

2339 STERLING RD, UNIT 1 - 100% Leased Investment Property



SCHRADER
COMMERCIAL PROPERTIES, LLC

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2339 STERLING RD, UNIT 1 | LEXINGTON, KY

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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.

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OFFERING SUMMARY

Property Information

- Asking Price: \$840,000
- Condo Size: 4,664 SF
- Zoning: P-1 Professional Office
- Year Built: 2002
- PVA Neighborhood: 755 - Bates Creek

Built in 2002, this single-tenant office condominium is located within a professional park setting near the intersection of Man O'War Blvd and Richmond Rd.

This is a fabulous walk in ready, first floor space offering 18 offices, 2 conference rooms, open cubicle areas, two restrooms and a break room. It has a security system in place with key fob entry.

The Sterlington Road corridor is heavily anchored by UK HealthCare, Alumni Dental Center, and Larry Kopczyk, DMD. This building offers easy access from New Circle Road and Alumni Drive.







Summary

Parcel Number 38089120
Location Address 2339 STERLINGTON RD UNIT 1
LEXINGTON KY 40517
Tax District District 01
Tax Rate 1.2638
Acres 0
Legal Description G-614 STERLINGTON RD OFFICE CONDOMINIUMS LOT
Property Class C - COMMERCIAL
PVA Neighborhood 755 - TATES CREEK
Land Use Code (420) C-OFFICE
USA/RSA Map 50
Map Block 029
Lot
Subdivision STERLINGTON RD OFFICE CONDOMINIUMS
Cabinet/Slide G-614
ND-1 Zone
Overlay
PDR
Map Scale 200
Block
Council District 8
LFUCG Zoning P-1 - PROFESSIONAL OFFICE
Deeded SqFt
Frontage / Out of 0 / G-613 THRU 615



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Owner

BAR RENTALS LLC
1209 GLEN CREST
LEXINGTON KY 40502
January 1, 2026 Owner
BAR RENTALS LLC

Commercial Improvement Information

Card 1
Building No 01
Structure Code/Desc 355-OFFICE CONDO
Units 1

Year Built 2002
Above Grade Sqft 4,664
Total Basement Sqft

Accessory Information

Card 1

Description	Year Built	Size	Area	Grade
PAVING CONCRETE AVERAGE	2002		0	C -AVERAGE

Sales

Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Recording
1/29/2003	\$485,000	49	559	ARMS LENGTH TRANSACTION	BAR RENTALS LLC		49 559
11/1/2002	\$485,000	0048	679	MULTIPLE PROPERTIES	BAR RENTALS LLC	KOPCZYK LAWRENCE R & CYNTHIA M	0048 679
11/16/2001	\$0	2244	306	NEW ACCOUNT	KOPCZYK LAWRENCE R & CYNTHIA M		2244 306

Valuation

	2026	2025	2024	2023
Fair Cash Value	\$528,100	\$528,100	\$528,100	\$490,600
Agricultural Value Land	\$0	\$0	\$0	\$0
Agricultural Value Total	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0
Taxable Value	\$528,100	\$528,100	\$528,100	\$490,600

Photos

MARKET OVERVIEW

Lexington Location Overview

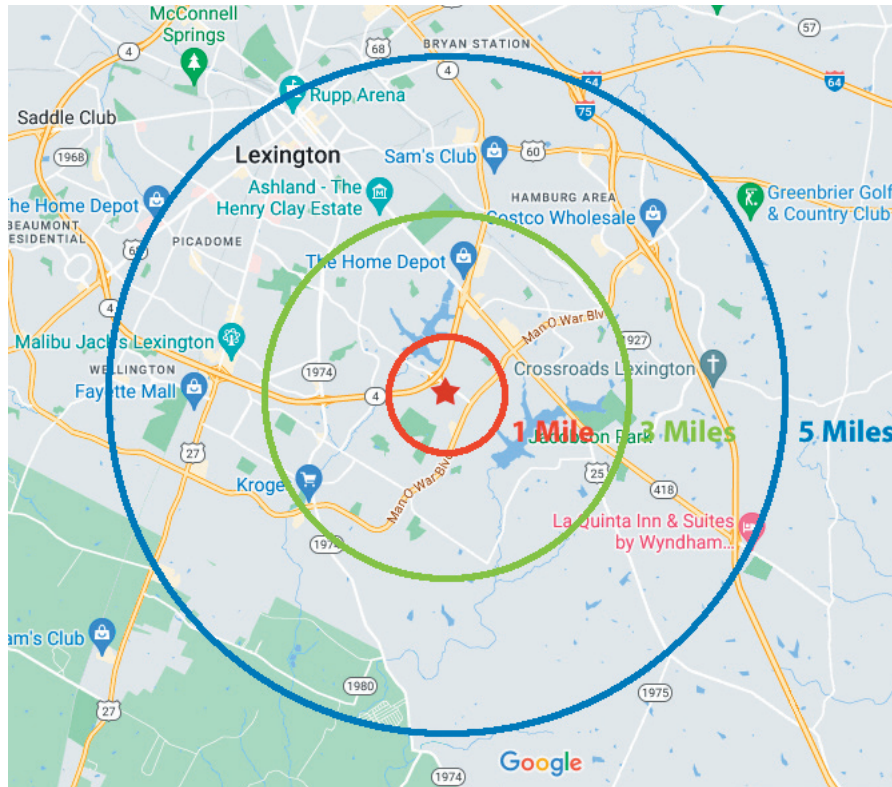
Lexington is located in Central Kentucky, in the heart of the Bluegrass region, approximately 75 miles east of Louisville, 85 miles south of Cincinnati, and 214 miles north of Nashville. Serving as the county seat of Fayette County, Lexington is the 2nd-largest city by population in the State of Kentucky 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
2022 Total Population	12,259	87,010	200,725
2027 Population	12,455	89,102	204,540
Pop Growth 2022-2027	+ 1.60%	+ 2.40%	+ 1.90%
Average Age	36	38	37
2022 Total Households	6,064	38,323	87,233
HH Growth 2022-2027	+ 1.53%	+ 2.39%	+ 1.96%
Median Household Inc	\$47,920	\$66,726	\$57,528
Avg Household Size	2.00	2.30	2.20
2022 Avg HH Vehicles	1.00	2.00	2.00
Median Home Value	\$165,660	\$247,393	\$233,517
Median Year Built	1989	1986	1980



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