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



SCHRADER
COMMERCIAL PROPERTIES, LLC

James M. Schrader

859.288.5008 Office
jschrader@schradercommercial.com

2339 STERLINGTON RD, UNIT 1 | LEXINGTON, KY

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OFFERING SUMMARY

Property Information

- Asking Price: $800,000
- Condo Size: 4,664 SF
- Zoning: P-1 Professional Office
- Year Built: 2002
- PVA Neighborhood: 755 - Tates Creek

100% leased to Sun Behavioral Health. Built in 2002, this single-tenant office condominium is located within a professional park setting near the intersection of Alumni Drive and New Circle Road, very close to Man O' War Boulevard.

This is a fabulous walk in ready, first floor space currently designed as a medical office with four bathrooms. 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.



GALLERY









GALLERY









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	**Year Built**	2002
Building No	01	**Above Grade Sqft**	4,664
Structure Code/Desc	355-OFFICE CONDO	**Total Basement Sqft**	
Units	1		

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

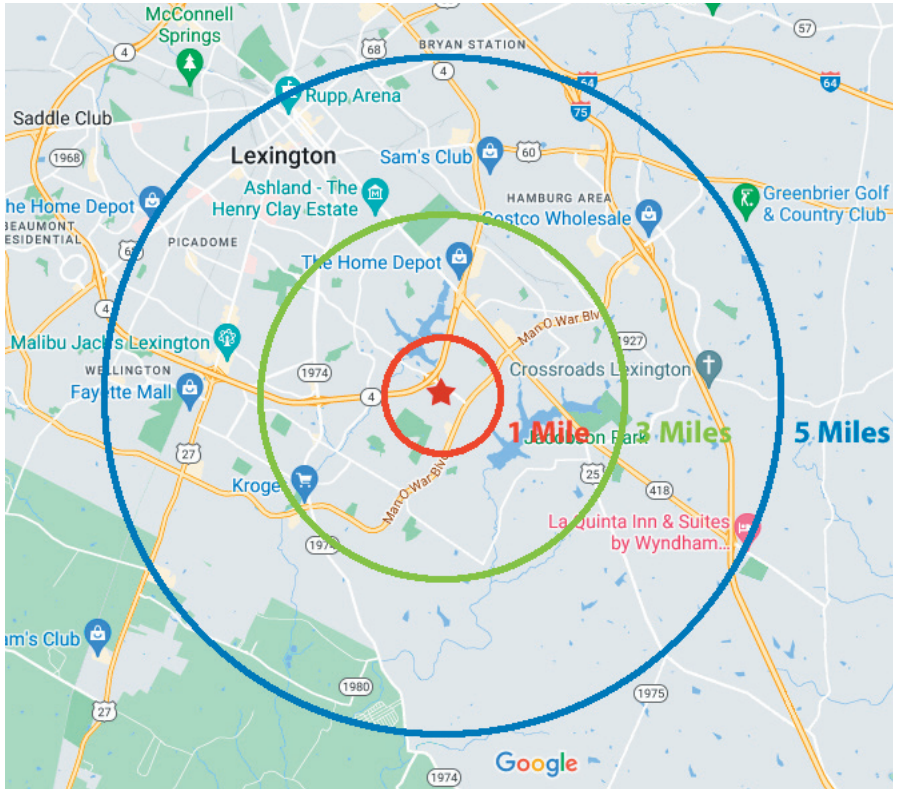
Lexington is located in Central Kentucky, in the heart of the Bluegrass region, approximately 75 miles east of Louisville, 85 miles south of Cincinnati, and 214 miles north of Nashville. Serving as the county seat of Fayette County, Lexington is the 2nd-largest city by population in the State of Kentucky and the 61st largest in the Unites 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, off ers 18 regular direct fl ights 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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James M. Schrader
President

C: 859.321.5660
jschrader@schradercommercial.com

444 E. Main Street, Ste 110, Lexington, KY 40507
PO Box 21793, Lexington, KY 40522-1793

www.schradercommercial.com