

LEASING OPPORTUNITY

TIVERTON SHOPPES

130 West Tiverton, Lexington, Kentucky



REASONS TO LEASE

- * 4,000 SF space Available.
- * 4,000 SF space coming Available September 2023. Space Divisible.
- * Located between The Summit at Fritz Farm and Fayette Mall.

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.



**Equity
Management
Group, Inc.**

Leasing Representative: **Jason Taylor**

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

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100 Eagle Finance	4,000 SF
110 Leslie's Swimming Pool	2,900 SF
115 Lex Vape	1,500 SF
120 Cell Phone Repair	1,500 SF
125 Aspire Fitness	2,000 SF
135 Willis Music	9,000 SF
150 Domino's Pizza	1,000 SF
155 Great Clips	1,000 SF
165 Game Xchange	2,000 SF
160 MetroNet	3,000 SF
170 Nail Passion	1,200 SF
175 Happy Sushi	2,800 SF
180 Temper Sealy – Sleep Outfitters	4,000 SF
190 La Taquisa	1,000 SF
195 Cocktails of Lexington	2,880 SF
Total GLA:	40,000 SF



PROPERTY SPECIFICS

Anchor Tenant:	Willis Music
Total GLA:	40,000 SF
Traffic Count:	87,287
Parking Spaces:	Abundant
Occupancy:	90%
Acres:	4

PROPERTY ADVANTAGES

- * Easy access to highly traveled roads
- * Directly adjacent to Nicholasville Rd., Man O' War Wal-Mart

LOCATION

Located at: 130 West Tiverton Way in Lexington, Kentucky, Nicholasville Road Corridor.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	11,893	93,029	194,310
Average Household Income:	\$65,439	\$75,280	\$72,973
Average Household Value:	\$178,339	\$218,419	\$243,772

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THE SUMMIT AT FRITZ FARM

- WHOLE FOODS MARKET
- FLEET FEET
- CYCLEBAR
- Apple
- SHAKE SHACK
- J. ALEXANDER'S RESTAURANT
- lululemon
- POTTERY BARN
- ANTHROPOLOGIE
- BLAZE PIZZA
- WHITE HOUSE BLACK MARKET
- SEPHORA

FAYETTE PLACE SHOPPING CENTER

- LEXINGTON ATHLETIC CLUB
- Schlottsky's Deli
- CINE MARK
- Applebees
- Party City
- OUTBACK STEAKHOUSE
- ROSS DRESS FOR LESS
- carter's
- SHOE CARNIVAL

LOWE'S

SITE

- Shell
- SUPER CUTS
- Walmart
- chili's
- BANK OF AMERICA
- QFC
- CVS
- Walgreens
- NorthPoint
- AEUR
- DICK'S SPORTING GOODS
- Dillard's
- PNC
- JCPenney
- maey's
- maey's
- maey's

FAYETTE MALL

- Dillard's
- Disney store
- maey's
- OLD NAVY
- Chick-fil-A
- The Cheesecake Factory
- Goldmans
- PF CHANGS
- MODS southwest grill
- Starbucks
- FRIDAYS
- TRUCKEE
- Guitar Center

- meijer
- STAYBRIDGE SUITES
- goodwill
- HOMEWOOD SUITES
- Hilton
- LOFT
- Hilton Palmeters
- LENSCRAFTERS

SOUTH PARK SHOPPING CENTER

- Academy Sports & Outdoors
- ULTA
- BEST BUY
- VCF

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