

LEASING OPPORTUNITY

BRIGHTON PLACE SHOPPES

3090 Helmsdale Place, Lexington, Kentucky 40509



OPPORTUNITIES

- * 4,836 SF and 1,612 SF spaces Available.
- * Desirable shopping location - high-traffic and visibility.



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**

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

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1	Hart's Drycleaning & Laundry	1,612 SF
2	Bak 4 More	1,612 SF
3	Lexington Animal Clinic	1,612 SF
4	Available	1,612 SF
5	El Charro Mexican Restaurant	3,224 SF
6	SAM Sushi	1,612 SF
7	Ramsey's Diner	4,815 SF
8	Domino's Pizza	1,612 SF
9	Greatest Nails	1,632 SF
10	Sports Clips	1,592 SF
11	Lexington Cell Phone	1,612 SF
12	Available	4,836 SF
14	Five Guys Burgers	2,812 SF
15	Tropical Smoothie Cafe	1,993 SF
16	Republic Bank Branch	1 Acre
17	Olive Garden	1 Acre
Total GLA:		32,188 SF



PROPERTY SPECIFICS

Anchor Tenant:	Ramsey's Diner
Total Land Area:	5.11 acres
Total GLA:	32,188
Traffic Counts:	41,500
Parking Spaces:	266
Occupancy:	80%

PROPERTY ADVANTAGES

Located 1/4 mile from Hamburg Pavillion and I-75. Strong residential growth in southeast corridor with high income levels. Excellent visibility on Man O'War.

LOCATION

Located at: 3090 Helmsdale Place, at the intersection of Todd's Road and Man O' War, in Lexington, KY.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
Population:	9,508	61,411	153,271
Average Household Income:	\$85,858	\$82,647	\$75,179
Average Household Value:	\$253,298	\$248,852	\$249,777

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