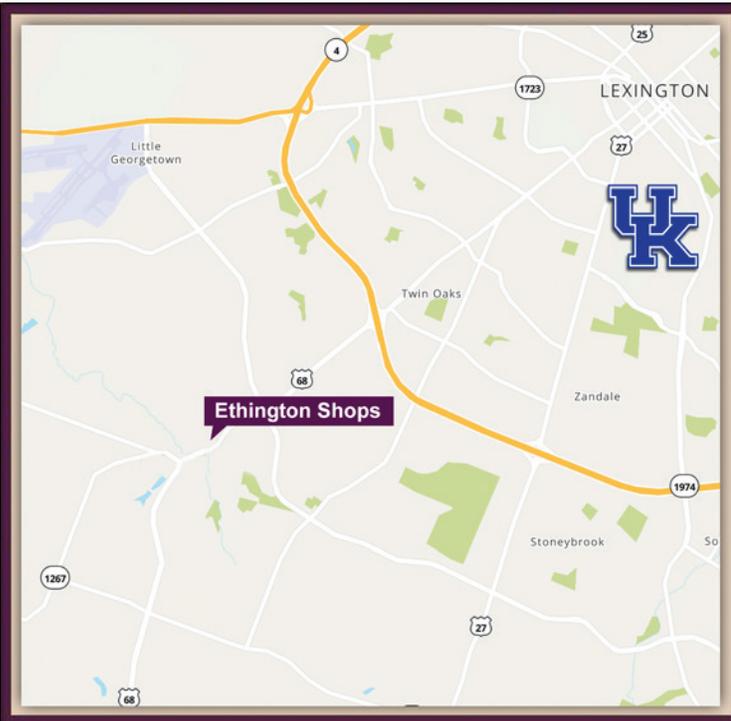


# LEASING OPPORTUNITY

## ETHINGTON SHOPS

4257 Harrodsburg Road, Lexington, Kentucky 40513



### OPPORTUNITIES

- \* New Construction.
- \* 5,130 SF Space Available. Space is divisible.
- \* The property is anchored by Sherwin Williams.
- \* Ethington Shops sits next to popular restaurants Chick-fil-A and 7-Brew Coffee. It also benefits from a steady flow of traffic to the Kroger Fuel Center.
- \* Located 5 miles southwest of Lexington – home to the University of Kentucky (29,800 student enrollment).
- \* Strategic location at a signalized intersection with easy access off Harrodsburg Road with 31,400 VPD.

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**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

Phone: (859) 266-1414 \* Cell: (502) 472-7546

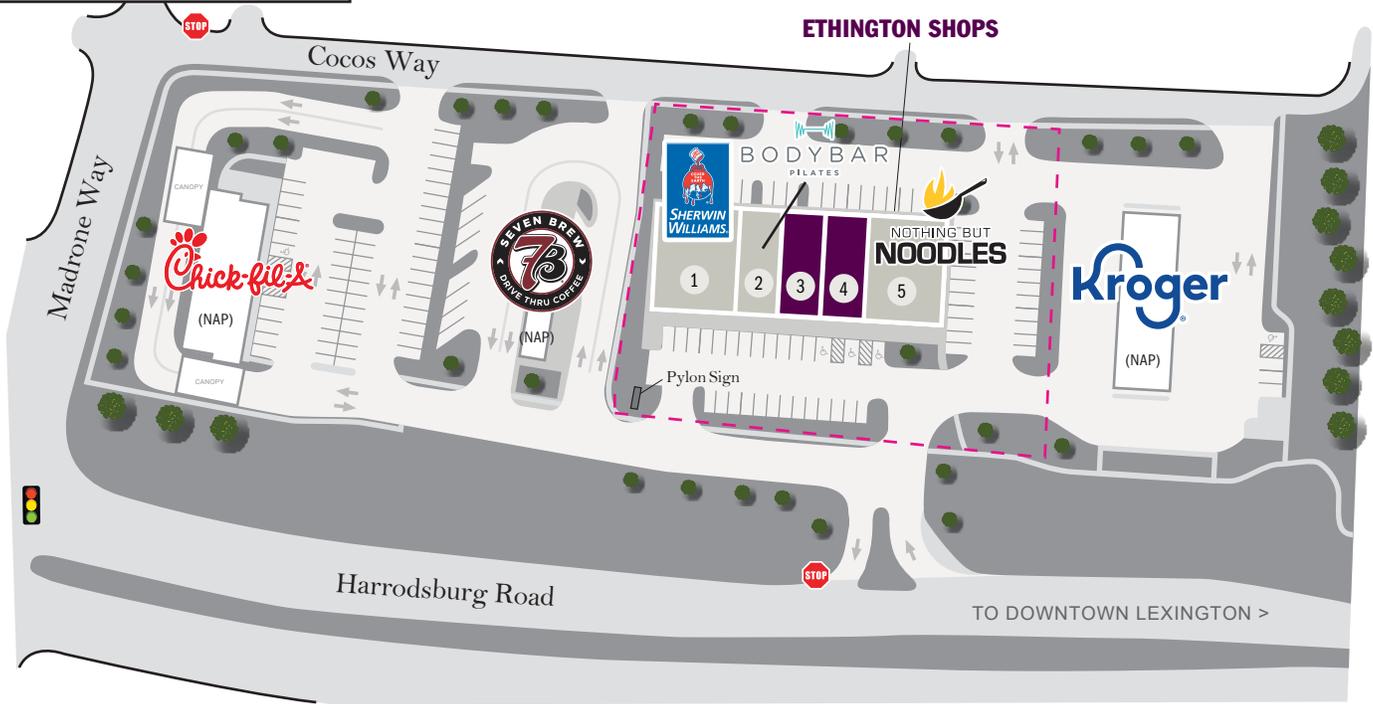
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# LEASING OPPORTUNITY

## ETHINGTON SHOPS

4257 Harrodsburg Road, Lexington, Kentucky 40513

1	Sherwin Williams	3,500 SF
2	Available	2,500 SF
3	Available	2,565 SF
4	Available	2,565 SF
5	Nothing But Noodles	3,500 SF
Total GLA:		14,630 SF



### PROPERTY SPECIFICS

<b>Anchor Tenant(s):</b>	Sherwin Williams
<b>Total Land Area:</b>	2.33 Acres
<b>Zoned:</b>	B-1
<b>Traffic Count:</b>	31,400 ( <i>Harrodsburg Rd.</i> )
<b>Parking Spaces:</b>	Ample

### PROPERTY ADVANTAGES

Ethington Shops are located on Harrodsburg Road, a busy road (31,400 VPD) with direct access to downtown Lexington. This location has strong density marked by 130,808 people within a 5-mile radius with a strong average household income of \$103,890. Right next to popular restaurants Chick-fil-A and 7-Brew Coffee, as well as a Kroger Fuel Center.

### LOCATION

**Located at:** 4257 Harrodsburg Rd, about 5 miles southwest of downtown Lexington.

<b>Strong and Growing Demographics:</b>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	10,550	50,192	130,808
Average Household Income:	\$149,894	\$131,487	\$103,890
Estimated Number of Households:	4,107	20,178	54,298

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