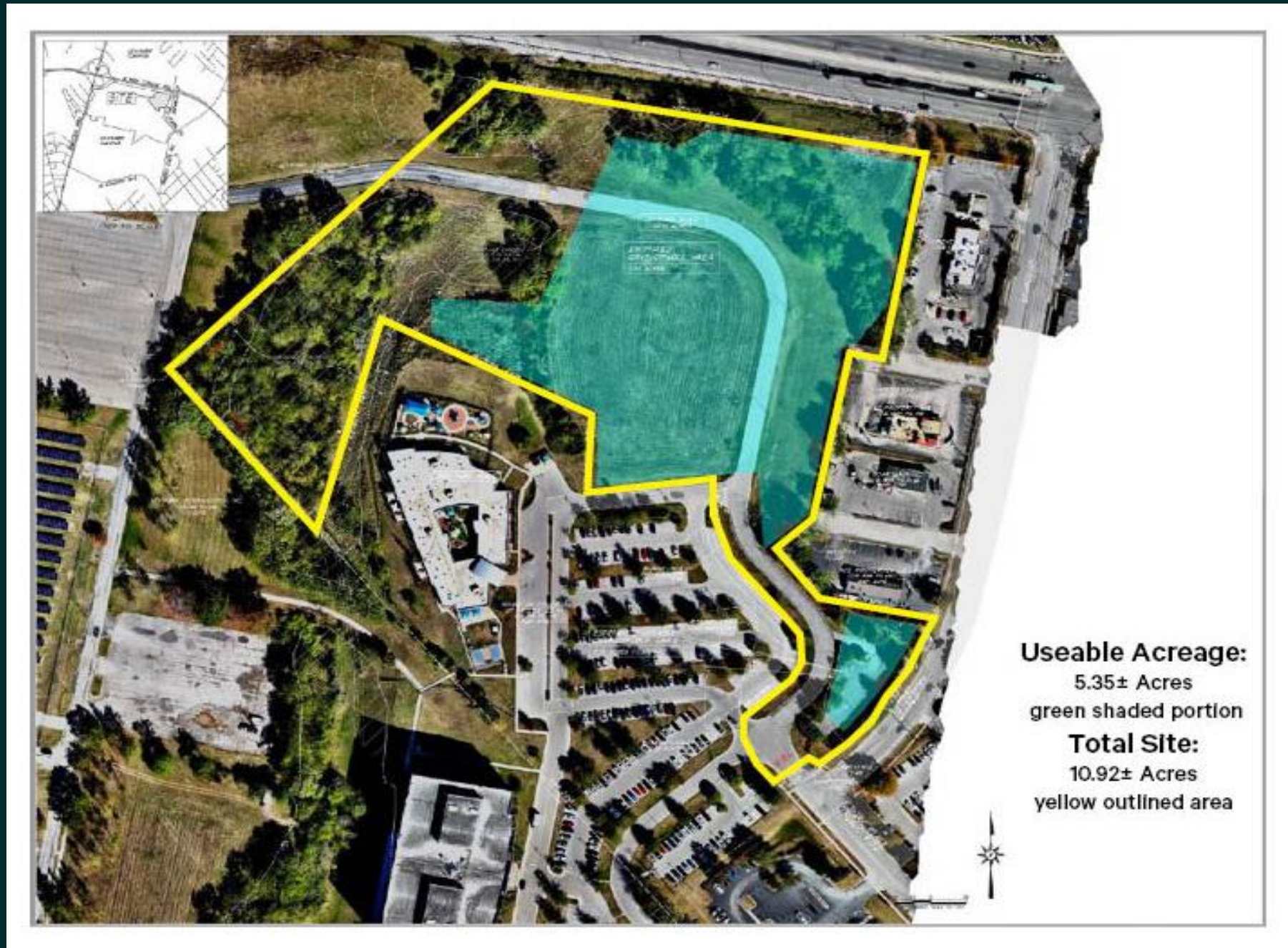
Property Summary

- Total Site: 10.92± Acres
- 5.35± Useable Acres
 - Based on proposed changes to B-6P zoning setbacks
- Frontage on West New Circle Road near Newtown Pike Overpass
- Next Door to Walmart Anchored Shopping Center
- Zoned B-6P Commercial Center
- Easy Access to I-64/I-75
- Ideal for Retail, Office, Hotel or Multi-family



501 Park Place - Useable Acreage

5.35± Acres



Aerial Map



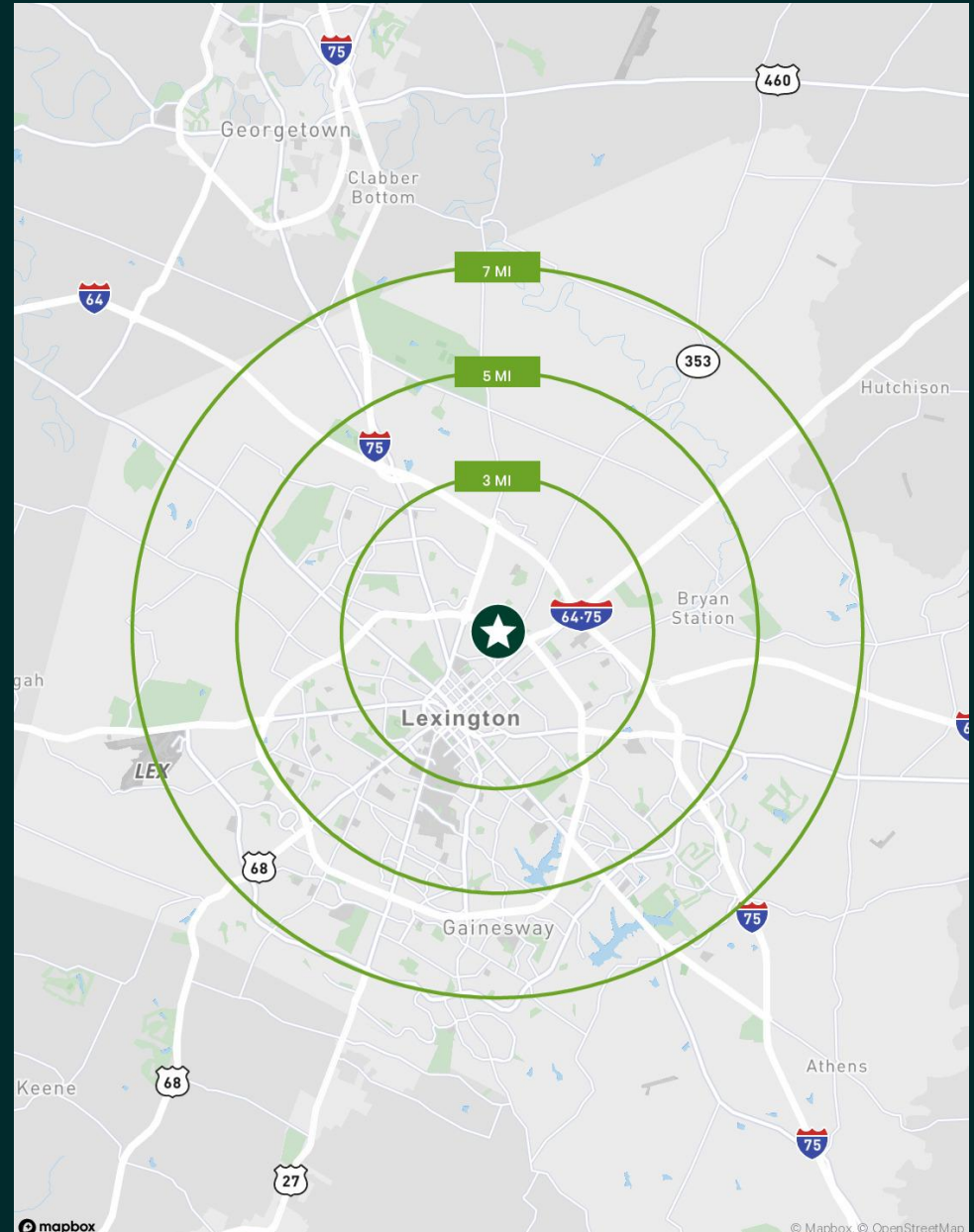
Demographics

CBRE

DEMOGRAPHIC BRIEF 500 & 501 PARK PLACE

POPULATION	3 MILES	5 MILES	7 MILES
2025 Population - Current Year Estimate	82,356	171,472	270,871
2030 Population - Five Year Projection	83,441	174,601	275,913
2020 Population - Census	80,830	166,952	264,430
2010 Population - Census	73,771	155,448	244,506
2020-2025 Annual Population Growth Rate	0.30%	0.43%	0.39%
2025-2030 Annual Population Growth Rate	0.26%	0.36%	0.37%
HOUSEHOLDS			
2025 Households - Current Year Estimate	34,851	73,411	117,058
2030 Households - Five Year Projection	35,750	75,570	120,393
2020 Households - Census	32,990	69,279	111,447
2010 Households - Census	31,087	64,061	103,105
2020-2025 Compound Annual Household Growth Rate	0.88%	0.93%	0.79%
2025-2030 Annual Household Growth Rate	0.51%	0.58%	0.56%
2025 Average Household Size	2.14	2.19	2.22
HOUSEHOLD INCOME			
2025 Average Household Income	\$87,823	\$101,562	\$108,163
2030 Average Household Income	\$101,286	\$117,097	\$124,445
2025 Median Household Income	\$59,328	\$65,944	\$70,103
2030 Median Household Income	\$66,192	\$74,998	\$80,247
2025 Per Capita Income	\$37,475	\$44,002	\$47,002
2030 Per Capita Income	\$43,689	\$51,212	\$54,550
HOUSING UNITS			
2025 Housing Units	38,950	80,818	127,858
2025 Vacant Housing Units	4,099 10.5%	7,407 9.2%	10,800 8.4%
2025 Occupied Housing Units	34,851 89.5%	73,411 90.8%	117,058 91.6%
2025 Owner Occupied Housing Units	15,050 38.6%	35,124 43.5%	58,558 45.8%
2025 Renter Occupied Housing Units	19,801 50.8%	38,287 47.4%	58,500 45.8%
EDUCATION			
2025 Population 25 and Over	49,989	110,603	179,201
HS and Associates Degrees	25,697 51.4%	51,231 46.3%	80,579 45.0%
Bachelor's Degree or Higher	18,400 36.8%	48,545 43.9%	84,447 47.1%
PLACE OF WORK			
2025 Businesses	5,608	9,370	13,679
2025 Employees	96,695	167,509	214,917

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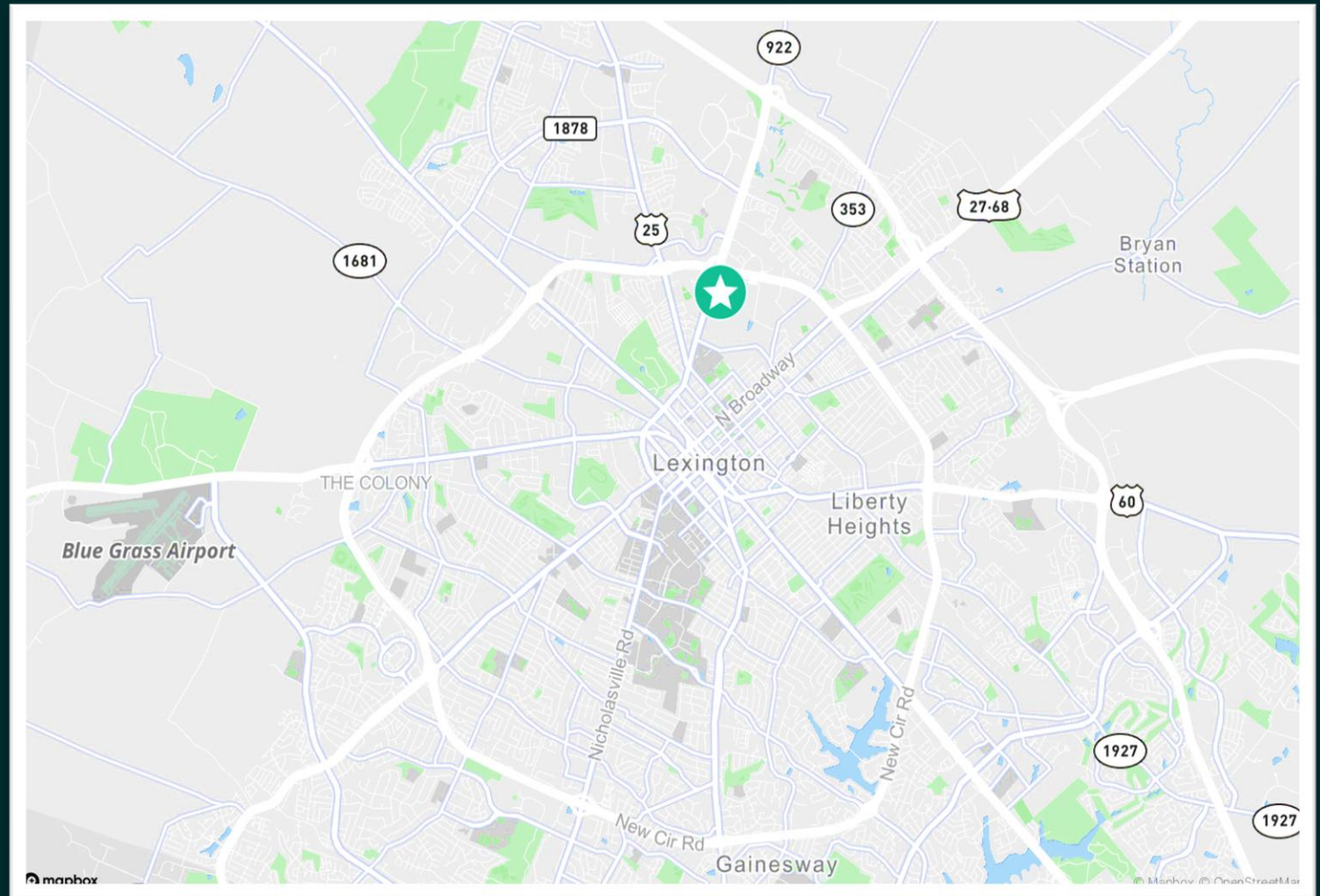
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