

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:

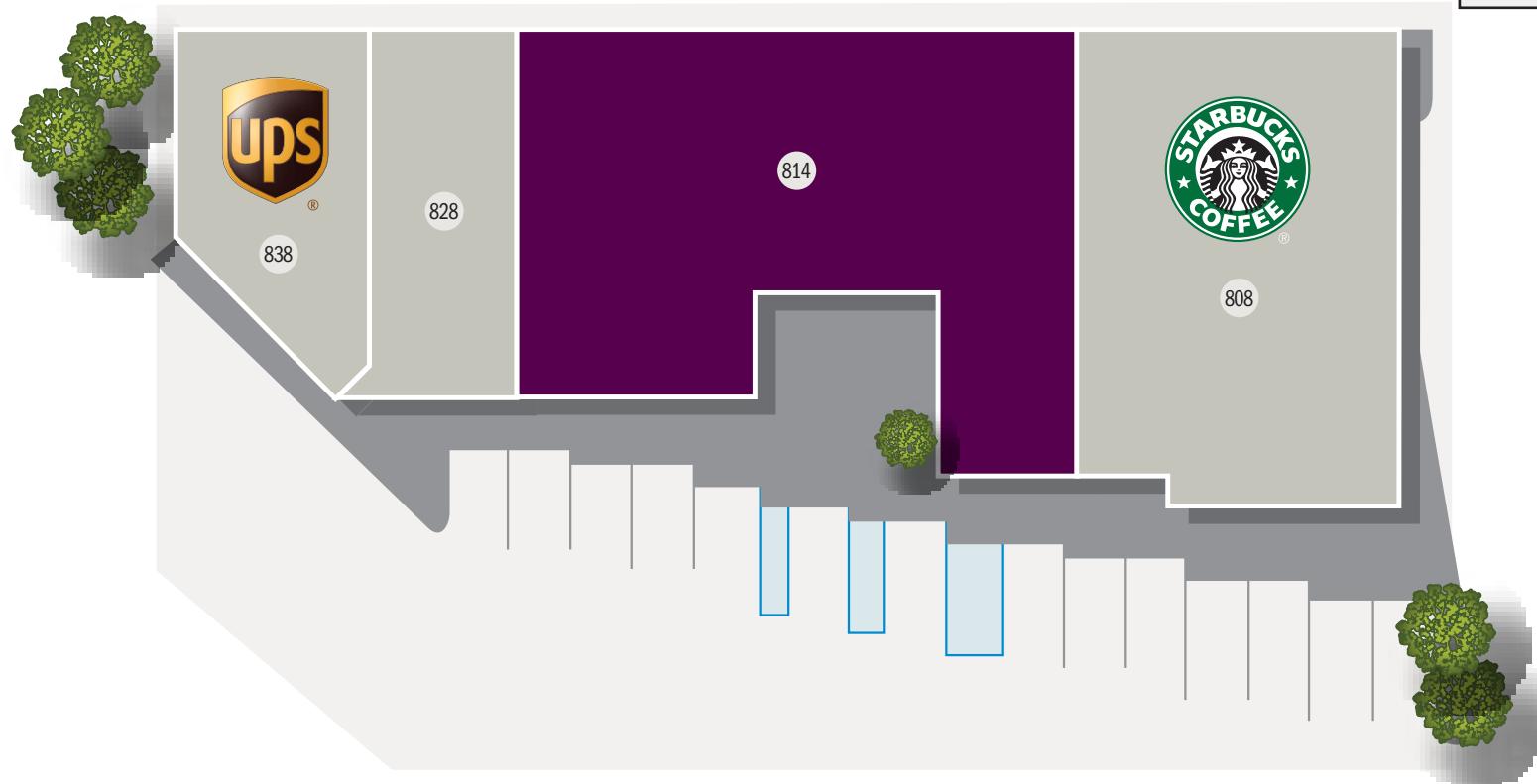
| | 1 mile | 3 miles | 5 miles |
|---------------------------|-----------|-----------|-----------|
| Population Estimates: | 18,493 | 118,757 | 258,864 |
| Average Household Income: | \$83,048 | \$64,804 | \$67,593 |
| Average Household Value: | \$372,656 | \$237,627 | \$216,233 |

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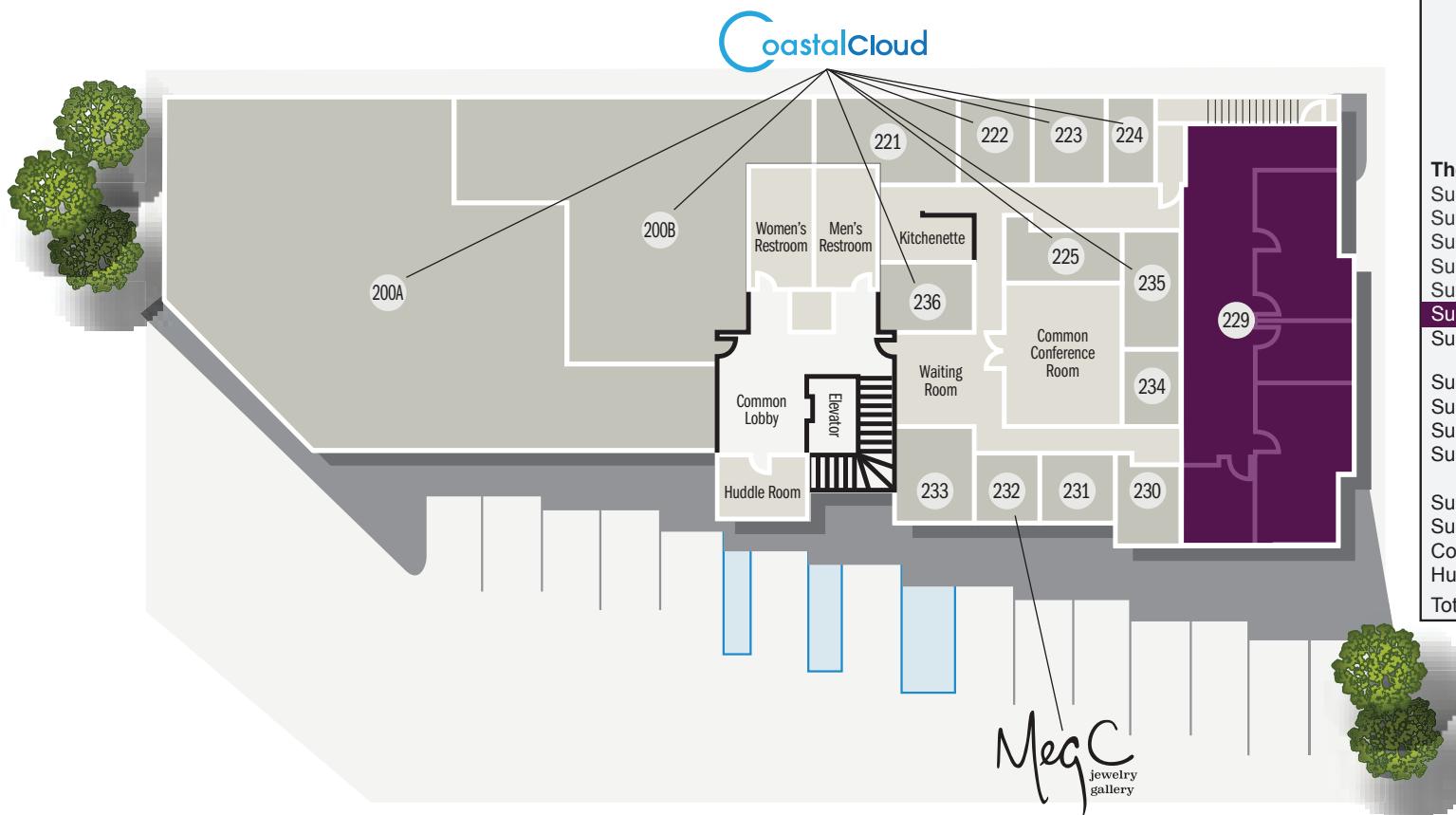
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| | | |
|------------|---------------|----------|
| Suite 200A | Coastal Cloud | 3,121 SF |
| Suite 200B | Coastal Cloud | 1,534 SF |

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 | Shared |
| Huddle Room | | |
| Total: | | 9,378 SF |

Level Two

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