

# 620 EUCLID AVE - Vibrant Location Near University of Kentucky



**SCHRADER**  
COMMERCIAL PROPERTIES, LLC

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620 EUCLID AVE | LEXINGTON, KY

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## OFFERING SUMMARY

### Property Information

- Asking Price: \$1,899,000
- Building Size: 15,138 SF
- Lot Size: 0.37 AC
- Zoning: P-1 Professional Office
- Year Built: 1966
- Renovation: 2025
- Traffic Count: 9,241/day

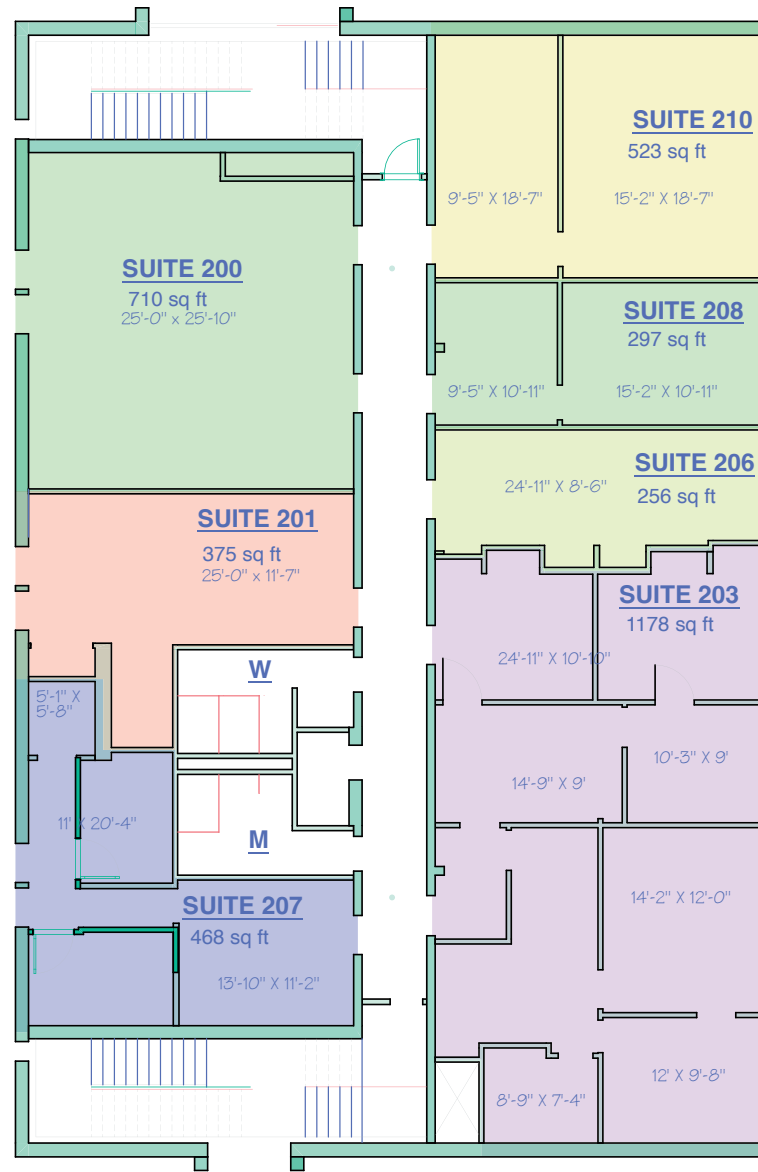
Located in the vibrant Chevy Chase neighborhood, this fully-occupied multi-tenant office building is an exciting opportunity.

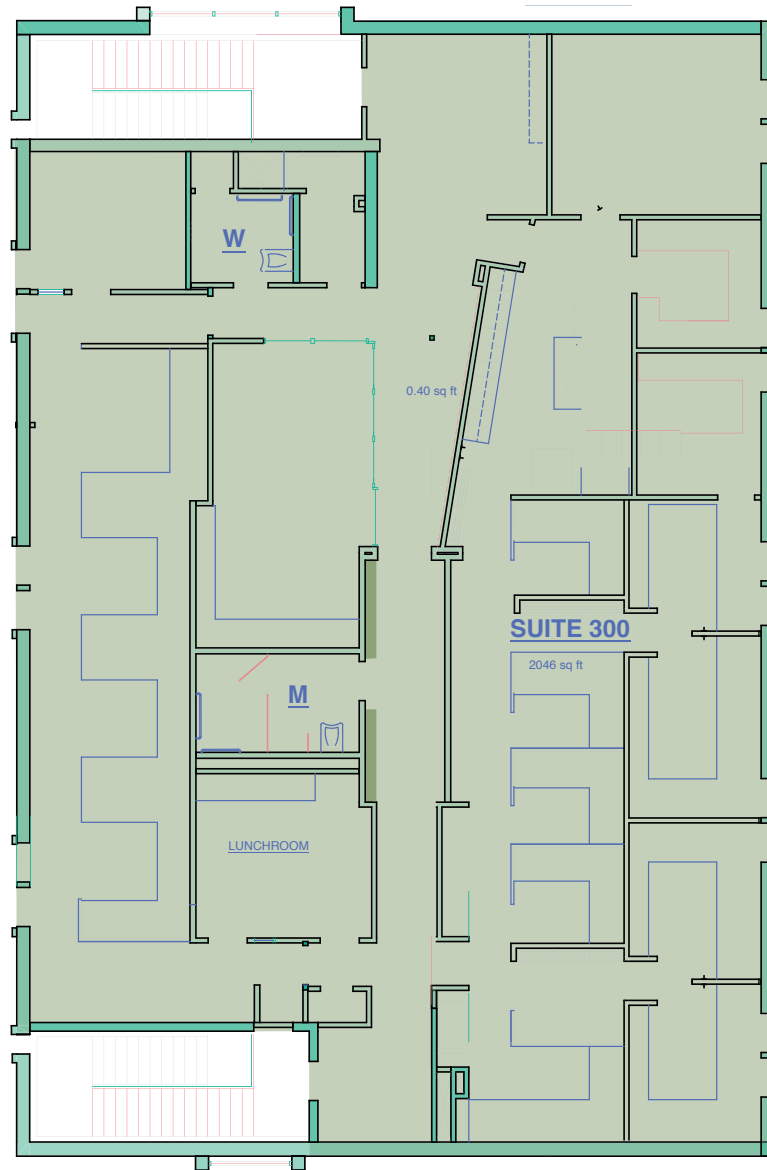
The location on Euclid Avenue is in close proximity to the University of Kentucky and walkable to surrounding restaurants, banks, grocery stores, and retail. This desirable location is adjacent to Chevy Chase which is characterized by historic homes, young professionals and higher-than-average income levels which culminates in high rental demand.

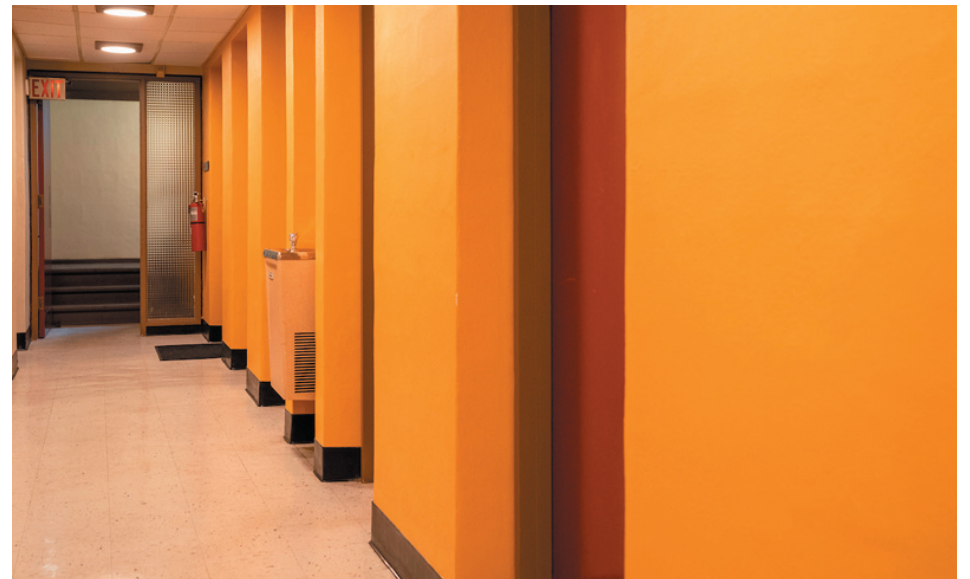
This property is fully-leased with a long-term tenant roster. Don't miss this unique opportunity to own a multi-tenant commercial building in the 40502 zip code.













4/27/26, 12:15 PM

qPublic - Fayette County, KY PVA - Report: 14894300

### Summary

Parcel Number 14894300  
Location Address 618 622 EUCLID AVE  
LEXINGTON KY 40502  
Tax District District 01  
Tax Rate 1.2638  
Acres 0.37  
Legal Description  
Property Class C - COMMERCIAL  
PVA Neighborhood 736 - UNIVERSITY  
Land Use Code (420) C-OFFICE  
USA/RSA Map 33  
Map Block 015  
Lot  
Subdivision  
Cabinet/Slide  
ND-1 Zone  
Overlay  
PDR  
Map Scale 200  
Block  
Council District 3  
LFUCG Zoning P-1 - PROFESSIONAL OFFICE  
Deeded SqFt 16117  
Frontage / Out of 100 /



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### Owner

ASHLAND BUILDING LLC THE  
620 EUCLID AVE STE 105  
LEXINGTON KY 40502  
January 1, 2026 Owner  
ASHLAND BUILDING LLC THE

### Commercial Improvement Information

Card	1	Year Built	1966
Building No	1	Above Grade Sqft	15,138
Structure Code/Desc	353-OFFICE BLDG	Total Basement Sqft	
Units	12		

**Accessory Information**

**Card 1**

Description	Year Built	Size	Area	Grade
PAVING ASPHALT PARKING	1966		0	C-AVERAGE

**Sales**

Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Recording
2/28/2007	\$0	2709	216	TRANSFER-TAX NOT PAID	ASHLAND BUILDING LLC THE	M/MK INC	2709 216
2/28/2007	\$264,728	2709	210	PARTIAL SALES	M/MK INC	M/MK INC	2709 210
2/28/2007	\$264,728	2709	204	PARTIAL SALES	M/MK INC	M/MK INC	2709 204
9/4/1996	\$600,000	1869	446	ARMS LENGTH TRANSACTION	M/MK INC	PARKWOOD INC	1869 446
6/20/1973	\$260,000	1083	485	ARMS LENGTH TRANSACTION	PARKWOOD INC	MEDALLION ENTERPRISES	1083 485

**Valuation**

	2026	2025	2024	2023	2022	2021
Fair Cash Value	\$1,126,800	\$1,126,800	\$1,126,800	\$950,000	\$950,000	\$950,000
Agricultural Value Land	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural Value Total	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,126,800	\$1,126,800	\$1,126,800	\$950,000	\$950,000	\$950,000

**Sketches**

## MARKET OVERVIEW

### Lexington Location Overview

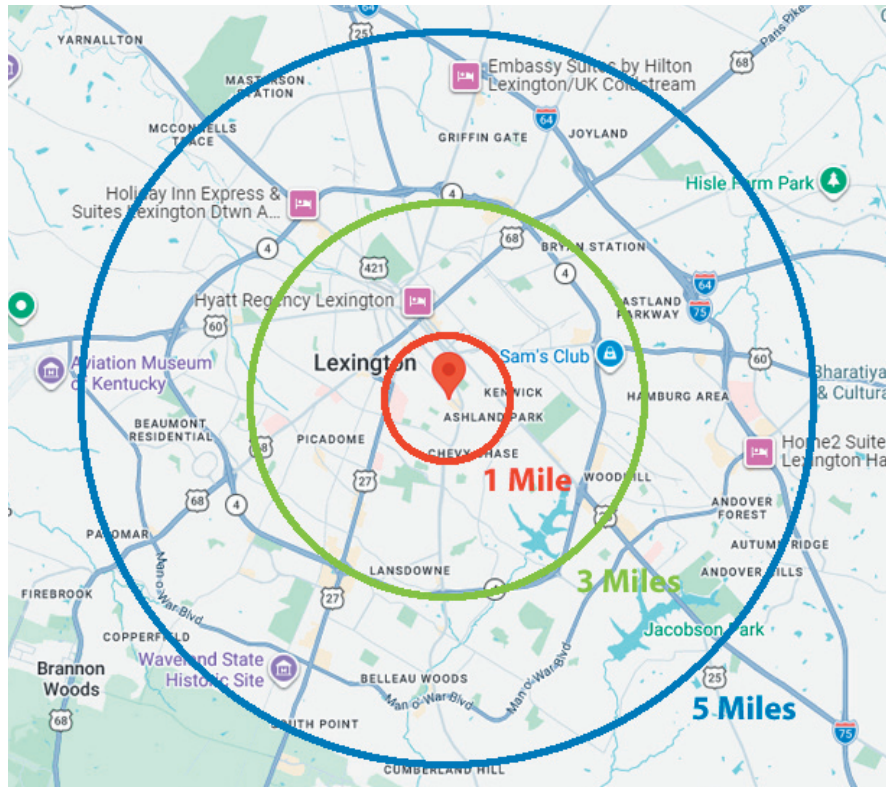
Lexington is located in Central Kentucky, in the heart of the Bluegrass region, approximately 75 miles east of Louisville, 85 miles south of Cincinnati, and 214 miles north of Nashville. Serving as the county seat of Fayette County, Lexington is the 2nd-largest city by population in the State of Kentucky 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
2025 Total Population	21,754	121,161	270,661
2030 Population	22,389	125,439	279,898
Pop Growth 2025-2030	+ 2.92%	+ 3.53%	+ 3.41%
Average Age	33	37	38
2025 Total Households	8,045	53,149	117,245
HH Growth 2025-2030	+ 4.15%	+ 3.91%	+ 3.69%
Median Household Inc	\$43,660	\$51,825	\$59,739
Avg Household Size	1.90	2.10	2.20
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$488,604	\$298,422	\$277,072
Median Year Built	1957	1968	1978



# SCHRADER

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President

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