### LEASING OPPORTUNITY

### BRIGHTON PLACE SHOPPES

3090 Helmsdale Place, Lexington, Kentucky 40509





# **O**PPORTUNITIES

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



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.

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## BRIGHTON PLACE SHOPPES

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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	3,224 SF
	Restaurant	
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 acresTotal GLA:32,188Traffic Counts:41,500Parking Spaces:266Occupancy:80%

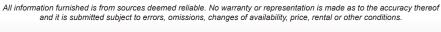
### **PROPERTY ADVANTAGES**

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>	2 miles	3 miles
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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