



Gardenside Shopping Center

1801 Alexandria Dr Lexington KY 40504



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Gardenside Shopping Center Overview

Description

Keller Williams Greater Lexington is pleased to offer this Kroger shadow anchored and Aaron's anchored retail opportunity in Lexington.

Gardenside Shopping Center, immediately across the street from the newly renovated Kroger, is a 101,000 sf, 2 level center. There is expansive parking for tenants as well as a potential outlot for a restaurant, or stand alone retail or service business.

Current availability offers 3200 sf up to 27,164 sf suites available for your new location! This neighborhood center is an ideal location for casual dining, boutique retail, office users and additional service retail locations.

Gardenside Plaza boasts an average daily traffic count of 14,629 ('19) near the site with excellent visibility and multiple access points.

The property is located between Harrodsburg Road and Versailles Road, and is close to New Circle Road, I-75/ I-64, Bluegrass Airport, and Keeneland Thoroughbred Race Course in the west end of Fayette County.

Key Points

- Kroger Shadow anchored and Dollar Tree anchored Center
- Property is across from the newly renovated Kroger
- Out Lot development potential for land lease or build to suit with drive thru
- Zoned B-1, Neighborhood Business.
- Large office suite option as well.
- 647' Street Frontage
- Lot Size: 8.176 Acres
- Building Size: 101,000 SF
- Market: Lexington



DOLLAR GENERAL



Versailles Road



STAPLES



verizon



O'Charley's
GOOD FOOD,
GOOD TIME'S



Subject Property



Harrodsburg Road

New Circle Rd

For marketing purposes only,
exact locations not warranted

kw COMMONWEALTH
KELLERWILLIAMS, REALTY

Gardenside Shopping Center

1801 Alexandria Drive
Lexington, KY 40504

Site Plan

104	AVAILABLE	7,468 SF
108	Goldenrod Tattoo	1,145 SF
112	Landlord Office	830 SF
116	Metro by T-Mobile	1,459 SF
120	Golden Nails	1,320 SF
124	Dollar Tree	9,920 SF
132	Arthur Murray Dance	3,987 SF
136 & 140	AVAILABLE	5,200 SF
144A	Aaron's	7,280 SF
144B	Available	17,348 SF
144C	Available	9,816 SF
244C	Second Floor Office - Available	9,947 SF
150	Kentucky Insurance Group	625 SF
156	El Gran Tako	5,217 SF
164	Shine Nutrition	500 SF
172	La Prefrida Grocery	3,421 SF
176	La Michoacana Ice cream	1,574 SF
180	Future H&R Block	1,664 SF
184	Boost Mobile	2,320 SF
188	Check Into Cash	2,362 SF
192	Bombay Indian Cuisine	7,294 SF
Outlet Potential Landlease/ Up to	4,500 SF	
Build-to-Suit w/ 2,500 SF drive thru.		





SUITE 244C
SECOND FLOOR (9,947 S.F.)
NOT TO SCALE



FLOOR AREA:

SUITE 144B	17,368 S.F.
SUITE 144C	9,870 S.F.
SUITE 244C	9,873 S.F.
TOTAL	37,111 S.F.

SUITE 144B, 144C
FLOOR PLAN | AREA: 27,144 S.F.
TOTAL FLOOR AREA: 37,111 S.F.
NOT TO SCALE



GARDENSEE SHOPPING CENTER
3RD ADDENDUM
WASHINGTON, DISTRICT OF COLUMBIA

PROPOSED SET UP
FLOOR PLAN

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

BY: [Signature]

DATE: 03/11/14

A100B

PERSON & TRAPP
 PARCEL ID 1003300
 1701-1785 ALEXANDRIA DR
 DB 1145 PG 070

LEXTRAN BUS
 STOP AT CORNER
 (100 FT FROM SITE)

OH
 25468300
 SILER RD
 2 126

N NIMMERLIN
 3
 O 23619900
 KELLER RD
 PG 614

ARI, LLC
 15063402
 1884 ALEXANDRIA DR
 DB 2218 PG 52

EXISTING 4' HIGH MASONRY
 RETAINING WALL WITH FULL
 TREES & SCREEN SHRUBS
 DRIP IRRIGATION THROUGHOUT
 ENTIRE PROPERTY LINE

SURVEY 147
 APPROXIMATE C-111 ZONE C-14
 Pt. A, SUBC

EQUAL MAJOR AND A1A
 PARCEL ID 15005000
 1861 MANASSAS DR
 DB 3670 PG 728
 PLAT SLIDE 8-277

EDWARDS, JOHN
 PARCEL ID 221
 1879 MANASSAS
 DB 3569 PG 4

MARCUM WILLEM D
 PARCEL ID 2017300
 1866 MANASSAS DR
 DB 1377 PG 448

ALJUR MAID
 PARCEL ID 2486300
 1882 ANTIETAM RD
 DB 3149 PG 143

DUNN CHRISTINE
 PARCEL ID 3264300
 1986 ANTIETAM RD
 DB 3149 PG 143

SPENCER MAR
 PARCEL ID 281
 1870 MANASSAS
 DB 3024 PG 1

EXISTING

Number	Com
1	Intergrum
2	Intergrum
3	Digheand
4	Intergrum
5	Digheand
6	Intergrum
7	Intergrum
8	Intergrum
9	Digheand
10	Honey Loc
11	White Ash
12	White Ash
13	White Ash
14	Yellow Ash



Gardenside Shopping Center

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OFFERING SUMMARY

Lot Size: 8.176 Acres

Building Size: 101,000 SF

Zoning: B-1

Market: Lexington

Major Tenant Information

Tenant

- Aaron's
- Arthur Murray Dance Centers
- Everest Nepalese Cuisine
- Boost Mobile
- Check Into Cash
- Yogikrupa Indian Grocers
- El Gran Tako
- H&R Block
- Metro by T-Mobile
- Public Library

Spaces Available

Space	Sq Ft	Rate	NNN
144B- Retail	13,138	9 psf	1.5 psf
144C Warehouse	9,816	6 psf	1 psf
88- Warehouse	4,210	6 psf	1 psf
Combinable	27,164	Negotiable	
244 2nd floor Office	9,947	Negotiable	
104 retail w/ dock	5164	12 psf	1.5 psf
136 & 140 retail	5200	12 psf	1.5 psf

Outlots AVAILABLE -SEE SITE PLAN

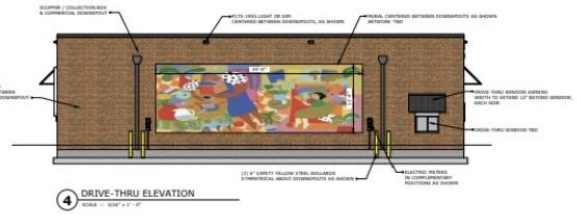
2- 1500 SF units for a total of 3,000 SF

One Drive thru end cap

3- 1700 SF units for a total of 5,000 SF

One drive thru end cap

Outlots- 2 Suite and 3 Suite drive thru buildings



Location Map







