

## PROPERTY FEATURES

- ± 59.5 acres For Sale, Lease, or Build-to-Suit
- Great Development Opportunity
- Located in Lexington, Kentucky; Jessamine County
- Zoned Agricultural – Approved for Mixed-Use Commercial
- Ideal Location for business, retail, apartments, and office
- 36,736 Cars per day Nicholasville/Lexington Road/US 27 (KY Transportation Cabinet)
- Just minutes from Fayette Mall
- Tons of Road Frontage and Visibility
- Asking price to purchase: **\$17,500,000**

## ASHGROVE PROPERTY

LEXINGTON, KY 40356

## 2015 Estimated Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Population</b>	1,659	54,229	140,512
<b>Households</b>	594	22,487	59,503
<b>Avg. Household Income</b>	\$98,504	\$80,071	\$80,674

## Major Points

Man-O-War Boulevard	2 minutes
New Circle Road	7 minutes
Interstate 75	22 minutes

### Contact

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710 East Main Street  
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# About Lexington, Kentucky

Lexington (officially Lexington-Fayette Urban County) is the second-largest city in Kentucky and the 63<sup>rd</sup> largest in the U.S. Known as the “Thoroughbred City” and the “Horse Capital of the World,” it is located in the heart of Kentucky’s Bluegrass region. The population of Lexington, Kentucky is 308,428 as of 2013.

Lexington is home to the headquarters for Tempur-Pedic, Lexmark International, Galls, Big Ass Solutions, Fazoli’s, and Jif Peanut Butter. Major tourist attractions include Keeneland Thoroughbred Racing, Red Mile Harness Racing, and the Kentucky Horse Park. University of Kentucky, Transylvania University, and several other colleges and universities are located in Lexington as well.



## Lexington’s Recent Rankings

### 2015

- **#6 Most Inspiring cities for Young Adults, *World Wide Learn***
- **#7 American City with Best ROI on Police Spending, *WalletHub***
- **#61 Largest City, *Census Bureau***
- **#66 Best Cities in America, *Niche***
- **Best Places for Recent Grads to Find Jobs, *NerdWallet***

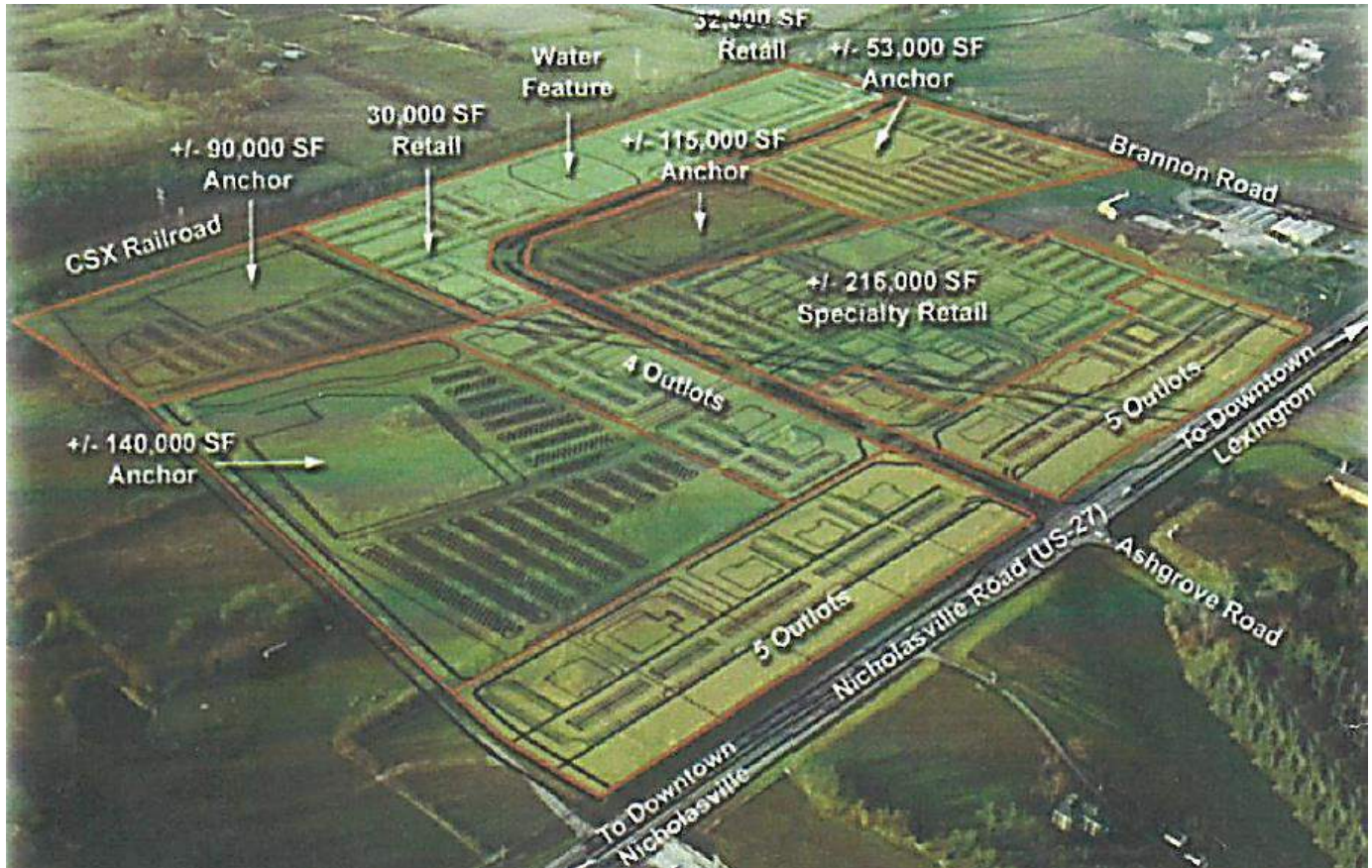
### 2014

- **Top Five Best Places to Retire, *Time Magazine***
- **#6 Best College City (Among Large Cities), *WalletHub***
- **#12 Best City for Veterans, *WalletHub***
- **#8 Top State Business Climate, *Site Selection Magazine***
- **#4 Best Entrepreneurial Activity, *University of Nebraska-Lincoln***

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# PROPOSED DEVELOPMENT PLAN



## Central KY's Best Retail Site

Located on UD-27 (aka Nicholasville Road), West of the Ashgrove traffic Light  
2,600 visible feet of frontage between Lexington and Nicholasville  
Highest (non-interstate) traffic count in the region

Will subdivide

Buy, Lease, or Build-to-Suit

Wal-mart Super Center, Target, Lowe's, Kohl's, and Fayette Mall are nearby

*This is the epicenter of growth in Central Kentucky.*

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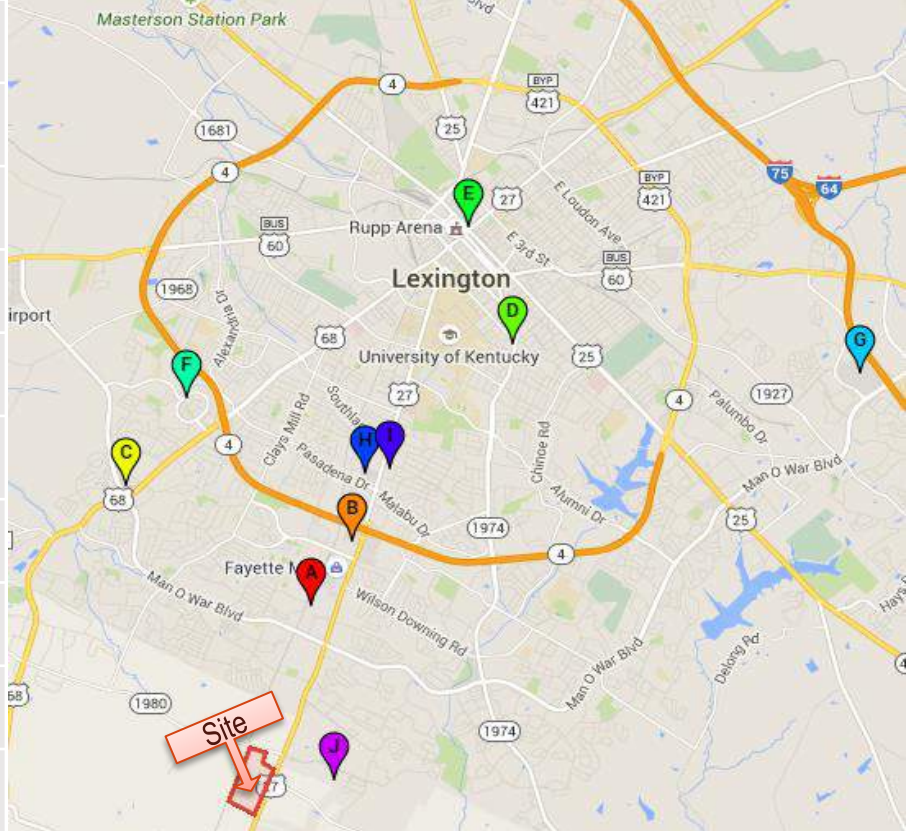
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COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT

## Shopping Centers

<b>A</b>	Fayette Mall	2.6 mi.
<b>B</b>	Lexington Green Mall	3.1 mi.
<b>C</b>	Palomar Center	5.4 mi.
<b>D</b>	Chevy Chase Plaza	7.1 mi.
<b>E</b>	Victorian Square	7.4 mi.
<b>F</b>	Beaumont Centre	6.8 mi.
<b>G</b>	Hamburg Pavilion	11.1 mi.
<b>H</b>	Regency Centre	4.1 mi.
<b>I</b>	Zandale Shopping Center	4.1 mi.
<b>J</b>	Brannon Crossing	.7 mi.

## Map of Area Shopping



## Major Retailers

<u>Within 1 Mile</u>	<u>Within 3 miles</u>	<u>Within 5 miles</u>
<ul style="list-style-type: none"> <li>Sam's Club</li> <li>Kohl's</li> <li>Hobby Lobby</li> <li>Kroger</li> <li>Marshall's</li> </ul>	<ul style="list-style-type: none"> <li>Dillard's</li> <li>Macy's</li> <li>JC Penny's</li> <li>Wal-Mart</li> <li>Old Navy</li> <li>H&amp;M</li> </ul>	<ul style="list-style-type: none"> <li>Anthropologie</li> <li>Charming Charlie</li> <li>Whole Foods</li> <li>Best Buy</li> <li>Office Depot</li> <li>Chico's</li> </ul>

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