



SINGLE TENANT NNN INVESTMENT OPPORTUNITY
RICHMOND CENTRE

2222 LANTERN RIDGE DRIVE | RICHMOND | KENTUCKY

CBRE



EXECUTIVE SUMMARY

CBRE IS PLEASED TO EXCLUSIVELY OFFER THIS ±4,265 SQUARE FOOT FREESTANDING FIRST WATCH LOCATION IN RICHMOND, KENTUCKY

First Watch is strategically located at 2222 Lantern Ridge Drive within Richmond Centre in Richmond, Kentucky, a prominent lifestyle center in Madison County. Situated along I-75, approximately 21 miles south of Lexington, Richmond Centre serves as south-central Kentucky's premier destination for shopping, dining, and entertainment. This 685,000 square foot center is the dominant retail development in the market and the largest on I-75 between Lexington, Kentucky and Knoxville, Tennessee.

Richmond Centre is anchored by major retailers and entertainment venues including Meijer, Cinemark, JCPenney, Belk, and Dick's Sporting Goods, alongside other well-known brands such as T.J. Maxx, HomeGoods, and Ulta. The center had over 75 million visitors in the past year, drawing shoppers and diners from over 12 counties across central Kentucky and is recognized as the number one lifestyle center in the state, according to Placer.ai.

First Watch itself is an award-winning daytime café, celebrated for its breakfast, brunch, and lunch offerings. Other restaurants in the center include Olive Garden, Logan's Roadhouse, Skyline Chili, Panera Bread, Raising Cane's, Chick-Fil-A, Starbucks Coffee, Culver's, and Buffalo Wild Wings.

*PREMIER
REGIONAL LIFESTYLE
CENTER LOCATION*



PROPERTY DESCRIPTION

2222 LANTERN RIDGE DRIVE
RICHMOND, KY 40475

±4,265 SF
Building Size

±0.96 ACRES
Land Area

100%
Occupancy

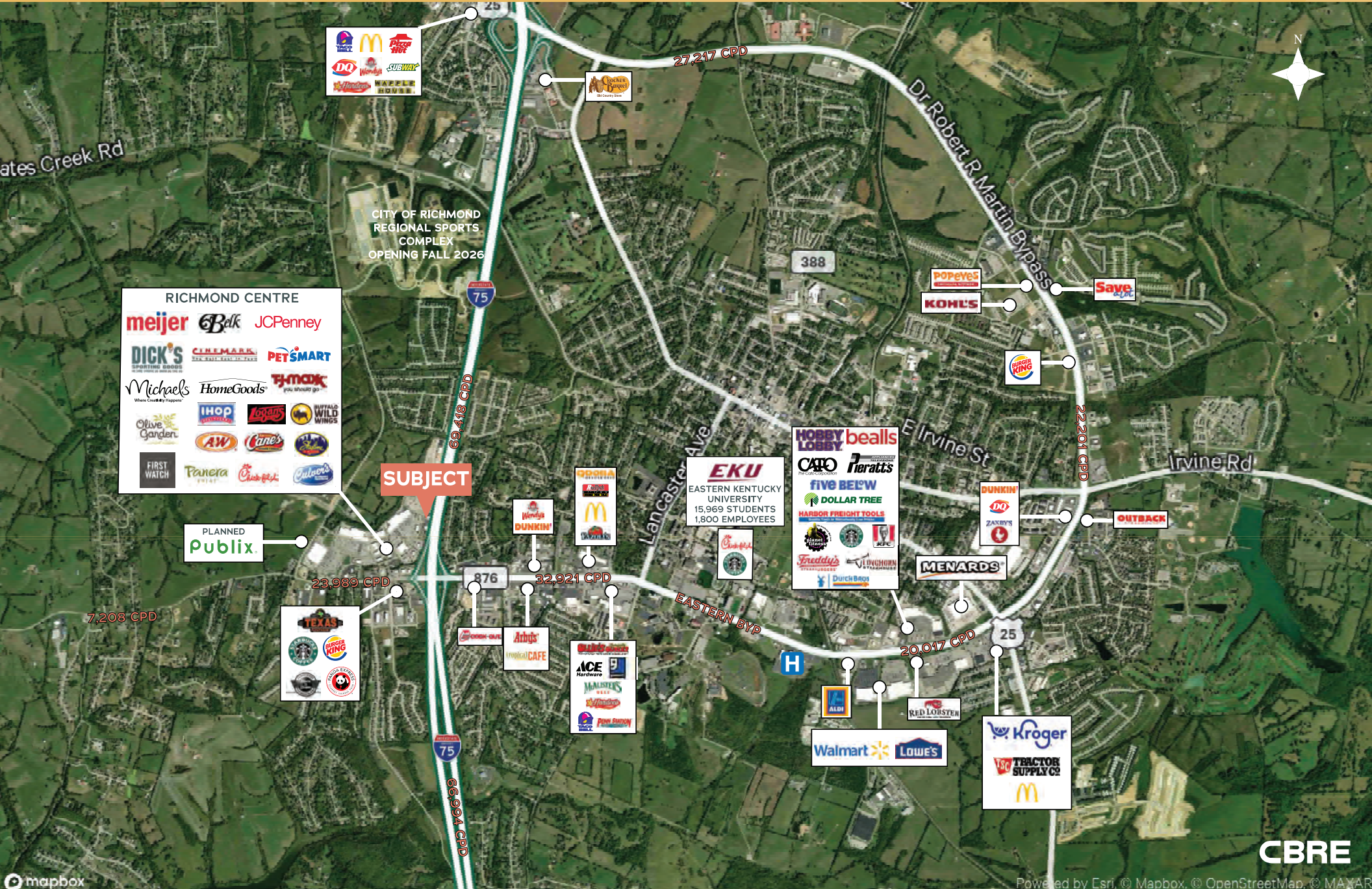
2020
Year Built

±59 SPACES
Parking Available

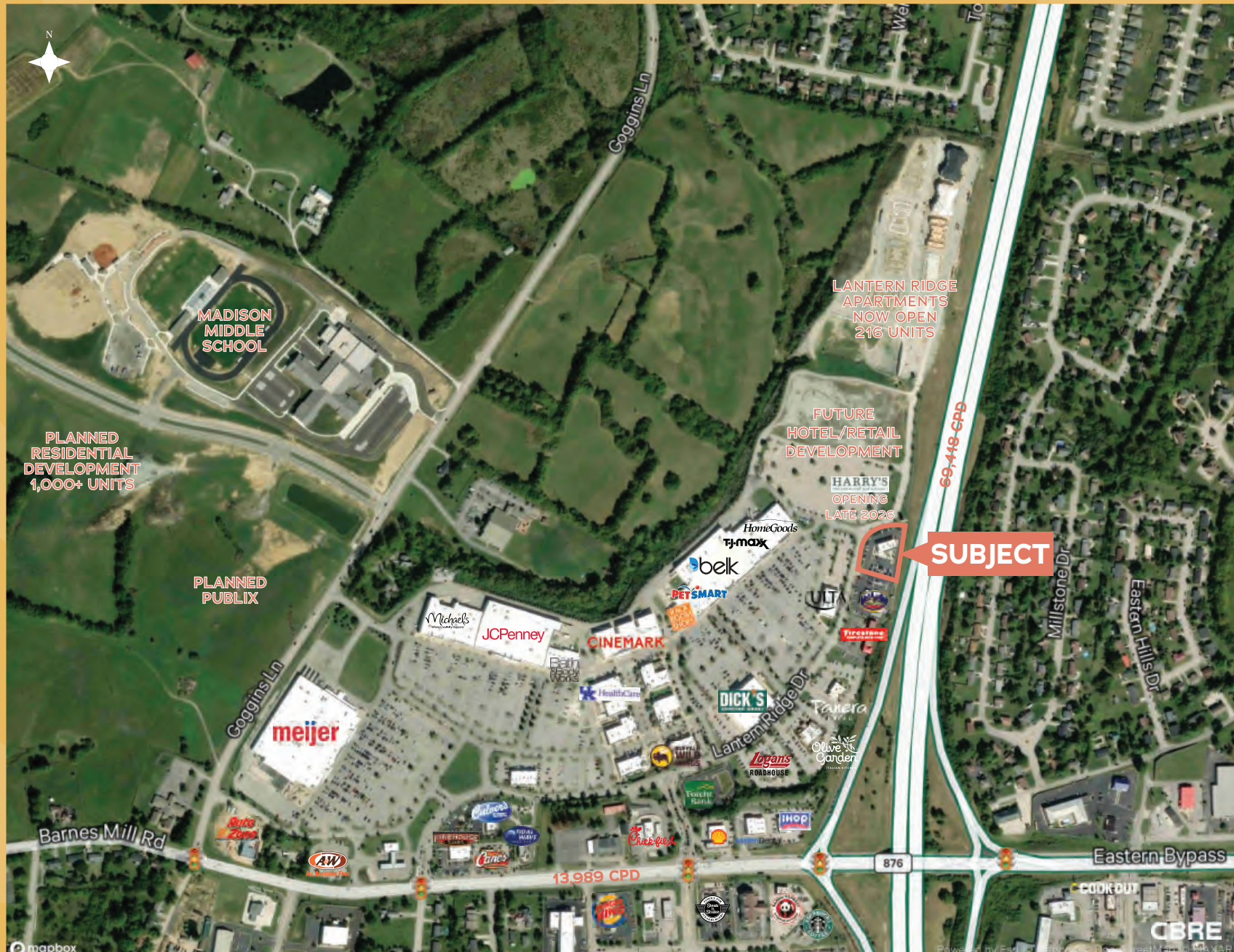
13.8:1,000
Parking Ratio

*B3 - HIGHWAY
BUSINESS DISTRICT*
Zoning

RICHMOND, KENTUCKY MARKET



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