

# ONE HAMBURG



**SCHRADER**  
COMMERCIAL PROPERTIES, LLC

1792 ALYSHEBA WAY | LEXINGTON, KY  
EASY ACCESS TO I-75 & I-64

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The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and Schrader Commercial Properties, LLC and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating, and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information, and any other similar information provided by Schrader Commercial Properties, LLC which relates to the Property (collectively, the "Confidential Information"), whether said information was transmitted orally, in print, in writing, or by electronic media is confidential in nature and that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of Schrader Commercial Properties, LLC and that all such information will be returned to Schrader Commercial Properties, LLC upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentially, to Schrader Commercial Properties, LLC. Other than Schrader Commercial Properties, LLC, recipient agrees that neither Recipient nor Schrader Commercial Properties, LLC shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introduction of potential investors and receive written acknowledgement from Schrader Commercial Properties, LLC for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive, or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the owner or Schrader Commercial Properties, LLC. All references disclosed herein related to acreage, square footages, and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete not necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property of respective owners, and use of these images without the express writing consent of the owner is prohibited.

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## OFFERING SUMMARY

### Property Information

- Asking Price: \$12,600,000
- Building Size: 75,420 SF
- Lot Size: 5.45 AC
- Zoning: P-1 Professional Office
- Year Built: 2003

The property is a well built and attractive 75,000 square foot Class A Building of three stories in the best location in Hamburg. The building is professionally managed with ample on site parking.

This is the premier location in Hamburg as it is on the corner of Man of War and Alysheba with great access to Interstates 75 and 64 at a major signalized intersection. Located directly next to Hamburg Place, home to extensive dining and shopping venues.

The property is easy to find and with a corner location, excellent monument signage and quality construction, this building is the highest quality address for office space in the fast growing Hamburg area.



















## FIRST FLOOR PLAN

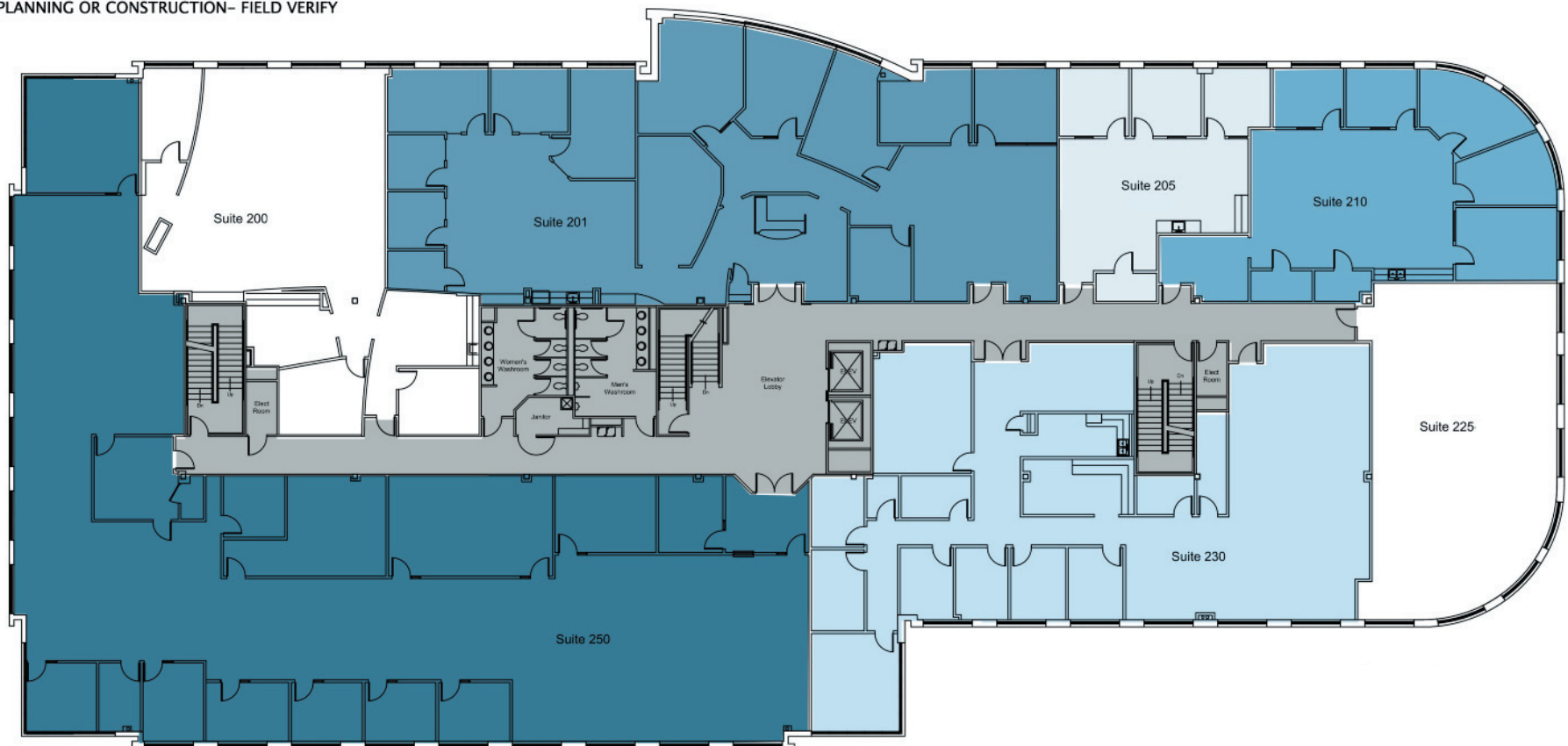
FEBRUARY 2022 – NOT TO SCALE  
NOT FOR PLANNING OR CONSTRUCTION – FIELD VERIFY





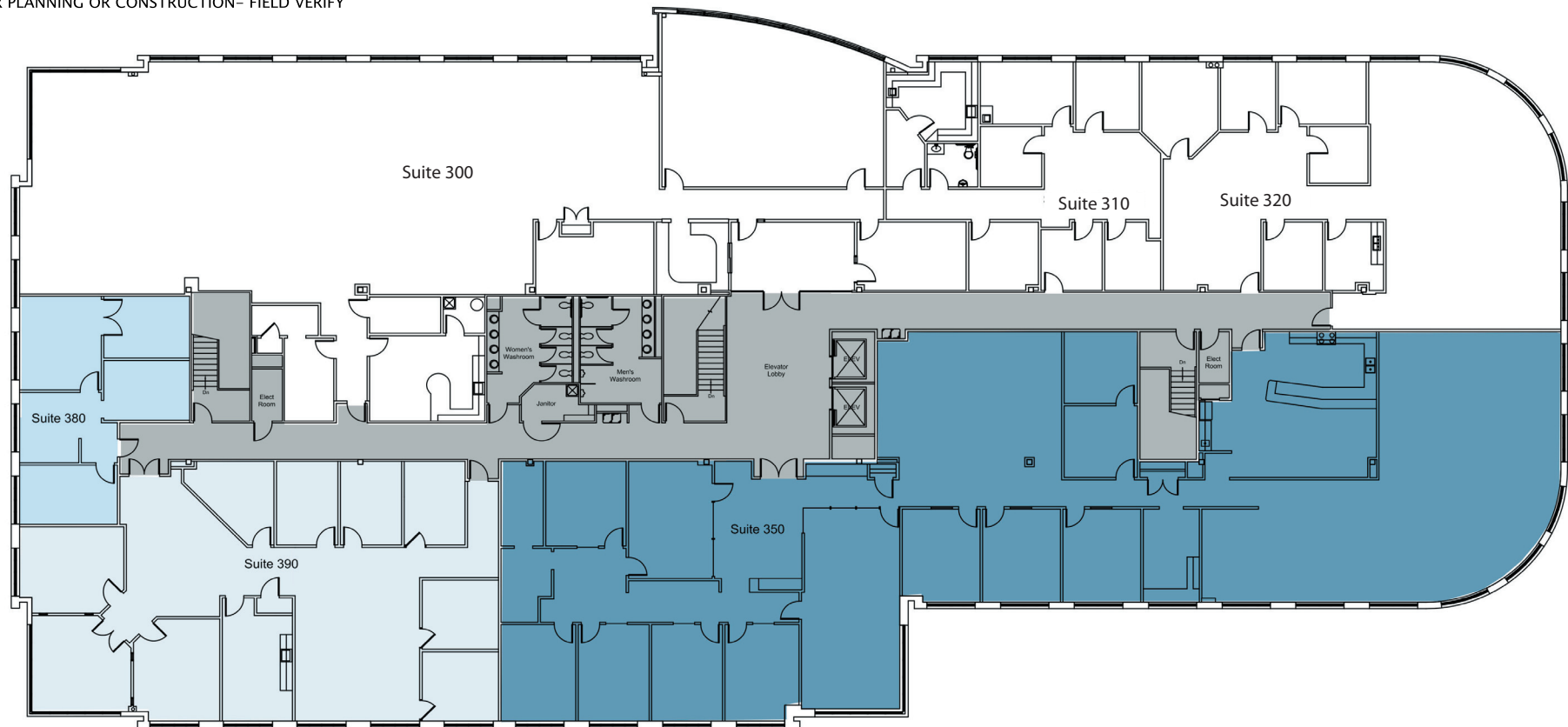
## SECOND FLOOR PLAN

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## THIRD FLOOR PLAN

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## MARKET OVERVIEW

### Lexington Location Overview

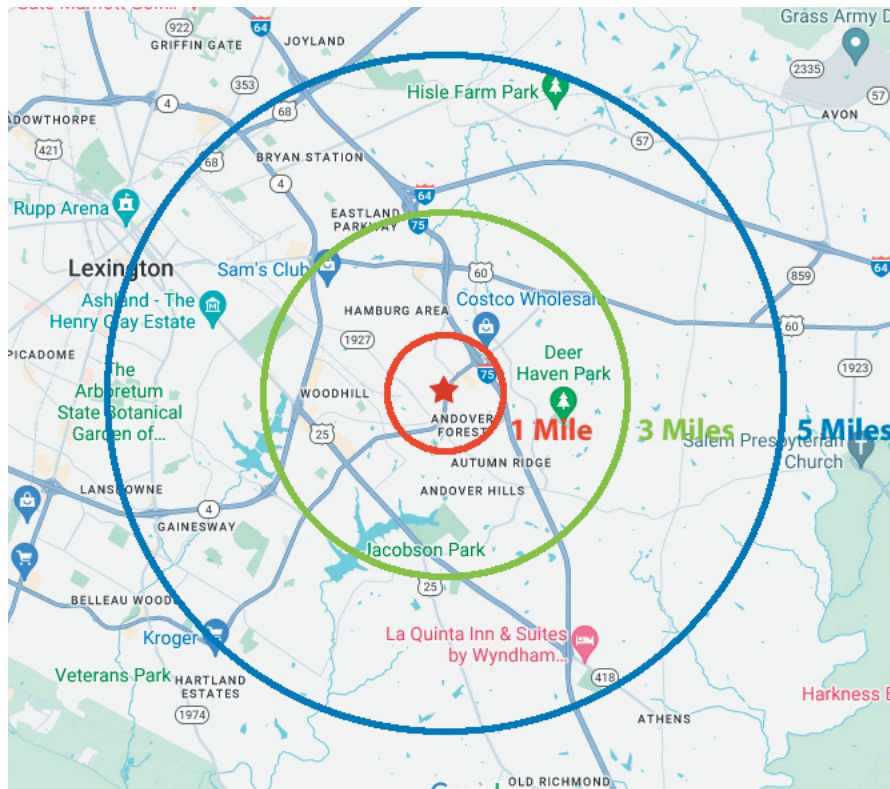
Lexington is located in Central Kentucky, in the heart of the Bluegrass region, approximately 75 miles east of Louisville, 85 miles south of Cincinnati, and 214 miles north of Nashville. Serving as the county seat of Fayette County, Lexington is the 2nd-largest city by population in the State of Kentucky and the 61st largest in the United States. Lexington is located at the convergence of two major interstates, I-75 and I-64. I-75 runs from near Williamsburg to Covington by way of Lexington, and I-64 runs from Louisville to Ashland via Lexington. New Circle Road, also known as Kentucky Route 4, is a Kentucky state highway that serves as a city bypass for the city of Lexington, encircling the entire city. The Bluegrass Airport, located on the western edge of the city, offers 18 regular direct flights to cities including Atlanta, Charlotte, Chicago, New York, Newark, Detroit, Houston, Dallas, and Minneapolis.

### Economic Overview

Lexington is known for its high quality of life, highly educated population, and stable economy, and has been recognized by publications such as Forbes and Kiplinger for being one of the nation's top 5 cities for business and young professionals. The top employer in Lexington is the University of Kentucky, with 14,000 employees. The University has an annual budget of \$1.4 billion and ranks as the state's 9th largest economic company. Lexington is home to Fortune 500 companies Xerox, Lexmark International, Lockheed-Martin, and IBM, whose total combined employment exceeds 8,000. Other notable corporate headquarters include Tempur Sealy International, Big Ass Solutions, Florida Tile, and the Forcht Group of Kentucky. Amazon, United Parcel Service, and Trane also have large operations in the city, and Toyota Motor Manufacturing is located within the Lexington CSA. Additionally, Fayette County Schools employs 5,374 people and Fayette Urban County Government employees 2,699.



## DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 Total Population	10,865	66,165	153,489
2028 Population	10,906	67,082	153,351
Pop Growth 2023-2028	+ 0.38%	+ 1.39%	(0.09%)
Average Age	37	37	38
2023 Total Households	5,101	29,219	66,458
HH Growth 2023-2028	+ 0.47%	+ 1.30%	(0.11%)
Median Household Inc	\$86,028	\$66,531	\$58,000
Avg Household Size	2.10	2.30	2.20
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$201,543	\$249,121	\$235,841
Median Year Built	2000	1993	1979





# SCHRADER

COMMERCIAL PROPERTIES, LLC



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