



Tiverton Center

152 West Tiverton Way
Lexington, Kentucky 40503

Space	Rate	Size
Suite 130	Contact Agent	3,374 SF
Suite 180	Contact Agent	1,757 SF

Property Highlights

- Tiverton Center is a +/-14,224 SF retail center situated in the middle of Lexington's primary retail trade area on Nicholasville Road
- Adjacent to Walmart and Lowes and close proximity to Fayette Mall, Lexington's premier regional mall
- 71 parking spaces (1 per 200 SF)
- High-traffic location just off Nicholasville Road and Man O' War Boulevard on Tiverton Way
- Tenants include Orange Leaf Frozen Yogurt, Lendmark Financial and ARCpoint Labs
- Zoned B-3, Highway Service Business

For More Information

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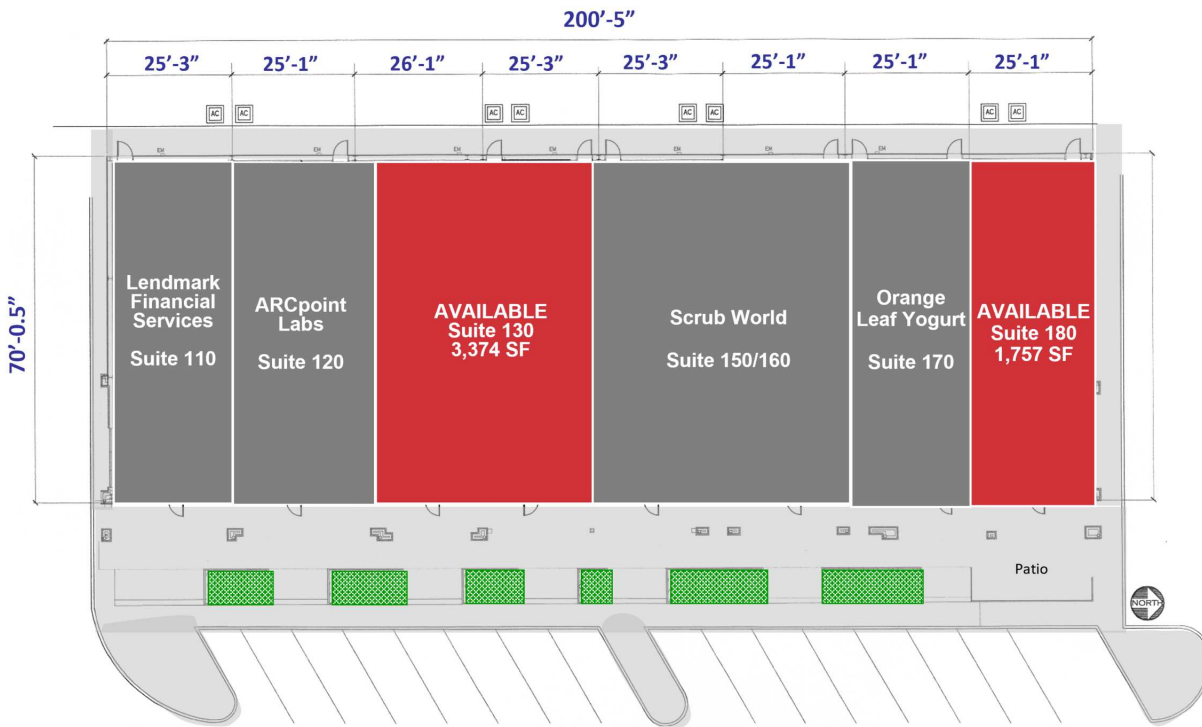
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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,757 - 3,374 SF	Lease Rate:	Contact Agent

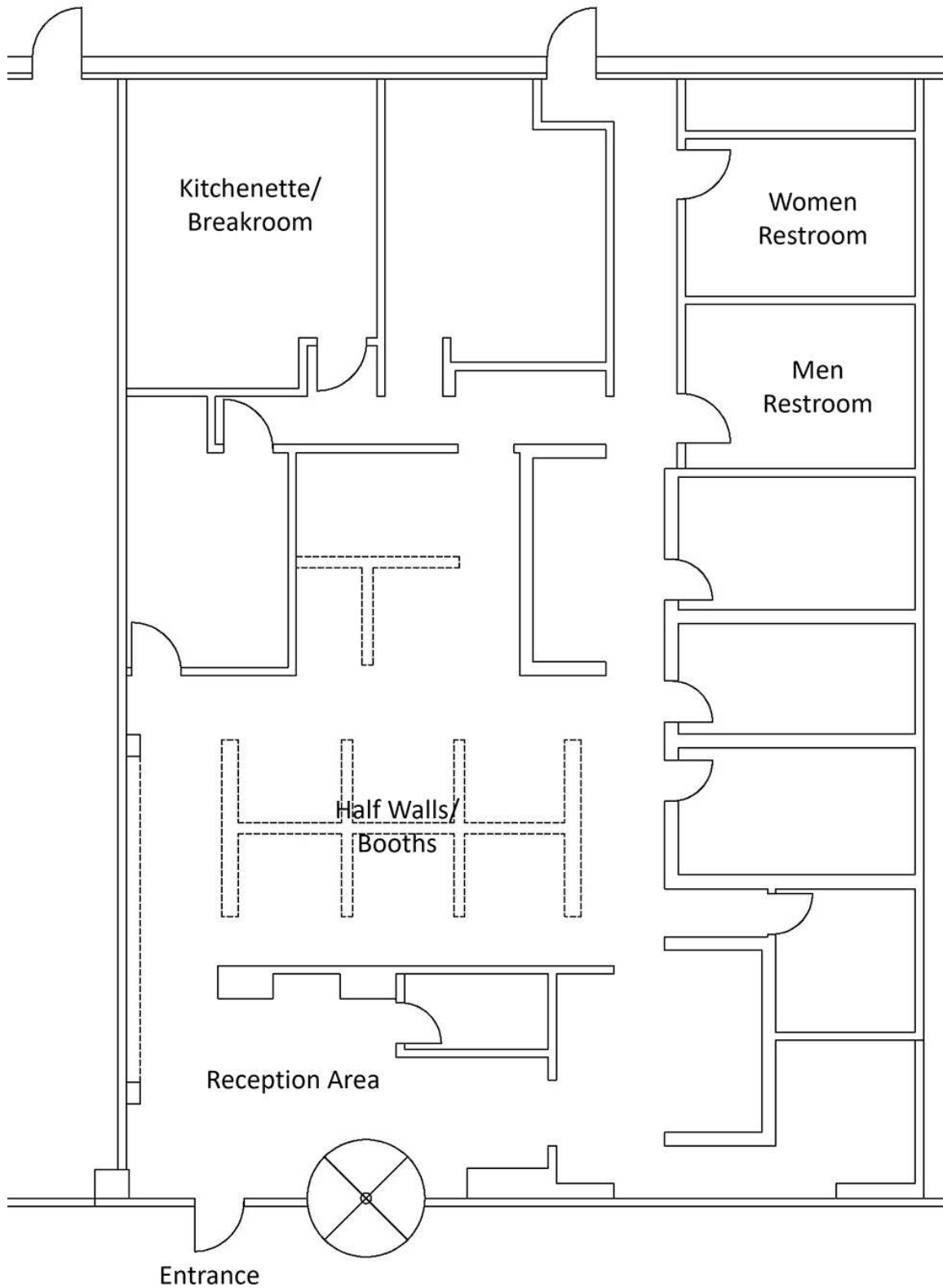
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 130	3,374 SF	NNN	Contact Agent	Second generation hair salon
Suite 180	1,757 SF	NNN	Contact Agent	-



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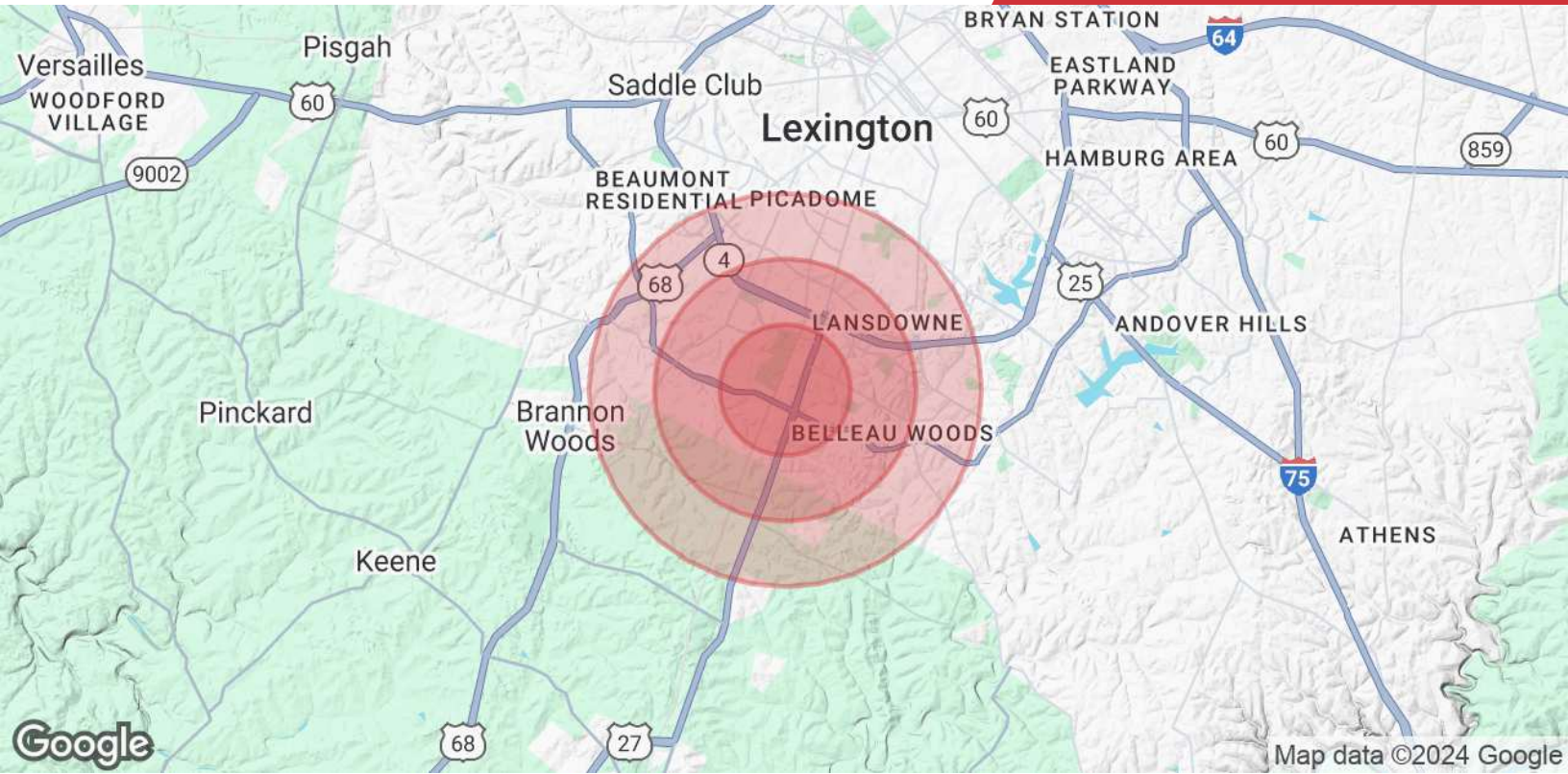
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Population	1 Mile	2 Miles	3 Miles
Total Population	11,602	48,651	96,658
Average Age	34.9	36.3	37.8
Average Age (Male)	32.5	34.5	36.5
Average Age (Female)	35.8	37.6	39.0
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,261	21,092	42,117
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$91,001	\$94,646	\$100,154
Average House Value	\$173,259	\$200,049	\$221,045

* Demographic data derived from 2023 STDB