

HERE'S OUR PROOF

Meet the Team



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Area Profile

Lexington- Fayette County

Population: 321,354
Labor Force: 177,531
Median Age: 35 years

Bluegrass Region

Population: 898,839
Labor Force: 457,426
Median Age: 38.8 years

Golden Triangle

Population: 2,223,546
Labor Force: 1,166,930
Median Age: 39.7 years

Kentucky

Population: 4,509,394
Labor Force: 2,125,669
Median Age: 39.1 years

Northern Kentucky / Cincinnati

Louisville

Lexington

Cost of Living

Lexington: 93.9
Average: 100
Dallas: 102.5





Within
600
miles of
65%
of the
US population

At the crossroads of
I-75
I-64

Lexington is about an hour's drive from Louisville International Airport (SDF) and Cincinnati/Northern Kentucky International Airport (CVG). From these airports, direct flights include Paris, London, Toronto, Mexico, Boston, San Francisco, Los Angeles, Hartford, New York, and Washington DC. Approximately 100 non-stop destinations within an hour's drive.



Las Vegas

Chicago

Detroit

Philadelphia

Washington, DC

Lexington

Charlotte

Myrtle Beach
(Seasonal)

Atlanta

Dallas

Destin/Fort Walton
(Seasonal)

Orlando (SFB)

Houston
(Seasonal)

St. Pete/Clearwater

Punta Gorda

Fort Lauderdale



15 non-stop destinations

Blue Grass Airport

LEXINGTON, KENTUCKY

Lexington's Economy

3.1%

Unemployment
Rate

\$61,526

Median Household
Income

\$50,024

Average Annual
Wage

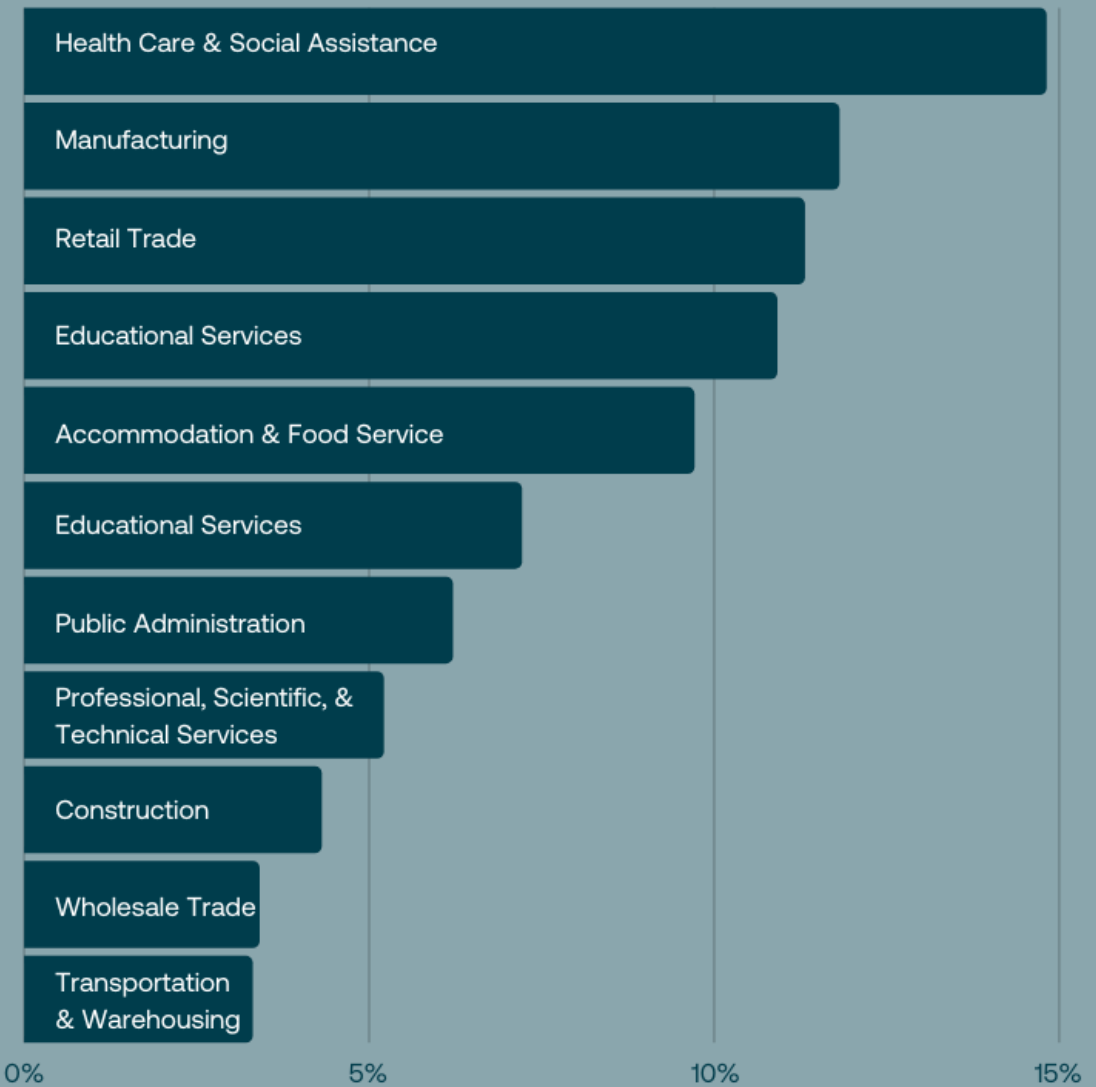
Sources: U.S. Bureau of Labor Statistics. Local Area Unemployment Statistics (January 2023).
US Census Bureau. American Community Survey. 5-year (2021).
U.S. Bureau of Labor Statistics. Occupational Employment and Wage Statistics (2021)

Workforce and Employment

Annual Unemployment Rates (non-adjusted)				
	Annual averages			
	2021	2020	2019	2018
Bluegrass Region	4.1%	6.0%	3.4%	3.5%
Bourbon	3.9%	5.9%	3.7%	3.9%
Clark	4.4%	6.6%	3.8%	4.0%
Fayette	3.9%	5.7%	3.2%	3.2%
Franklin	4.4%	6.6%	3.6%	3.6%
Jessamine	4.0%	5.6%	3.5%	3.5%
Madison	4.1%	6.0%	3.7%	3.7%
Montgomery	5.3%	8.0%	5.1%	5.8%
Scott	3.7%	6.3%	3.3%	3.2%
Woodford	3.4%	5.0%	3.0%	2.9%

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

Percentage of Primary Jobs - Regional



Sources: U.S. Bureau of Labor Statistics. Quarterly Census of Employment and Wages (2019)

Cost of Living

C2ER Cost of Living Index - 2022 Annual Average							
Location	Composite Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc. Goods
Lexington	93.9	93.4	75.9	107.3	97.2	81.9	106.5
Fort Worth	95.1	93.2	86.3	113.6	90.7	87.2	100.7
Dallas	102.5	95.4	96.3	113.8	85.7	113.1	110.8
Philadelphia	104.5	117.5	99.8	111.4	109.3	97.5	100.4
Chicago	120.3	105.5	151.4	96.7	124.9	113.9	107.4
Los Angeles	150.6	111.3	239.8	110.4	128.5	112.1	116.6
Seattle	149.9	125.3	210.8	105.4	123.6	130.4	132.0
Brooklyn	168.6	122.4	292.4	106.1	114.1	105.9	126.6

Bluegrass ¹ Housing Data				
	2022	2021	2020	2019
Total Units Sold	15,207	17,325	15,309	14,153
Total Dollar Sales	\$4.2 billion	\$4.4 billion	\$3.5 billion	\$2.9 billion
Median Sales Price	\$240,000	\$225,000	\$198,000	\$178,000
Average Days on Market	26	25	19	52

Sources: The Council for Community and Economic Research. COLI (2022)
Bluegrass Realtors. Market Data

Major Regional Employers



BAPTIST HEALTH



CHI Saint Joseph Health

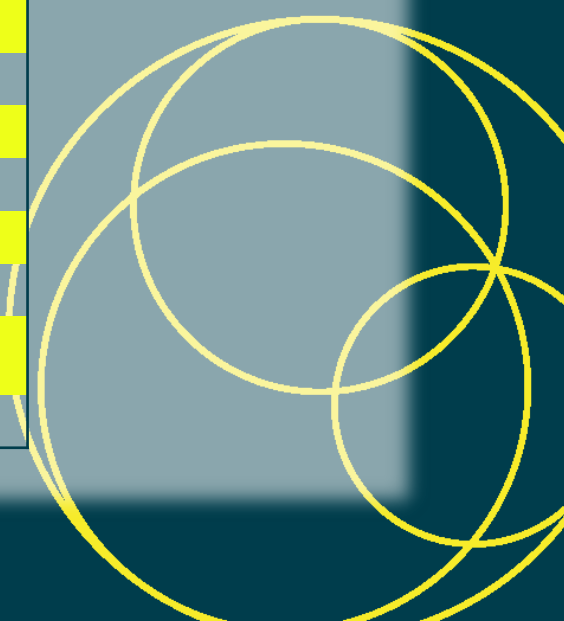


LEXINGTON

Company	Employees	Industry	County
University of Kentucky	25,574	Education	Fayette
Kentucky State Government	11,210	Government	Franklin
Toyota Motor Manufacturing	9,712	Auto Manufacturing	Scott
Fayette County Public Schools	5,620	Education	Fayette
Amazon.com	5,034	Distribution	Fayette
Baptist Health	3,108	Healthcare	Fayette
Lexington-Fayette Urban County Government	2,775	Government	Fayette
Conduent	2,250	Outsourcing	Fayette
Catholic Health Initiatives (CHI)	2,029	Healthcare	Fayette
Veterans Medical Center	2,000	Healthcare	Fayette
Madison County School System	2,000	Education	Madison
Scott County Public Schools	1,926	Education	Scott
Eastern Kentucky University	1,800	Education	Madison
Blue Grass Chemical Agent-Destruction Pilot Plant	1,800	Military	Madison
Lockheed Martin	1,600	Contractor Support	Fayette
Jessamine County School System	1,500	Education	Jessamine
Lexmark International Inc.	1,300	World HQ	Fayette
Nestle Prepared Foods	1,137	Food Manufacturing	Montgomery
Franklin County School System	1,100	Education	Franklin
Hitachi Automotive Systems Americas Inc	1,100	Auto Manufacturing	Madison
Toyota Production, Engineering & Manufacturing Center	852	Auto Manufacturing	Scott
Adient US LLC	833	Auto Manufacturing	Scott
Montplast of North America	800	Auto Manufacturing	Franklin
Hyster-Yale Group Inc.	760	Lifting Equipment	Madison
Webasto Roof Systems	750	Automotive Parts	Fayette
Schneider Electric	660	Energy Machinery	Fayette
Catalent Pharma Solutions	600	Pharmaceutical Manufacturing	Clark
Link-Belt Cranes	600	Construction Equipment	Fayette
Galls LLC	593	Protective Gear Manufacturing	Fayette
TOPY America	567	Auto Manufacturing	Franklin
EnerSys	520	Battery Manufacturing	Madison
Toyota Tsusho America	511	Auto Manufacturing	Scott
General Dynamics Information Technology Inc.	500	Information Services	Clark

Major Regional Manufacturers

Company	Employees	County
Toyota Kentucky	9,712	Scott
Lockheed Martin	1,600	Fayette
Nestle Prepared Foods	1,137	Montgomery
Hitachi Automotive Systems Americas Inc	1,100	Madison
Toyota Production, Engineering & Manufacturing Center	852	Scott
Adient (Johnson Controls)	833	Scott
Montplast of North America	800	Franklin
Hyster-Yale Group Inc	760	Madison
Webasto Roof Systems Inc	750	Fayette
Central Motor Wheel of America	725	Bourbon
Schneider Electric	660	Fayette
Catalent Pharma Solutions	600	Clark
Link-Belt Cranes	600	Fayette
Galls LLC	593	Fayette
TOPY America Inc	567	Franklin
EnerSys	520	Madison
Toyota Tsusho America Inc	511	Scott



German-Owned Business in the Bluegrass Region



montaplast



MECANINDUS
VOGELSANG



Networking Groups

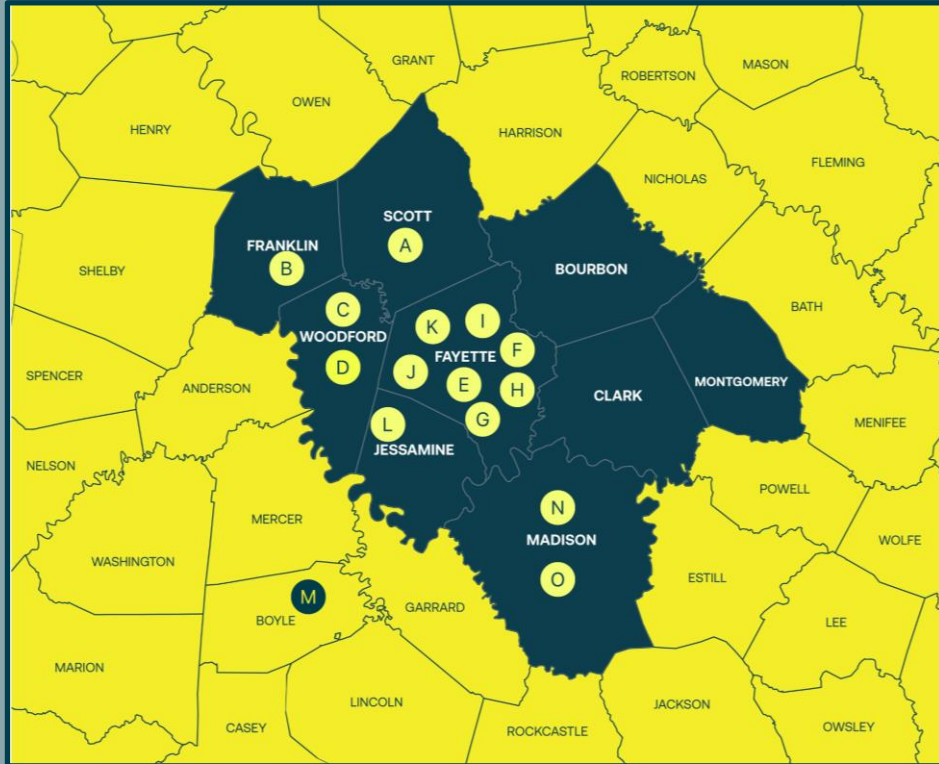
Commerce Lexington organizes networking groups for the following industries:

- Global CEO Forum
- Headquarters Group
- Manufacturer's Networking Group
- Bluegrass Bio Group
- Tech Networking Group
- National Horse Center/nationally headquartered equine associations
- Contact Center Consortium Network (C3N)

These networking groups meet throughout the year to discuss workforce issues and best practices. They will be a great, free resource should you locate in Lexington.



An Emphasis on Higher Education



- | | |
|--|-----------------------------------|
| A. Georgetown College | H. Indiana Wesleyan University |
| B. Kentucky State University | I. Medquest College |
| C. Midway University | J. Sullivan University |
| D. Frontier Nursing University | K. Lexington Theological Seminary |
| E. University of Kentucky | L. Asbury University |
| F. Transylvania University | M. Centre College |
| G. Bluegrass Community and Technical College | N. Eastern Kentucky University |
| | O. Berea College |

According to the most recent U.S. Census Data, for cities with a population of 300,000 or more, **Lexington ranks:**

- ☀ Bachelor's degree or higher: **11th**
- ☀ Advanced degrees: **10th**
- ☀ High school graduate or higher: **8th**

The Bluegrass Region boasts 12 colleges and universities within 40 miles of Lexington. In addition, Lexington has three professional and technical schools.

An Emphasis on Higher Education

Colleges and Universities Within 40 Miles of Lexington				
Institution	2021 Enrollment	2021 Graduates	Degrees Conferred	Distance from Lexington
University of Kentucky	31,536	7,842	B M PhD	0 mi
Eastern Kentucky University	13,394	3,515	A B M	21 mi
Bluegrass Community & Technical College	9,757	6,249	A	0 mi
Kentucky State University	2,279	202	A B M	22 mi
Midway University	1,828	320	A B M	12 mi
Asbury University	1,724	405	A B M	16 mi
Georgetown College	1,628	347	B M	12 mi
Berea College	1,468	300	B	34 mi
Centre College	1,320	339	B	32 mi
Transylvania University	973	207	B	0 mi
Lexington Theological Seminary	94	18	B M PhD	0 mi
Frontier Nursing University	2,500	913	B M PhD	10 mi
Total	68,501	20,657		

68,500

enrolled

20,500+

graduates

An Emphasis on Higher Education

Engineering Programs within 200 Miles of Lexington



- 1 University of Kentucky
- 2 University of Louisville
- 3 Morehead State University
- 4 Eastern Kentucky University
- 5 Northern Kentucky University
- 6 Kentucky State University
- 7 Kentucky Community and Technical College System
- 8 Western Kentucky University
- 9 Indiana University–Purdue University Indianapolis
- 10 University of Southern Indiana
- 11 University of Evansville
- 12 Indiana University Bloomington
- 13 University of Cincinnati
- 14 Ohio State University
- 15 University of Dayton
- 16 Wright State University
- 17 Miami University
- 18 Cedarville University
- 19 Ohio University
- 20 Shawnee State University
- 21 Vanderbilt University
- 22 University of Tennessee
- 23 Tennessee Tech University
- 24 Lipscomb University
- 25 Tennessee State University
- 26 Marshall University

UK's College of Engineering Overview

Academic Departments

- Biomedical Engineering
- Biosystems & Agricultural Engineering
- Chemical and Materials Engineering
- Civil Engineering
- Computer Science
- Electrical and Computer Engineering
- Mechanical and Aerospace Engineering
- Mining Engineering
- Engineering Technology – Computer and Lean Systems
- Paducah Campus

Strategic Research Areas

- Advanced Materials and Manufacturing
- Computational Systems, Networks and Data Analytics
- Energy, Mobility and Sustainability
- Engineering for Human Health
- Infrastructure & Environmental Systems
- Autonomous Systems, Space and Aerospace

Testing and Analysis

- Electron Microscopy Center: state-of-the-art materials characterization
- Center for Aluminum Technology: a multidisciplinary center providing research and educational services to the aluminum industry
- Vibro-Acoustics Consortium: noise and vibration modeling, prediction, and control

Manufacturing

- Institute for Sustainable Manufacturing: a multidisciplinary collaborative research unit whose primary objectives are to develop and advance sustainable manufacturing principles and practices
- True Lean™: training and coaching on the Toyota Production



May 2022, NSF announced a new Regional Innovation Engines program to foster innovation ecosystems across the US

UK in collaboration with University of Tennessee, Oak Ridge National Laboratory, University of Louisville are pursuing:
Generating Advanced Manufacturing Excellence for Change for the Southeastern Commerce Corridor (GAME Change)

3,080

UNDERGRADUATE
STUDENTS

439

GRADUATE
STUDENTS

13

GRADUATE
PROGRAMS

\$34M

RESEARCH
AWARDS (FY21)

200

ACTIVE PARTNERSHIPS
WITH INDUSTRY

655

INCOMING
FRESHMAN

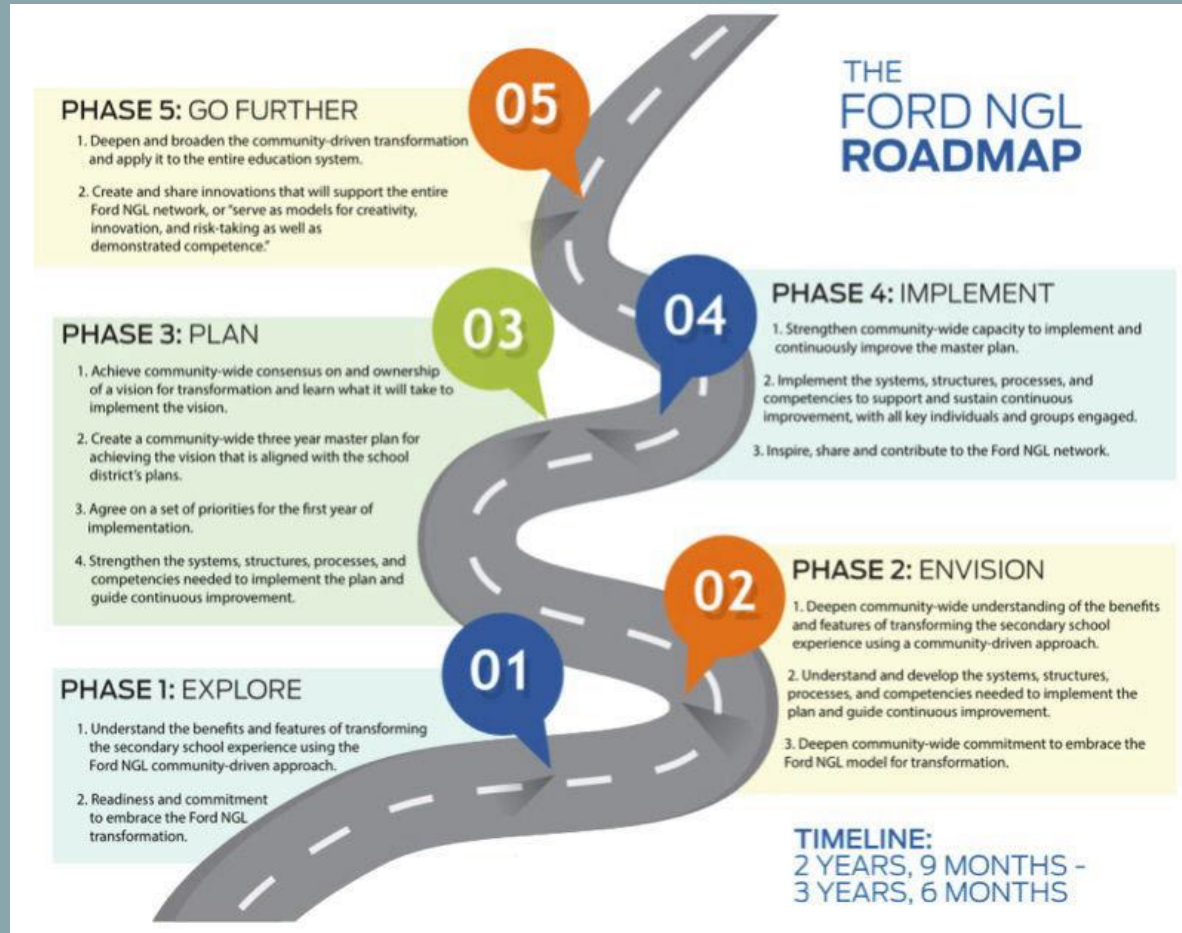
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TENURE &
TENURE TRACK
FACULTY

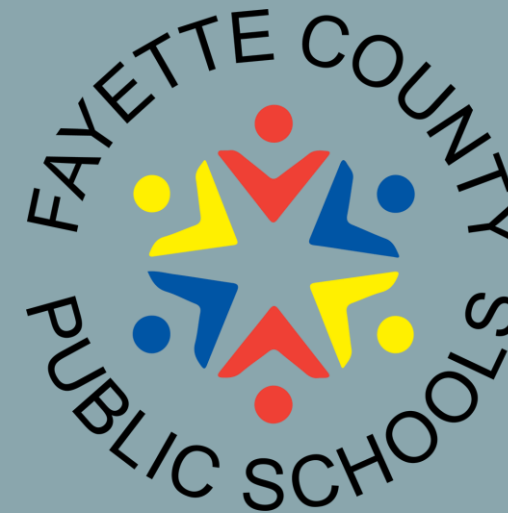
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UNDERGRADUATE
MAJORS

Secondary Education



FORD
NEXT GENERATION
LEARNING 
Education Innovation



Secondary Education



Activities

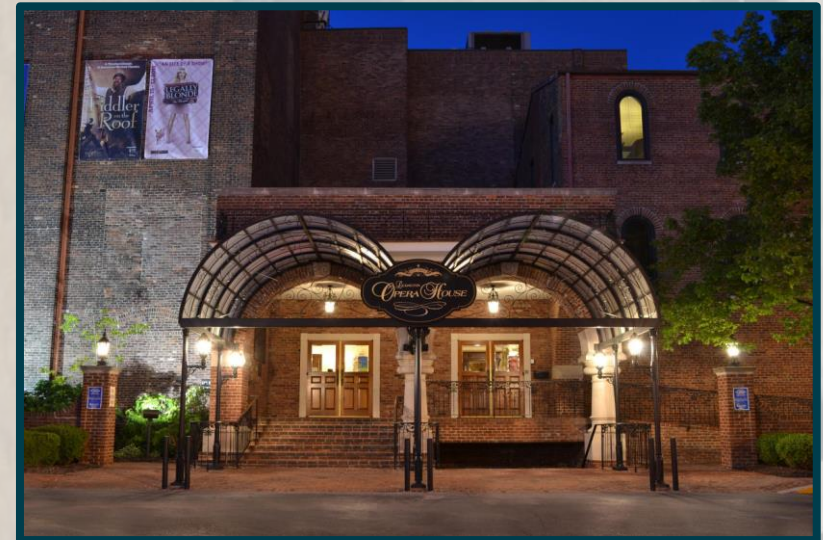


Downtown

The Central Bank Center expansion and Town Branch Commons Corridor Project are just two examples of recent investments Lexington has made to preserve the vibrance of downtown.



Lexington is home to several performance venues, including the Lexington Opera House, the Lexington Children's Theater, and the Singletary Center for the Arts at the University of Kentucky.



Site Selection

551 A Horton Court

551 A Horton Court is 25,200 sf of industrial distribution and warehouse space. The premises contains both office and warehouse space with the office space being approximately 1,750 sf with 5 private offices, restroom, and kitchenette. The warehouse portion of the space is approximately 23,850 sf and features two grade level drive in doors, six standard dock height doors, 21' clear height, and gas fired forced air heat.



Site Selection

2061 Buck Lane

2061 Buck Lane is 25,600 sf of industrial distribution and warehouse space. The property consists of 1,800 sf of fully climate-controlled office space. The warehouse/distribution portion of the facility has many desirable features, including: four standard-height docks with levelers; one 12 x 14-foot grade-level drive-in door; 480/3-phase power; a 6-inch concrete reinforced slab; and an 18-foot clear height.



Site Selection

2121 Capstone Drive

Property highlights include:

20,098 SF

2,520 SF office space

Two (2) dock doors

Two (2) 14' x 14' drive-in bays

480/277 Volt 3 Phase Electric

14' - 16' clear height

Clear span warehouse

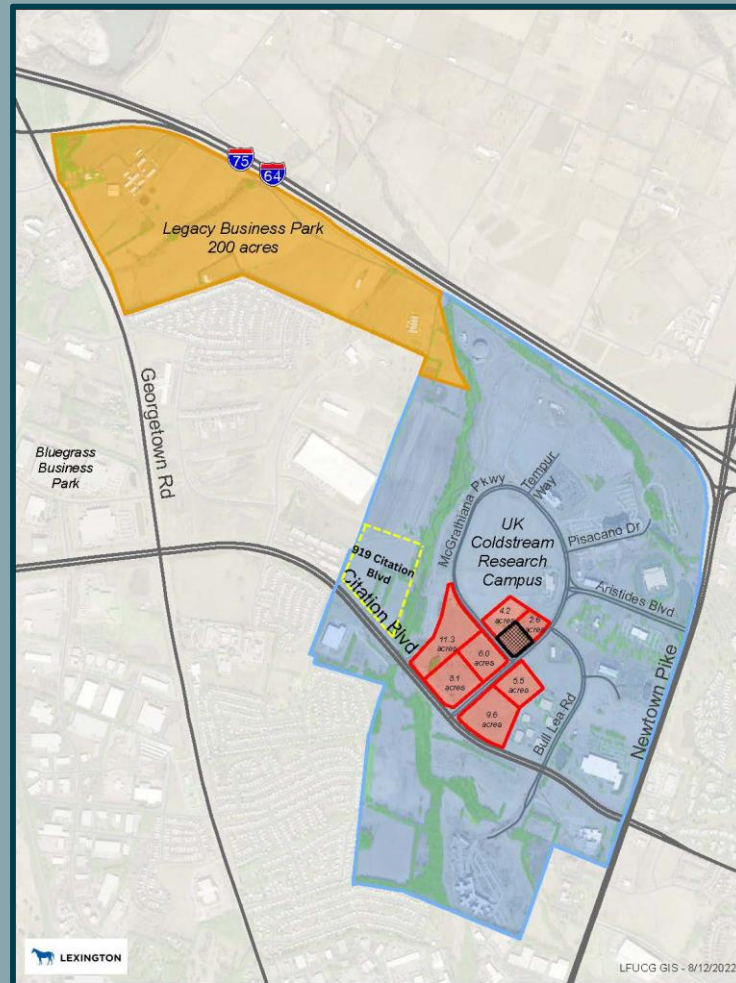
1.15 acre lot



Site Selection

Legacy Business Park

This 200-acre innovative industrial park is located at the southeast quadrant of the intersection of Interstate 75/64 and Georgetown Road adjacent to the Coldstream Research Campus.



Coldstream Research Campus

50 acres are available for purchase in the University of Kentucky's Coldstream Research Campus. An additional 240 acres are available for ground lease.

This park is home to the global headquarters of Tempur Sealy, A&W Restaurants, and high-tech companies OpenText, Piramal Pharma Solutions, and Summit Biosciences.

Project Zeus

May 1, 2023



Roxann Fry, Manager of Economic Development

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Empowering Kentucky's Communities

- Helping the communities we serve, leverage the real estate development dollars
- Empowering local job creation/retention and capital investment
- Providing Safe, Affordable, Reliable, Sustainable energy

**empowering economic growth
for a strong Kentucky**

Over the past decade, our reliable and affordable energy, strong incentives, and Opportunity Kentucky programs have helped increase jobs and investment in our state. By working with companies and partnering with communities, we're empowering a thriving Kentucky.

See how at
lge-ku.com/opportunity



\$31 billion
in new
investments

nearly
100,000
new jobs

The infographic features a map of Kentucky with several vertical panels showing different scenes: a meeting, a worker in a hard hat, a farmer, and a surveyor. The map is overlaid with a grid pattern.

Announced Locations & Expansions

Type	Company Name	Product	Reported Investment	Direct Jobs	County
2023					
Exp.	Buffalo Trace Distillery	Bourbon distillery	\$ 51,600,000.00	n/a	Franklin
Exp.	Asahi Forge of America Corporation	Automotive manufacturer	\$ 1,536,000.00	n/a	Madison
Exp.	Avantor Performance Materials LLC	Chemical manufacturer	\$ 11,500,000.00	10	Bourbon
Exp.	Volta, Inc.	IT solutions & security	\$ 36,473.00	2	Franklin
New	Lamiflex Inc.	Steel & metal manufacturer	\$ 2,426,250.00	20	Fayette
Exp.	Neogen Corporation	International food safety testing	\$ 6,000,000.00	72	Fayette
2022					
Exp	Hyster-Yale Group, Inc.	Fork lift manufacturer	\$ 33,727,000.00	198	Madison
Exp	Lexair Inc.	Machine tool manufacturer	\$ 8,575,000.00	14	Fayette
Exp.	Lakeshore Learning Materials	Distribution center for educational materials and classroom furniture	\$ 27,326,700.00	40	Woodford
Exp.	Galls, LLC	Distributor of equipment and uniforms	\$ 2,674,000	80	Fayette
Exp	Blue Run Spirits, LLC	Bourbon Distillery	\$ 50,976,430	45	Scott
Exp	Space Tango, Inc.	Microgravity research and development.	\$ 2,480,000	16	Fayette
Exp	West Sixth Brewing Company	Craft brewing	\$ 31,929	7	Fayette
Exp	Lexington Manufacturing Center	General Manufacturing	not reported	not reported	Fayette
Exp.	Catalent Pharma Solutions, LLC	Develop and launch pharmaceuticals, biologics, and consumer health	\$ 171,417,000.00	262	Clark
Exp	Hera Testing Laboratories, Inc.	Toxicology and therapeutic biotech testing company	\$ 6,630,000.00	-	Fayette
Exp.	Blue Frame Technology LLC	Digital video software company	\$ 8,430.00	2	Fayette
Exp.	Buffalo Trace Distillery, Inc.	Bourbon distillery	\$ 29,500,000.00	-	Franklin
Exp	Kinetic by Windstream	Headquarters; telecommunications provider	\$ 7,500,000.00	-	Fayette
New	Valvoline Heavy-Duty Fleet Service	Heavy-duty fleet service center		7	Fayette
Exp	Silver Fern Group Services	Agribusiness software provider	\$ 2,193,600.00	5	Fayette
New	Vector Corrosion Technologies, Inc.	Supplier of technologies and restoration services for concrete and masonry corrosion	\$ 1,161,470.00	20	Fayette
Exp.	Total Quality Logistics	Freight brokerage firm	\$ 3,957,490.00	300	Fayette
Exp.	Lexmark International	Manufactures laser printers and imaging products	\$ 4,085,000.00	0	Fayette

