

RETAIL PROPERTY FOR LEASE

3094 RICHMOND RD

LEXINGTON, KY 40509

SUITE #170



FREDERICK RUPP
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WHITE OAK
COMMERCIAL REAL ESTATE

Lexington, KY 40509

For Lease



PROPERTY DESCRIPTION

Suite 170 offers prime retail exposure along one of Lexington's busiest corridors, surrounded by a dense residential and daytime population.

With high traffic counts, strong co-tenancy, and ample parking, this space is an ideal fit for businesses such as salons, boutique fitness studios, specialty retail, insurance or financial services offices, or fast-casual dining concepts.

PROPERTY HIGHLIGHTS

- B-3 Highway Service Business
- Convenient access and excellent visibility, located between New Circle Road & Man O War Blvd on the high-traffic Richmond Road corridor.
- Trade area boasts dense residential population as well as thriving daytime population.
- A wide array of employers nearby, including Valvoline World Headquarters & St. Joseph Healthcare.

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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,150 SF
Lot Size:	67,792 SF
Building Size:	10,893 SF

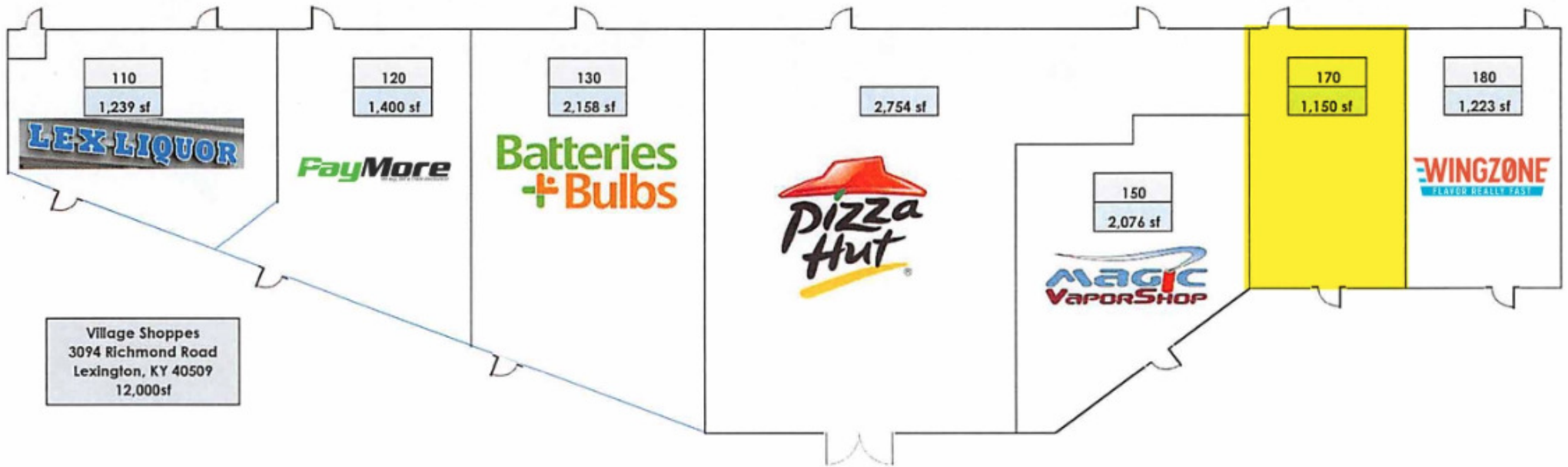
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,132	43,278	90,786
Total Population	15,812	99,285	210,782
Average HH Income	\$67,457	\$98,927	\$90,068

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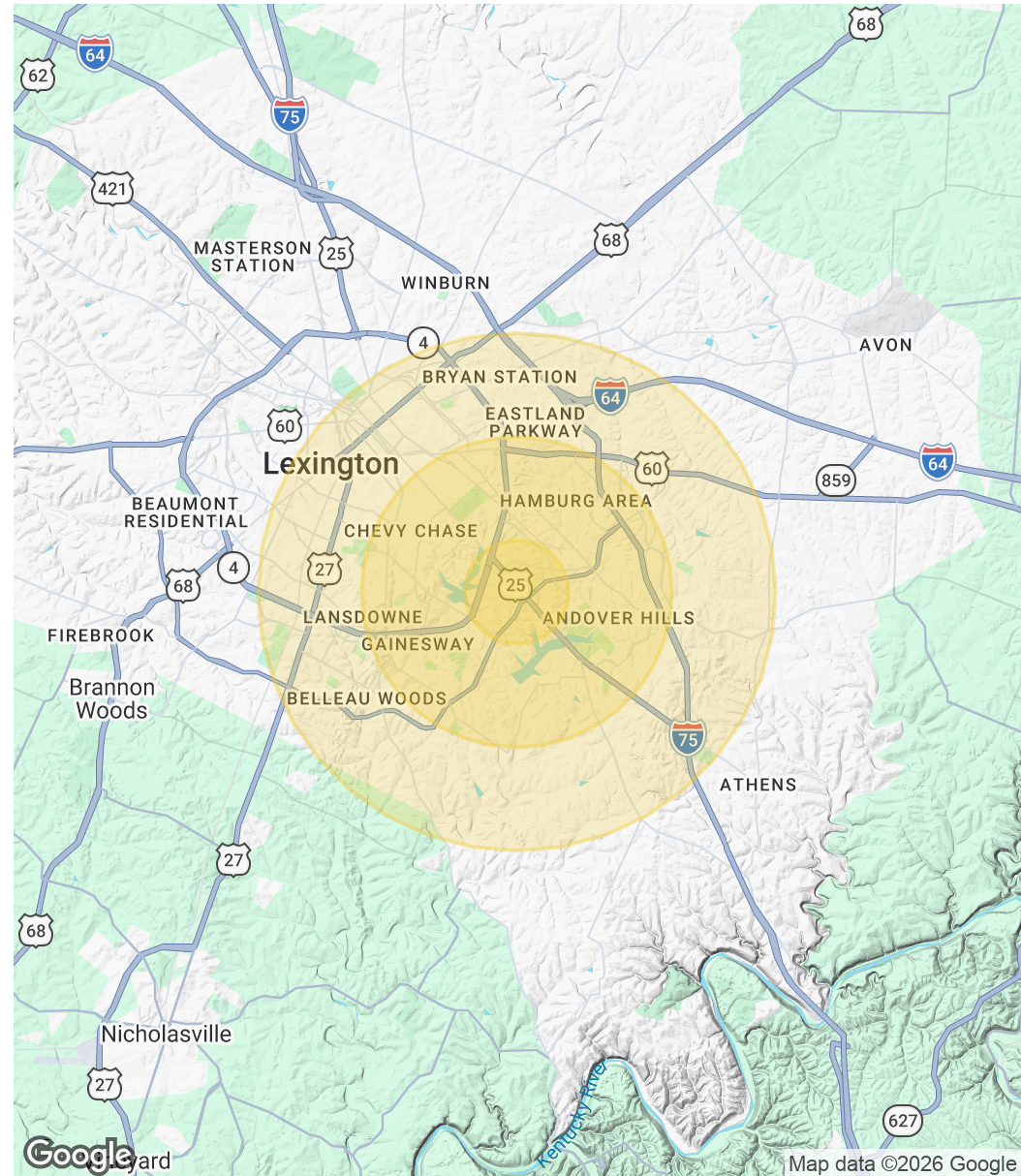
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,812	99,285	210,782
Average Age	37	39	38
Average Age (Male)	35	38	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,132	43,278	90,786
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$67,457	\$98,927	\$90,068
Average House Value	\$229,256	\$358,024	\$342,684

Demographics data derived from AlphaMap



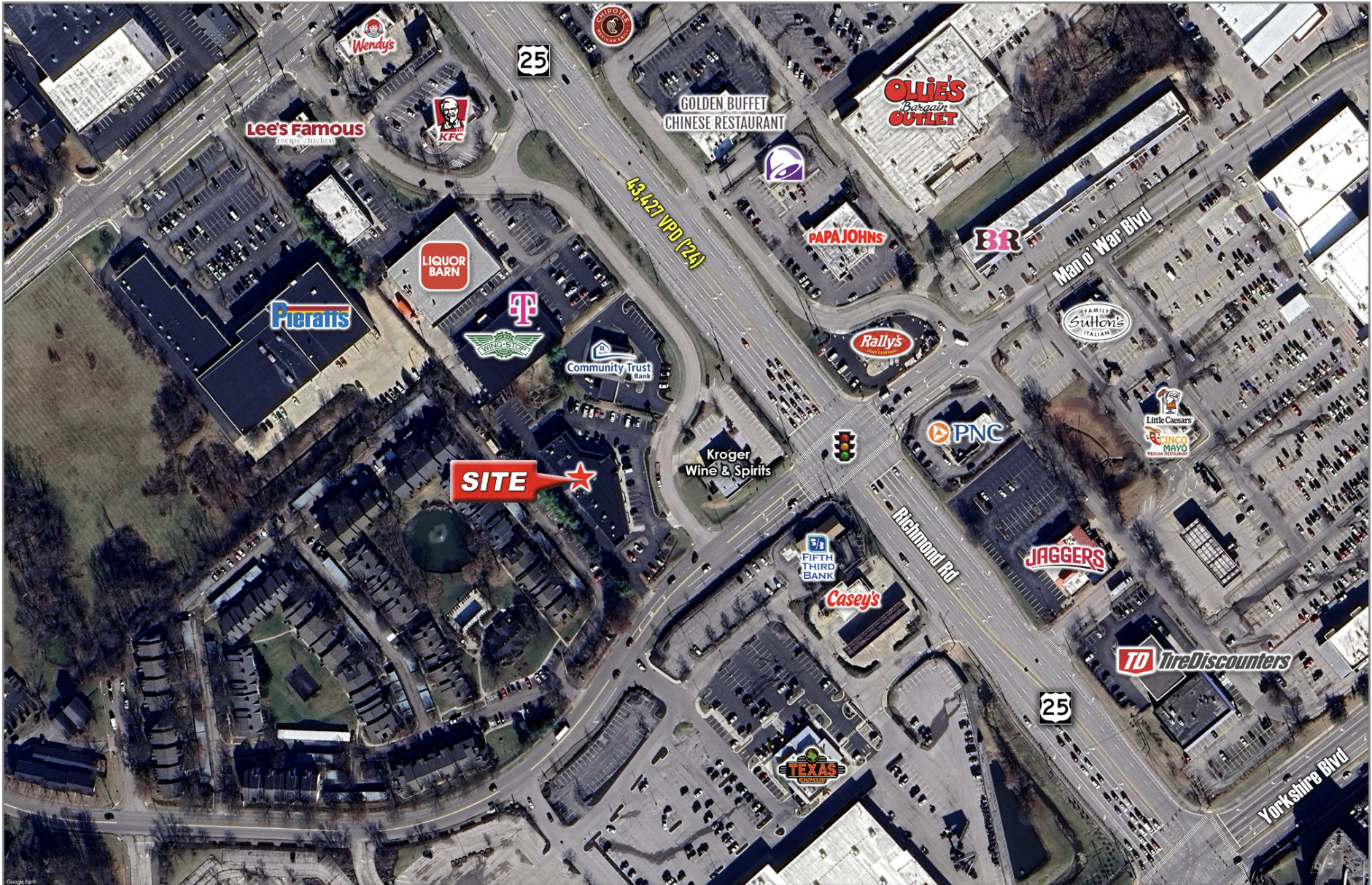
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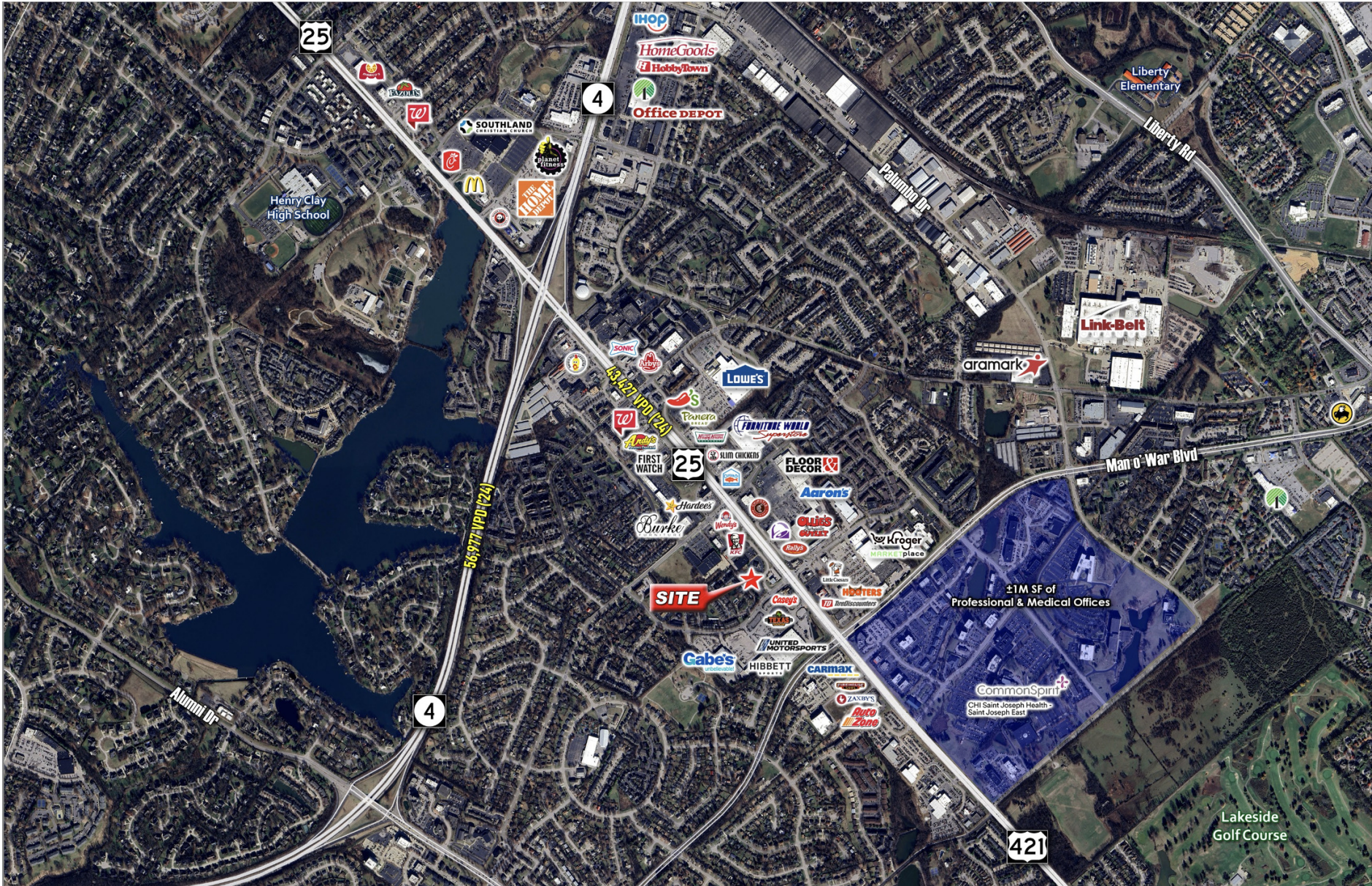
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