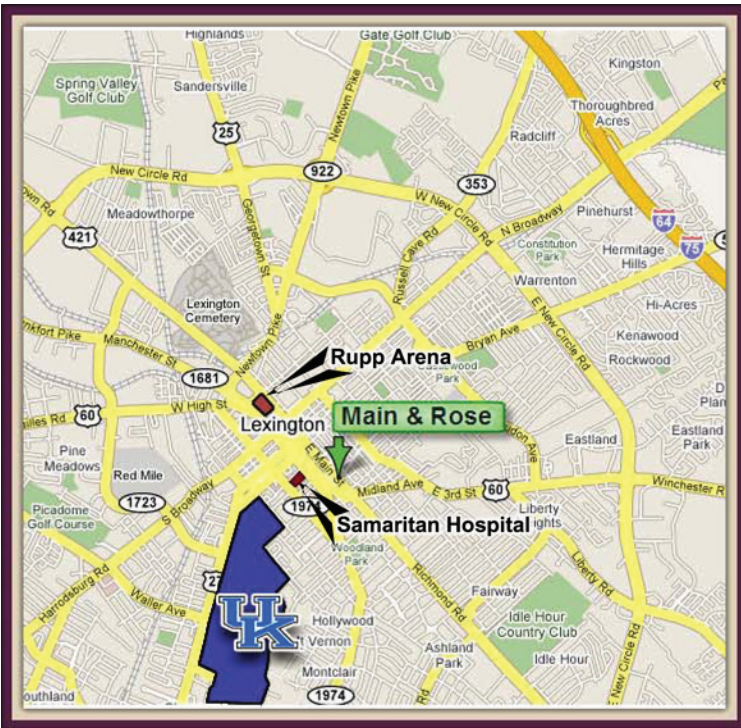


MIXED-USE OPPORTUNITY

THE LOFTS AT

MAINROSE

Lexington, Kentucky



OPPORTUNITIES

Retail Now Available

- * 100+ Retail Parking Spaces
- * Open Air Restaurant Possibilities
- * Within walking distance of:
 - University of Kentucky
 - Central Business District
 - Transylvania University
 - Rupp Arena
 - and the affluent community of Chevy Chase
- * Become part of Lexington's vibrant Downtown by opening your business in a development where "Live, Work, and Play" truly applies!



Equity
Management
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: **Jason Taylor**

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

MIXED-USE OPPORTUNITY

THE LOFTS AT MAINROSE

Lexington, Kentucky

125 Wells Fargo	12,297 SF
130 FedEx Office	3,839 SF
160 Bolt Marketing	1,850 SF
170 Available	2,296 SF
180 East End Table and Tap	3,280 SF
185 Bolt Marketing	1,450 SF
Total GLA:	25,310 SF



PROPERTY SPECIFICS

Total Land Area:	2.5 acres
Zoning:	B-2
Total Retail:	25,000 Sq. Ft.
Traffic Counts:	45,000
Parking Spaces:	100+ Free Parking

PROPERTY ADVANTAGES

- * Be a part of this true Urban Mixed-Use Development in the heart of vibrant Lexington, KY.
- * Open air outdoor seating and plenty of parking and valet service possibilities.
- * 96 Luxury Lofts directly above giving retailers a built-in base of consumers.

LOCATION

- * Conveniently Located on the high traffic corner of E. Main St. and Rose St. in Lexington, Kentucky.
- * Within Walking Distance of the University of Kentucky, Central Business District, Transylvania University, Rupp Arena and the affluent community of Chevy Chase.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	21,694	109,522	231,719
Average Household Income:	\$59,440	\$62,008	\$65,642
Average Household Value:	\$282,890	\$224,275	\$213,665

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