

LEASING OPPORTUNITY

ASHLAND PLAZA

800 East High Street, Lexington, Kentucky



OPPORTUNITIES

- * First floor retail space Available - 3,792 SF.
- * Second floor Office Hub at Ashland has 1,430 SF office space Available.
- * Heart of Chevy Chase adjacent to University of Kentucky and downtown.
- * High traffic and density in upscale neighborhood.



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: **Ande Long**

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

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PROPERTY SPECIFICS

Anchor Tenants: Starbucks / UPS Store
Total Land Area: 1 acre
Total GLA: 20,000 sf
Traffic Counts: 21,548
Parking Spaces: 56

PROPERTY ADVANTAGES

Office/Retail Center in upscale area
Popular shopping and restaurant location

LOCATION

Located at: 800 East High Street in the historic Chevy Chase community of Lexington, Kentucky. Close to University of Kentucky campus.

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	18,493	118,757	258,864
Average Household Income:	\$83,048	\$64,804	\$67,593
Average Household Value:	\$372,656	\$237,627	\$216,233

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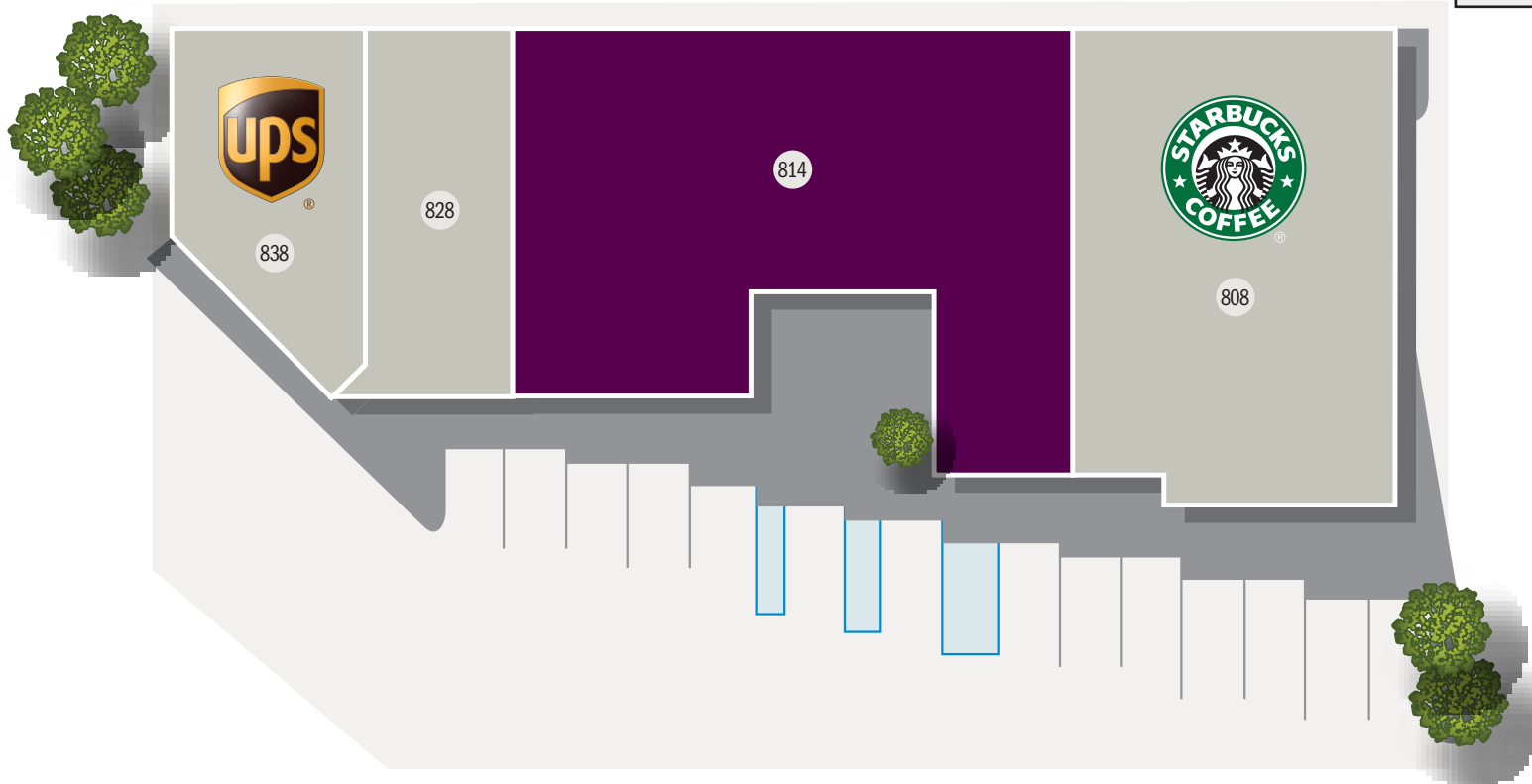


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838 The UPS Store	1,150 SF
828 Christopher Michael	1,150 SF
814 Available	3,792 SF
808 Starbucks Coffee	2,660 SF
Total GLA:	8,752 SF



Level One

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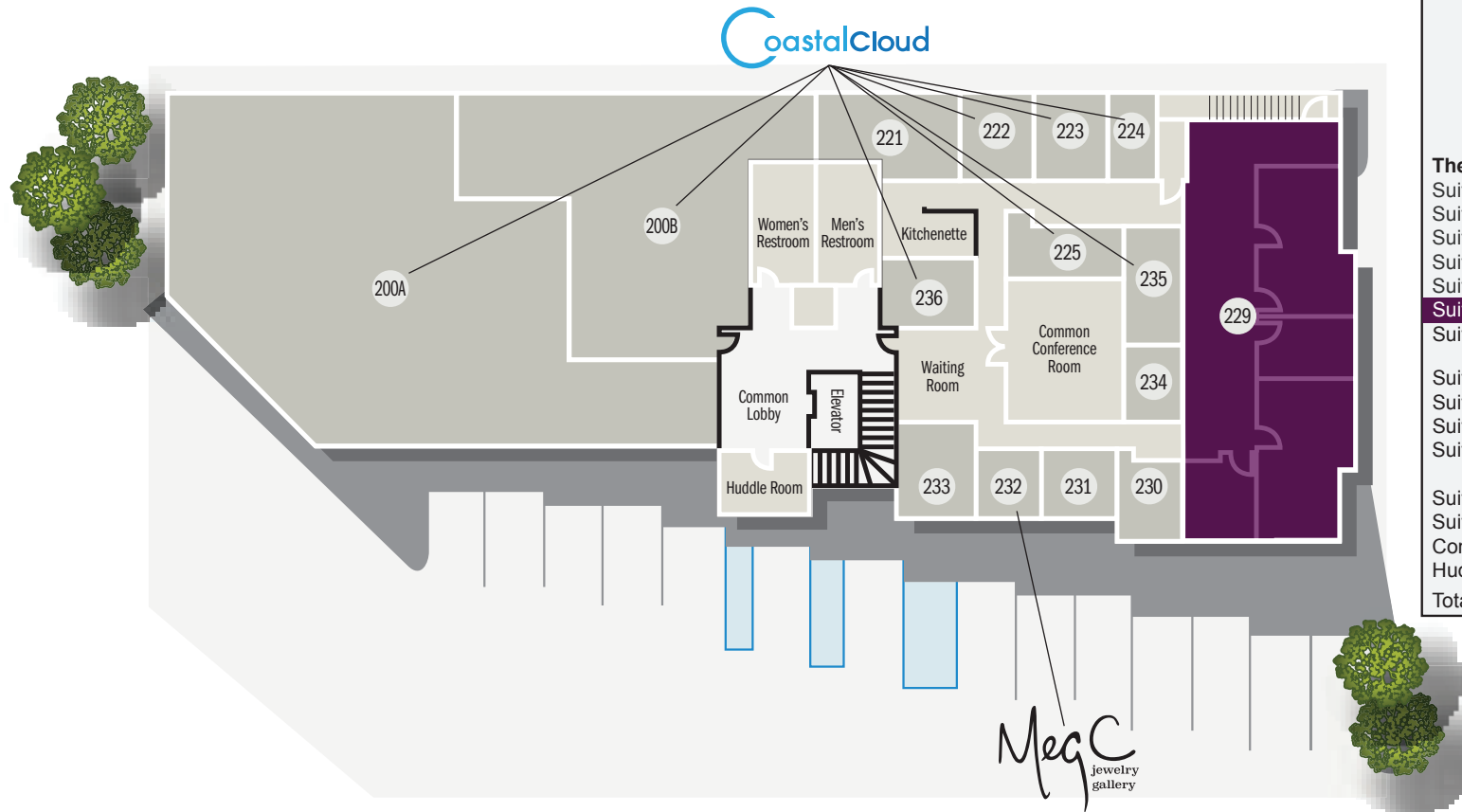
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Suite 200A Coastal Cloud 3,121 SF
Suite 200B Coastal Cloud 1,534 SF

THE OFFICE HUB AT ASHLAND

The Office Hub at Ashland

Suite 221	Yardwell, LLC.	248 SF
Suite 222	Coastal Cloud	138 SF
Suite 223	Coastal Cloud	138 SF
Suite 224	Coastal Cloud	140 SF
Suite 225	Coastal Cloud	107 SF
Suite 229	Available	1,430 SF
Suite 230	Child Therapy Clinic	142 SF
Suite 231	Premium Parking	103 SF
Suite 232	Meg C Jewelry	98 SF
Suite 233	Erin Salomon PLLC	166 SF
Suite 234	Code 1 Training Solutions	118 SF
Suite 235	Coastal Cloud	194 SF
Suite 236	Coastal Cloud	136 SF
Conference Room		Shared
Huddle Room		Shared
Total:		9,378 SF

Level Two

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