

LEASING OPPORTUNITY

VERSAILLES SHOPPES

91 Crossfield Drive, Versailles, Kentucky 40383



OPPORTUNITIES

- * Desirable shopping location - high-traffic and great visibility
- * 1,200 sf and 2,560 sf Restaurant/Retail/Office available



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: **Ande Long**
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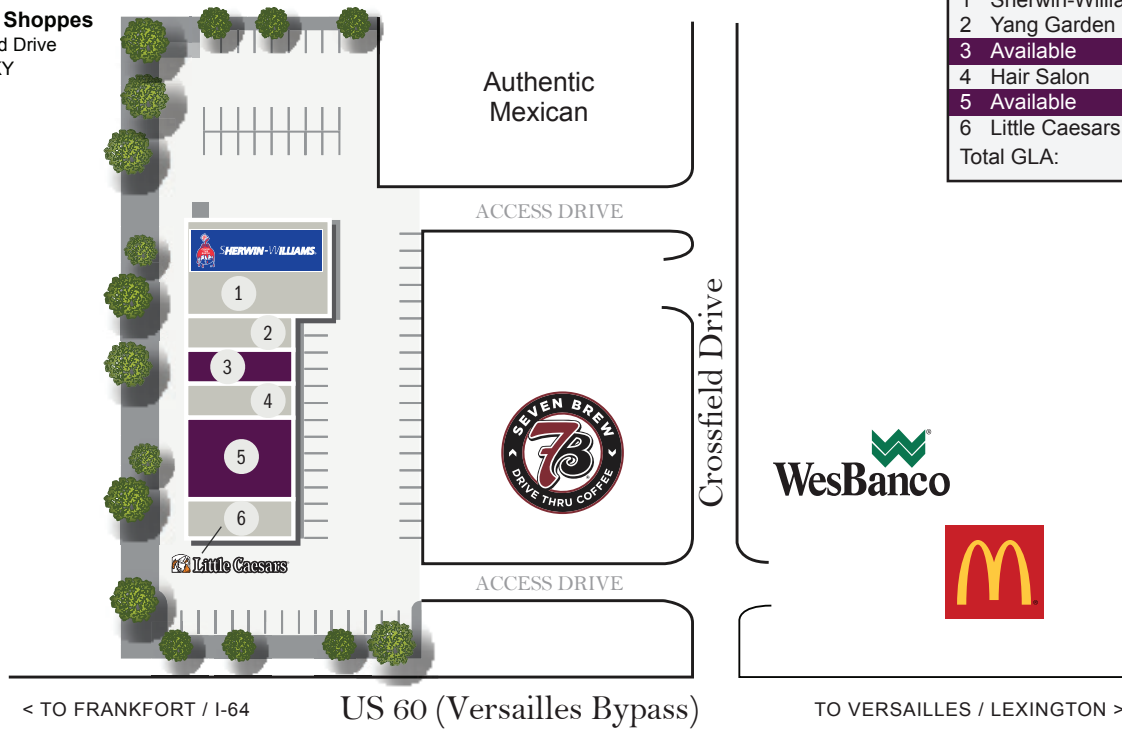
Equity Management Group * 840 East High Street * Lexington, KY 40502

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Versailles Shoppes
91 Crossfield Drive
Versailles, KY



1	Sherwin-Williams	
2	Yang Garden	
3	Available	1,200 SF
4	Hair Salon	
5	Available	2,560 SF
6	Little Caesars	
Total GLA:		11,500 SF

PROPERTY SPECIFICS

Anchor Tenant:	Sherwin-Williams
Total GLA:	11,500
Traffic Counts:	22,000
Parking Spaces:	70
Occupancy:	68%

PROPERTY ADVANTAGES

Strong national, regional and local tenants. High traffic generators, conveniently located at signalized intersection. Nearby tenants include, McDonalds, Snap Fitness, United Bank, Long John Silvers, Verizon Wireless, and nearby anchors include Sav A Lot, Family Dollar and Kroger.

LOCATION

Located at: 91 Crossfield Drive, right off US 60 (Versailles Bypass) in Versailles, KY.

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
POS Population:	5,529	18,027	20,334
POS Households:	2,116	6,886	7,794
POS Average Household Income:	\$68,006	\$68,509	\$71,092



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