

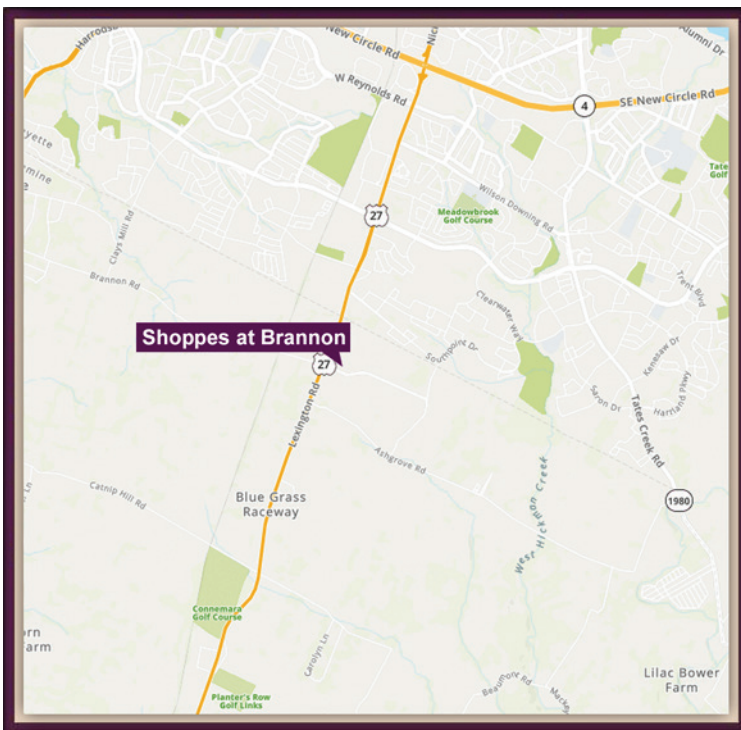
LEASING OPPORTUNITY

SHOPPES AT BRANNON

211-231 E. Brannon Road, Nicholasville, Kentucky 40356



SHOPPES AT BRANNON



OPPORTUNITIES

- * 1,200 SF to 5,500 SF Spaces Available.
- * Brannon Crossing is a master planned grocery anchored neighborhood development serving south Lexington & Nicholasville.
- * Brannon will continue to thrive from the housing boom along the Fayette Jessamine counties line, as Fayette's (Lexington) developable land is extremely scarce.
- * Located near major mid-south college town – Lexington – home to the University of Kentucky (29,800 student enrollment).
- * Strategic location at a signalized intersection along a major regional traffic corridor (US-27) with a combined 54,008 VPD.
- * Strong density marked by 142,194 people within a 5-mile radius with an excellent average household income of \$107,000.

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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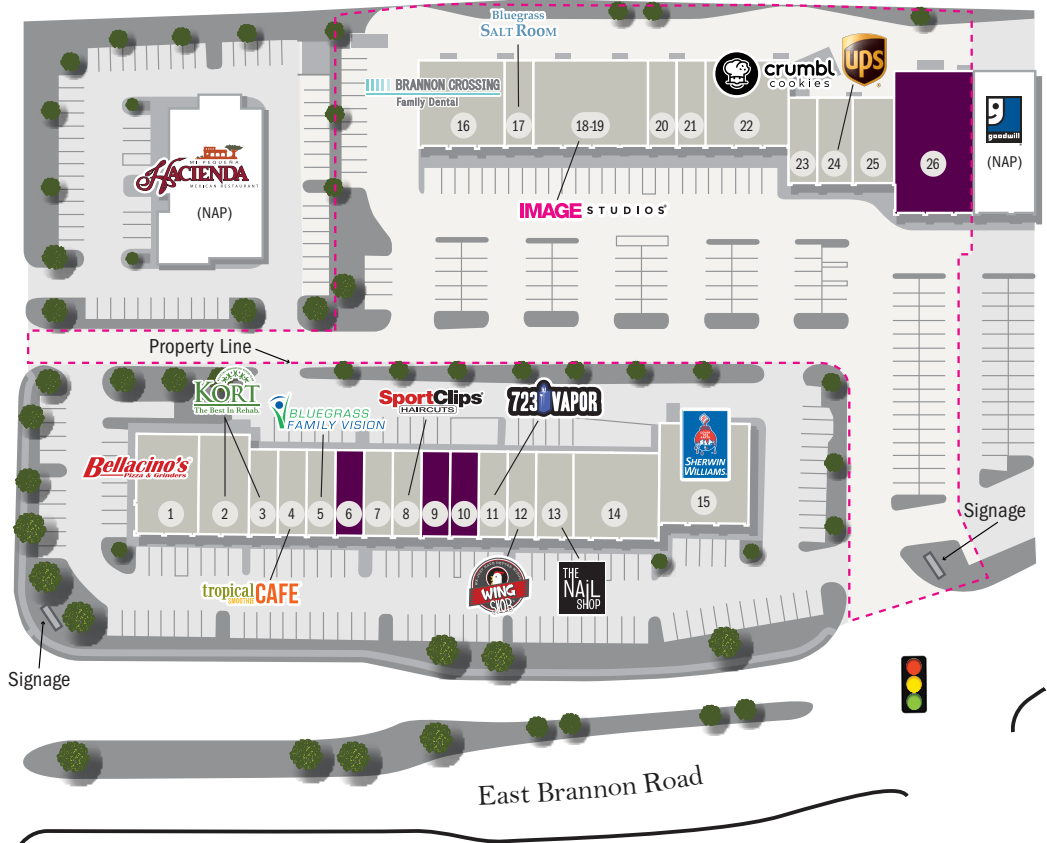
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1	Bellacino's	3,000 SF
2	KORT Physical Therapy	2,495 SF
3	KORT Physical Therapy	1,160 SF
4	Tropical Smoothie Cafe	1,320 SF
5	Bluegrass Family Vision	1,200 SF
6	Available	1,200 SF
7	Frozen in Time	1,200 SF
8	Sport Clips	1,200 SF
9	Available	1,200 SF
10	Available	1,200 SF
11	723 Vape	1,200 SF
12	Wing Snob	1,200 SF
13	The Nail Shop	1,820 SF
14	European Bakery	3,260 SF
15	Sherwin Williams	4,500 SF
Total GLA:		27,155 SF

16	Brannon Crossing Family Dental	4,781 SF
17	Bluegrass Salt Room	1,200 SF
18-19	IMAGE Studios Salon	4,800 SF
20	Central KY Dermatology	1,200 SF
21	Central KY Dermatology	1,200 SF
22	Crumb Cookies	2,300 SF
23	Nail Pro, Inc.	1,200 SF
24	The UPS Store	1,500 SF
25	Europe's Bridal	1,800 SF
26	Available	5,500 SF
Total GLA:		25,233 SF



PROPERTY SPECIFICS

Anchor Tenants:	Sherwin Williams
Total Land Area:	5.6 acres
Total GLA:	52,388 sf
Traffic Count:	36,736 (Nicholasville Rd.)
Parking Spaces:	Ample
Occupancy:	83%

PROPERTY ADVANTAGES

Kroger shadow anchored strip centers with strong future housing growth. Future road expansion on West Brannon will cause continued sales growth/demand at Brannon Crossing.

LOCATION

Located at: 211-231 E. Brannon Road. Well positioned on Nicholasville Road just outside of Fayette County. The Brannon Road extension to Tates Creek Road opened the Brannon master development to much of Southside Lexington.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	3,173	62,648	145,363
Average Household Income:	\$113,330	\$101,890	\$107,517
Estimated Number of Households:	2,209	25,060	146,506

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