

# Bluegrass Junction

**kW** GREATER  
LEXINGTON  
KELLERWILLIAMS, REALTY

Presented By:  
Keller Williams Greater Lexington

116 - 128 S Keeneland Dr, Richmond, KY 40475



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## Property Details

Bluegrass Village Shopping Center is a 30,949 sf neighborhood center. Located on S Keeneland with an average daily traffic count of 6,184 ('19) near Lexington Rd with an average daily traffic count of 8,578 ('19) . Ample parking. Excellent visibility and multiple access points.

Bluegrass Village Shopping Center has easy access to I-75, Eastern Bypass and Downtown Richmond

**Price: \$8.13 - \$9.72 /SF/Yr**

- Free standing building available 8117 SF & End cap unit 1728 SF
- 110+ parking spaces
- Good visibility
- Multiple access points
- Easy access to I-75

View the full listing here: <https://www.loopnet.com/Listing/116-S-Keeneland-Dr-Richmond-KY/12347955/>

Rental Rate:	\$8.13 - \$9.72 /SF/Yr
Total Space Available:	9,845 SF
Max. Contiguous:	8,117 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	10
Center Properties:	4
Frontage:	375' on Keeneland
Gross Leasable Area:	38,117 SF
Walk Score ®:	43 (Car-Dependent)
Rental Rate Mo:	\$0.68 USD/SF/Mo

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## Listing spaces

### 128 S Keeneland

Space Available: 8,117 SF  
Rental Rate: \$8.13 /SF/Yr  
Date Available: December 01, 2020  
Service Type: Plus All Utilities  
Space Type: Relet  
Space Use: Office  
Lease Term: Negotiable

Crossroads Christian Church space coming available Dec 2020. This professionally fit up free standing building has a current layout which includes multiple offices along with a large gathering space. Tenant pays rent plus utilities. Landlord pays all NNN fees.

### 128 S Keeneland

Space Available: 1,728 SF  
Rental Rate: \$9.72 /SF/Yr  
Date Available: Now  
Service Type: Plus All Utilities  
Space Type: Relet  
Space Use: Flex  
Lease Term: Negotiable

End cap space with storefront, warehouse space and garage door in the back. Space would be great for a construction company or service based company. Tenant pays rent plus utilities. Landlord pays all NNN fees.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bottles & Cases Liquors	4500	
Fitness With Faith	5736	
Fuel and Fire Nutrition and Tanning	1728	
Leers Fish & More	1500	
National Work Wear	5000	
Pizza Hut	1560	

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## Property Photos



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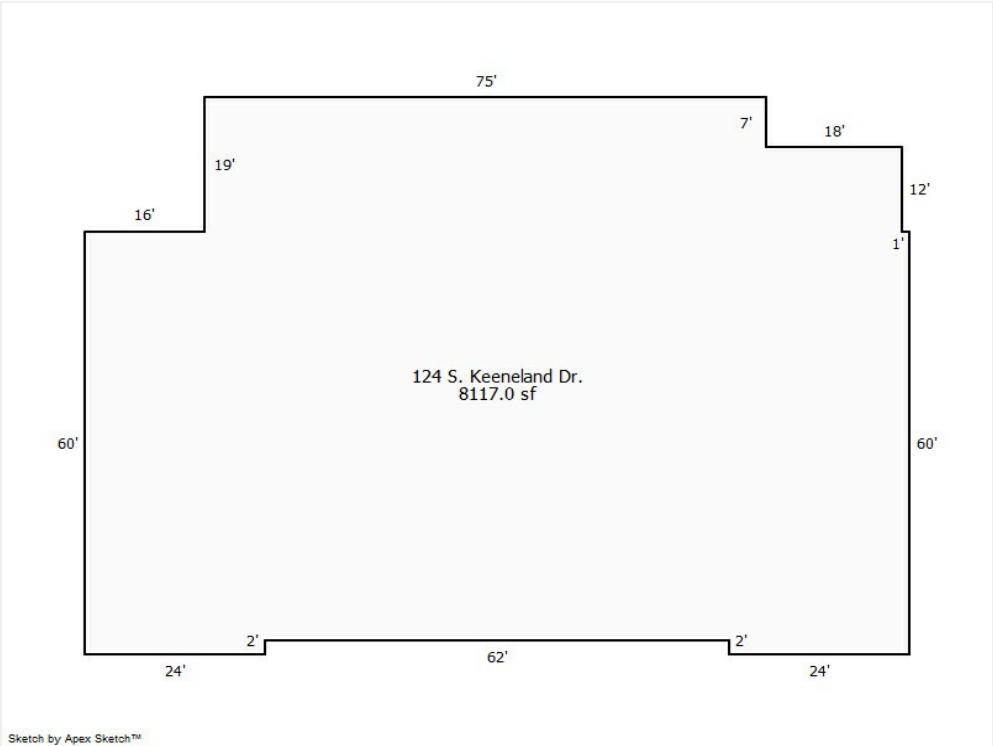
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## Property Photos



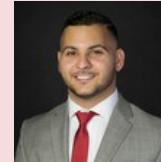
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