



July 2026 Delivery

New Retail Space

121 Southgate Dr
Georgetown, Kentucky 40324

Spaces	Rate	Size	Type
Suite 101	\$30.00 SF/yr	1,500 - 3,000 SF	NNN
Suite 102	\$30.00 SF/yr	1,500 - 3,000 SF	NNN

Property Highlights

- New Construction Retail Building
- Join Jimmy John's and Baskin Robbins
- +/-1,500 - 3,000 SF for lease
- Excellent visibility on McClelland Circle (20,154 VPD) with signage opportunities
- Close proximity to Kroger Marketplace development and Centerpoint Health Hospital
- Site benefits from strong daily traffic counts and established surrounding retail, including national and service-oriented users
- Area retailers include Walmart, Kohls, Lowe's, Petsense, Aldi and more
- Easy access to I-75, Toyota Motor Manufacturing Plant, downtown Georgetown, and Georgetown College
- Georgetown continues to experience steady population and economic growth within Scott County, supporting retail demand and long-term tenant success

For More Information

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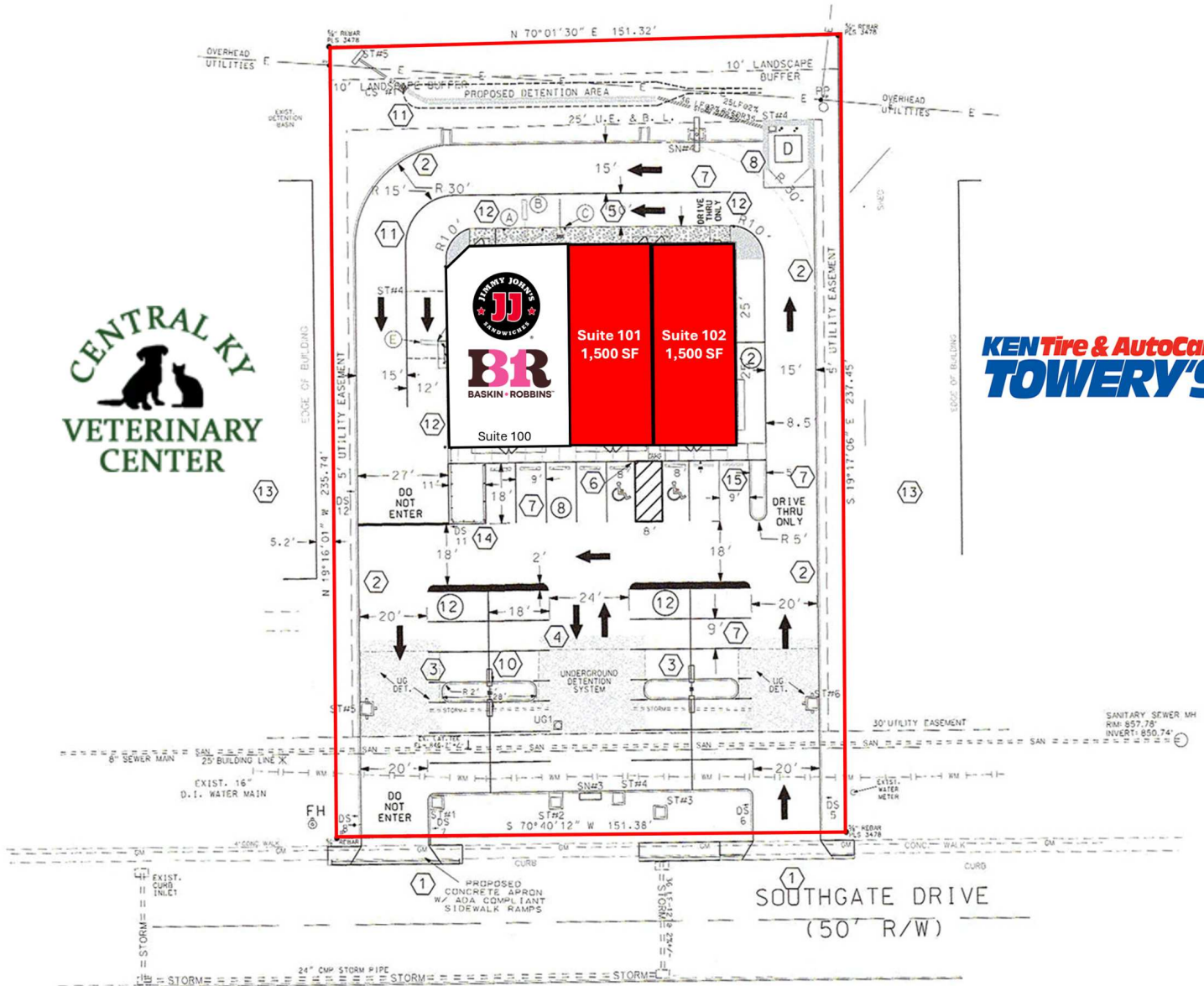


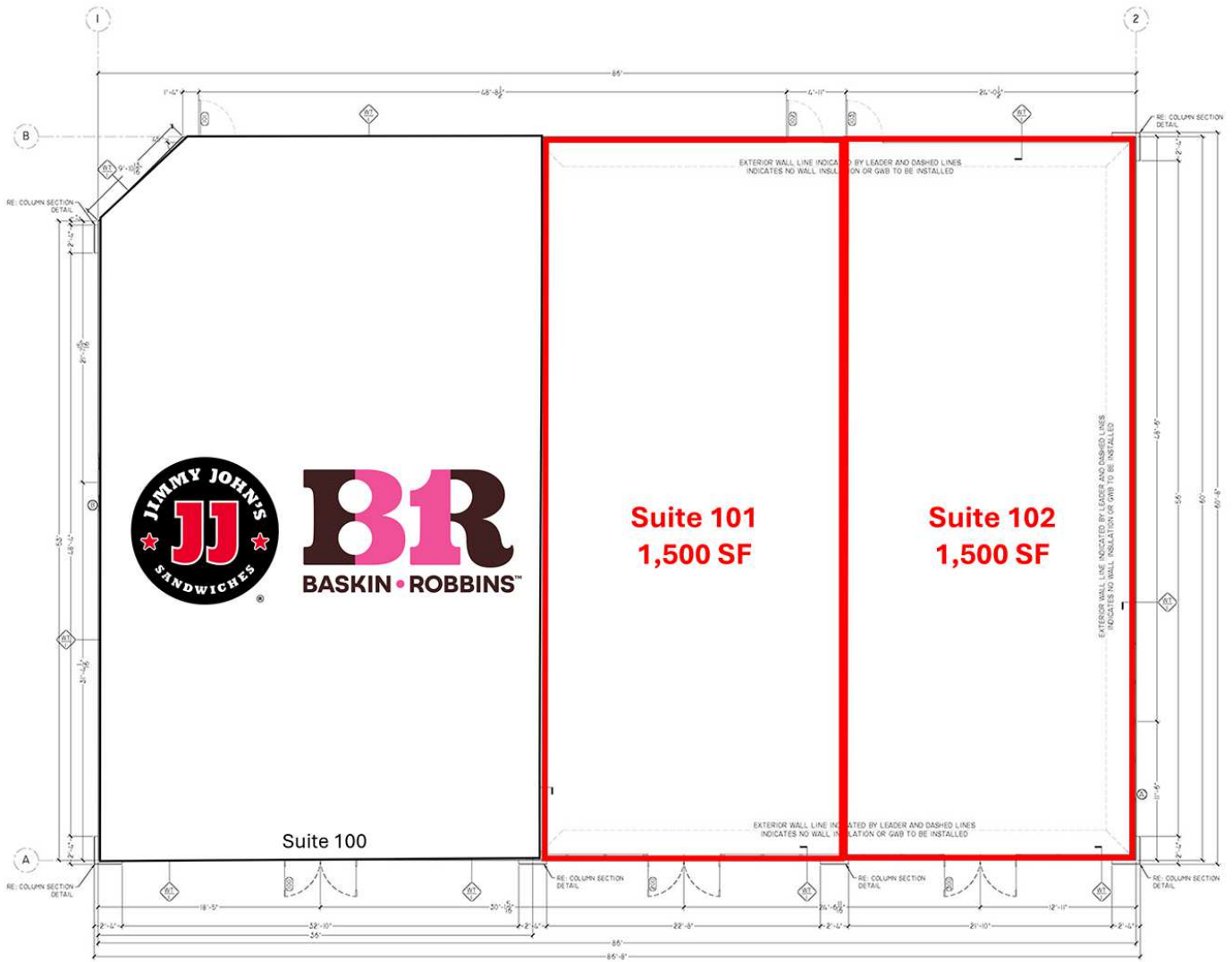
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MCCLELLAND CIRCLE
(GEORGETOWN BY-PASS)



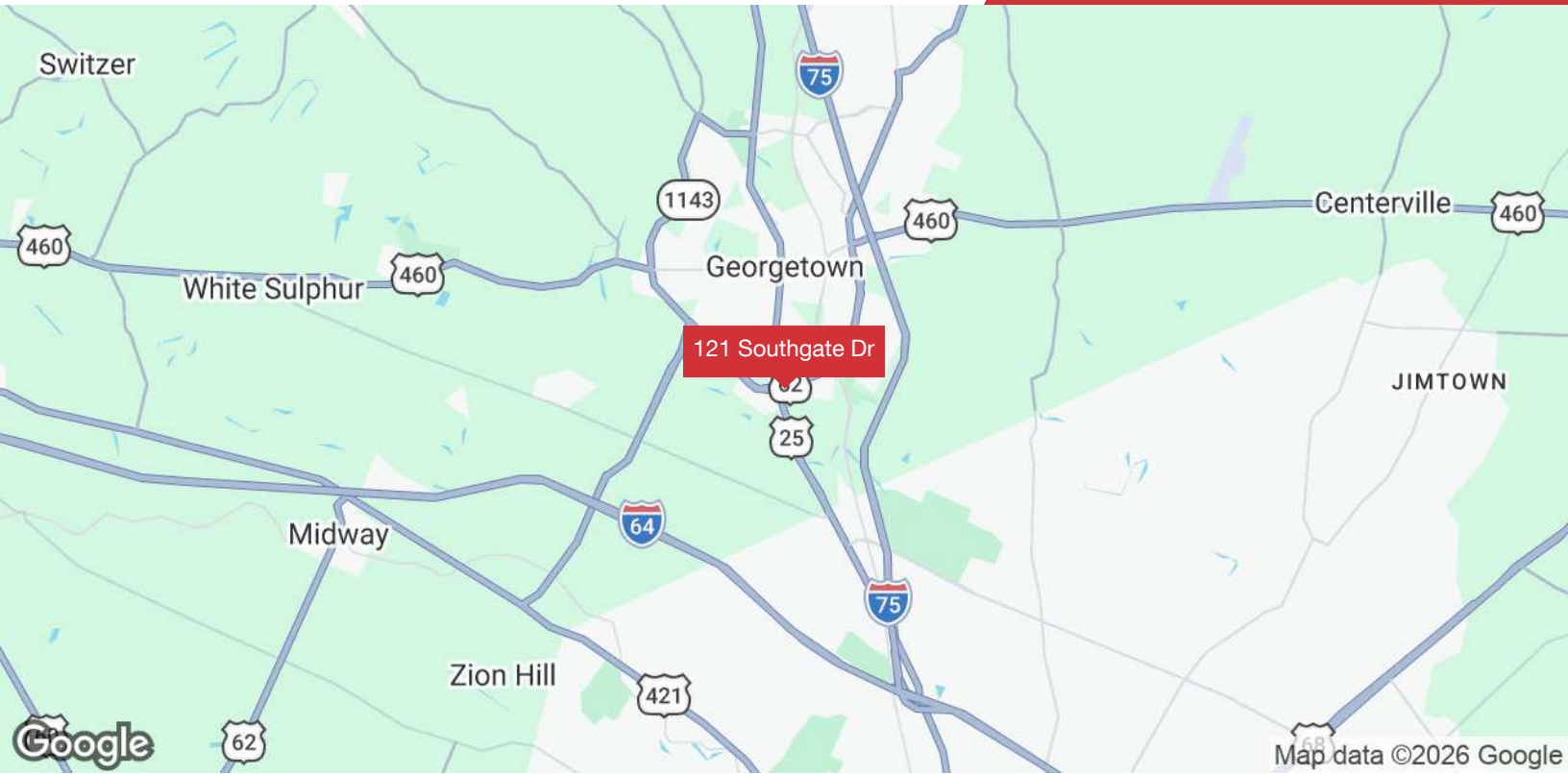


1 WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"



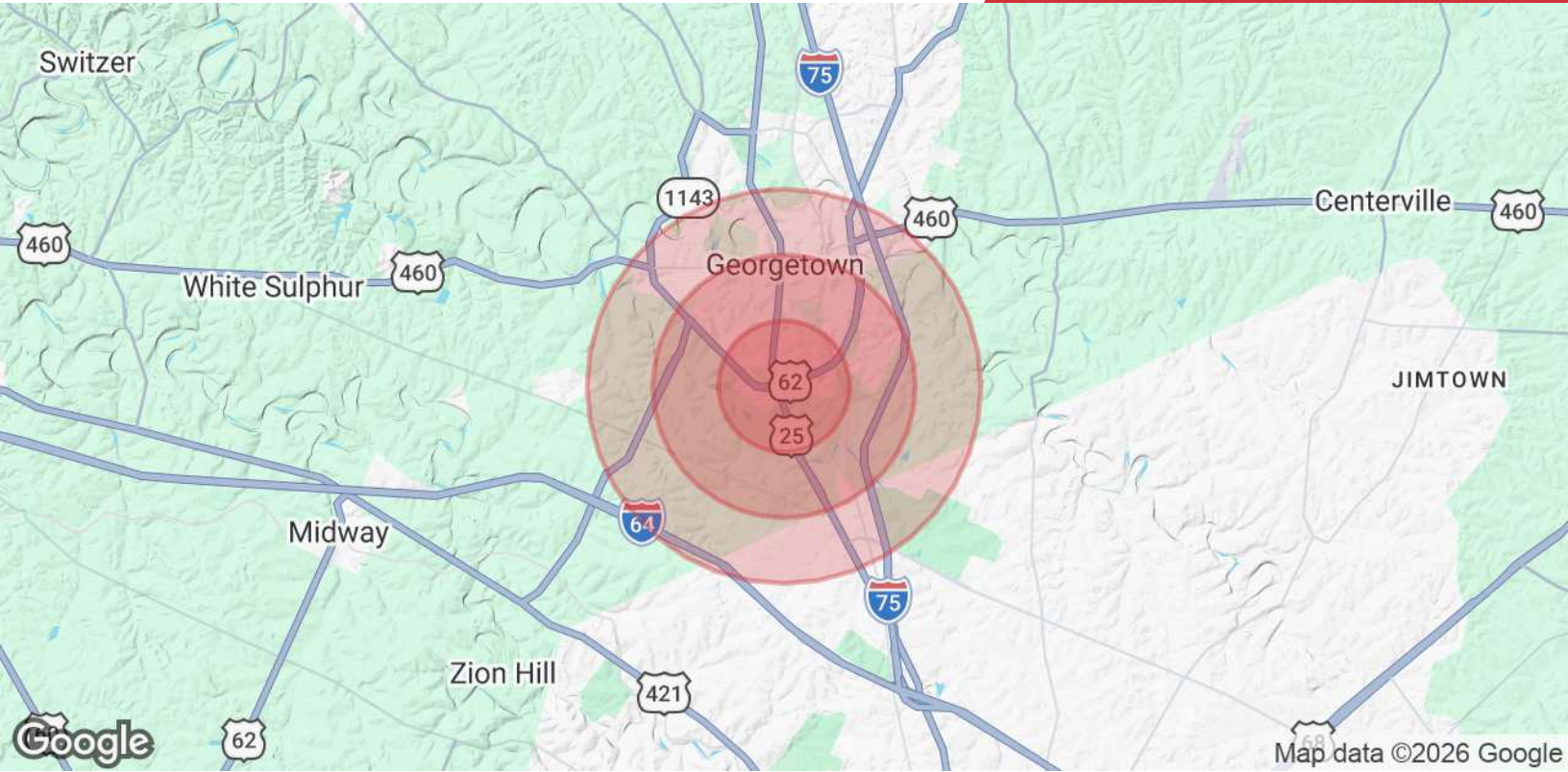
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Population	1 Mile	2 Miles	3 Miles
Total Population	5,053	17,652	27,692
Average Age	30.9	32.5	33.9
Average Age (Male)	33.1	33.2	34.2
Average Age (Female)	29.0	32.0	33.7
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,940	6,834	10,702
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$81,833	\$83,762	\$85,670
Average House Value	\$217,840	\$222,636	\$241,988

2025 Demographics