



Strategically Positioned Storage with Expansion Potential

768 storage units, ±7.4-acres

910 Enterprise Court
Lexington, KY

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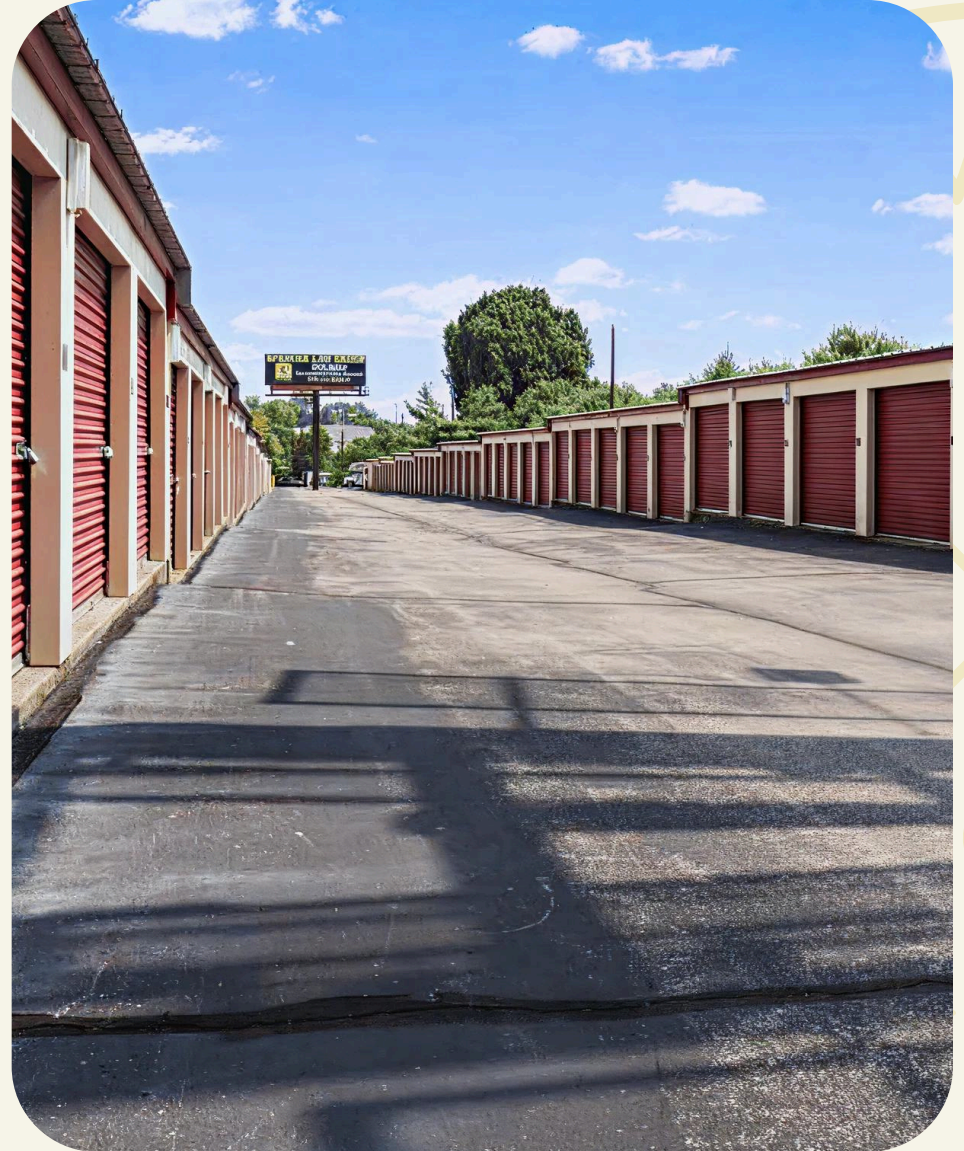




Property Highlights

910 Enterprise Court is a large-scale self-storage facility in Lexington, KY, located near the University of Kentucky and key commercial corridors. The property is currently undergoing targeted improvements to enhance safety, infrastructure, and overall performance, positioning it to meet strong seasonal and year-round storage demand.

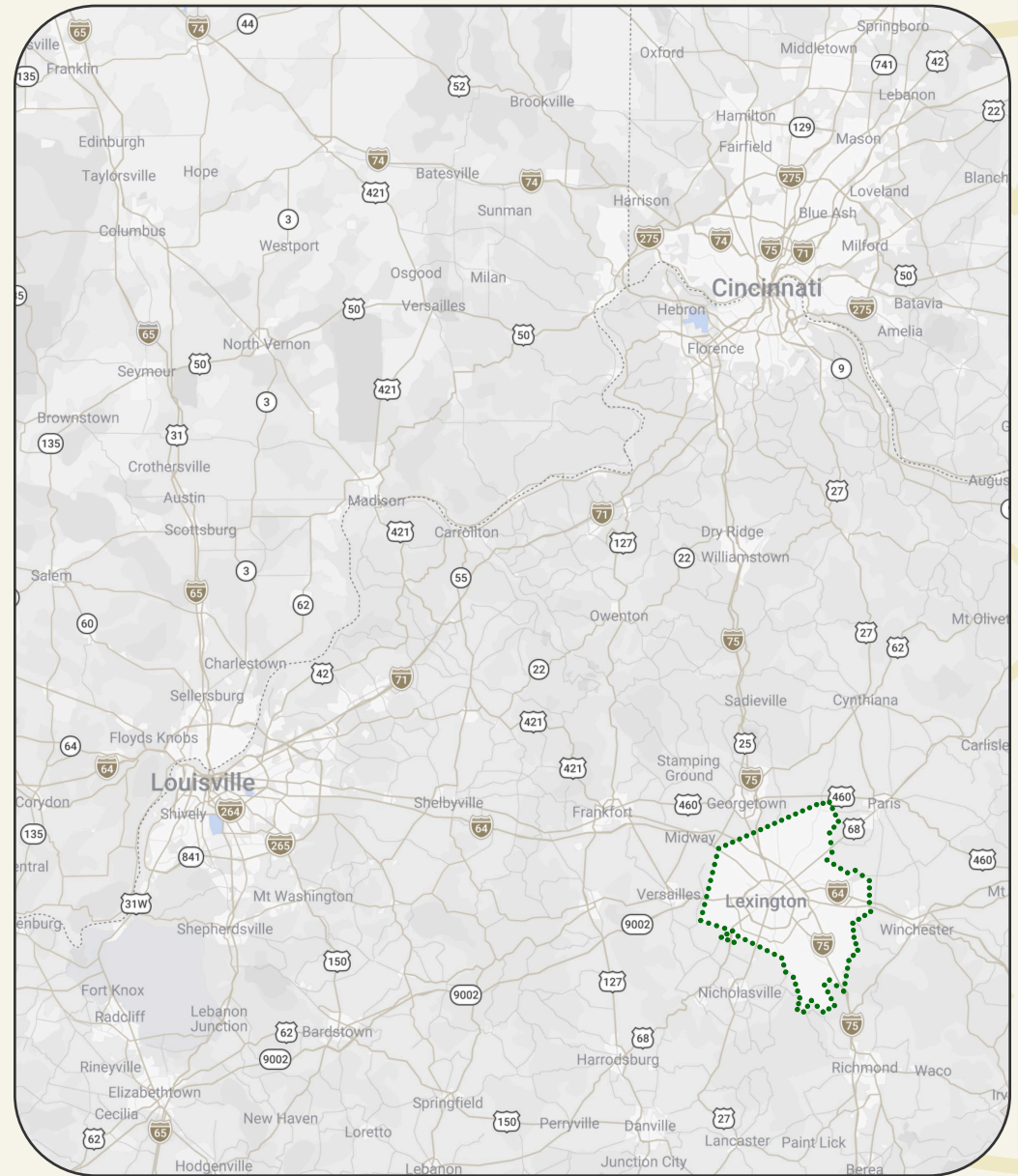
- Proximity to University of Kentucky
- Climate-controlled unit availability
- Ancillary income (billboard & cell tower)
- Ongoing infrastructure and site upgrades
- Enhanced security and lighting systems
- Potential for outdoor storage expansion







- **Large and growing population base:** Lexington population is 320,000+, up approximately +6% since 2020.
- **Strong household income profile:** Median household income is approximately \$66,000, supporting consistent storage demand.
- **University-driven demand:** University of Kentucky enrollment exceeds 30,000 students, creating strong seasonal and transitional storage needs.
- **High renter population:** Lexington has a renter-occupied rate of over 55%, supporting frequent move-related storage usage.
- **Economic stability:** Diverse employment base across healthcare, education, and logistics supports year-round storage demand.
- **Business and contractor activity:** Strong presence of small businesses and service providers drives demand for flexible storage and outdoor space.



Data sources: U.S. Census Bureau QuickFacts (Lexington-Fayette, 2020–2024 estimates); University of Kentucky enrollment data.





910 Enterprise Court

Amenities

- 1 Tortilleria Y Taqueria Ramirez
- 2 Club Champion's Nutrition ky
- 3 Dunkin'
- 4 China King
- 5 McDonald's
- 6 Taco Bell
- 7 Starbucks
- 8 Kroger
- 9 Everest Nepalese & Indian Cuisine
- 10 The Home Depot
- 11 LongHorn Steakhouse
- 12 Picadome golf
- 13 The Human Bean
- 14 Saint Joseph Hospital
- 15 Little Caesars Pizza



910 Enterprise Court

Lexington, KY



This versatile commercial asset offers approximately **80,000 SF** of flexible space, perfectly situated on a expansive **773-acre lot** within the Enterprise Industrial Park. Currently operating as a professional-grade self-storage facility, the property provides a high-capacity infrastructure ideal for logistics, business inventory management, or large-scale vehicle storage.

The facility is highly optimized for operational efficiency, featuring **first-floor access**, climate-controlled environments, and a dedicated layout that allows for **18-wheeler drop-offs**. In addition to a wide variety of storage unit sizes, the property offers specialized outdoor parking for **RVs, boats, and commercial vehicles**. A significant advantage for business tenants is the availability of **rentable office suites** on-site, allowing for a centralized hub that combines administrative operations with secure warehousing.

Strategically located in the western industrial corridor of Lexington, the property offers exceptional regional connectivity. It is positioned just minutes from **Blue Grass Airport** and major transit routes including **New Circle Road (KY-4) and I-64/I-75**, providing seamless access to downtown Lexington and the surrounding Bluegrass region. This location is a prime opportunity for businesses seeking a secure, multi-functional facility with robust infrastructure and superior logistical reach.



For more information

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