



Woodford Plaza

480 Lexington Road
Versailles, Kentucky 40383

Property Highlights

- +/-70,000 SF shopping center
- Strong mix of anchor and co-tenants including Save-A-Lot and Dollar Tree
- Ample parking for tenants and customers
- Convenient access to nearby +/-133,000 SF Kroger Marketplace Center
- High visibility with heavy morning and evening traffic on Lexington Road
- Proximity to diverse amenities including restaurants and fitness center
- Strategic location with strong residential support
- Attractive rental rate of \$12.00 PSF

Spaces	Rate	Size
Suite 3	\$12.00 SF/yr	6,082 SF
Suite 12/14	\$12.00 SF/yr	4,531 SF

For More Information

Chad Voelkert

Vice President
O: 859 422 4408
cvoelkert@naiisaac.com | KY #205597



Commercial Real Estate Services, Worldwide.

For Lease

4,531- 6,082 SF | \$12.00 SF/yr

Retail Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Commercial Real Estate Services, Worldwide.

For Lease
6,082 SF | \$12.00 SF/yr
Suite 3



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



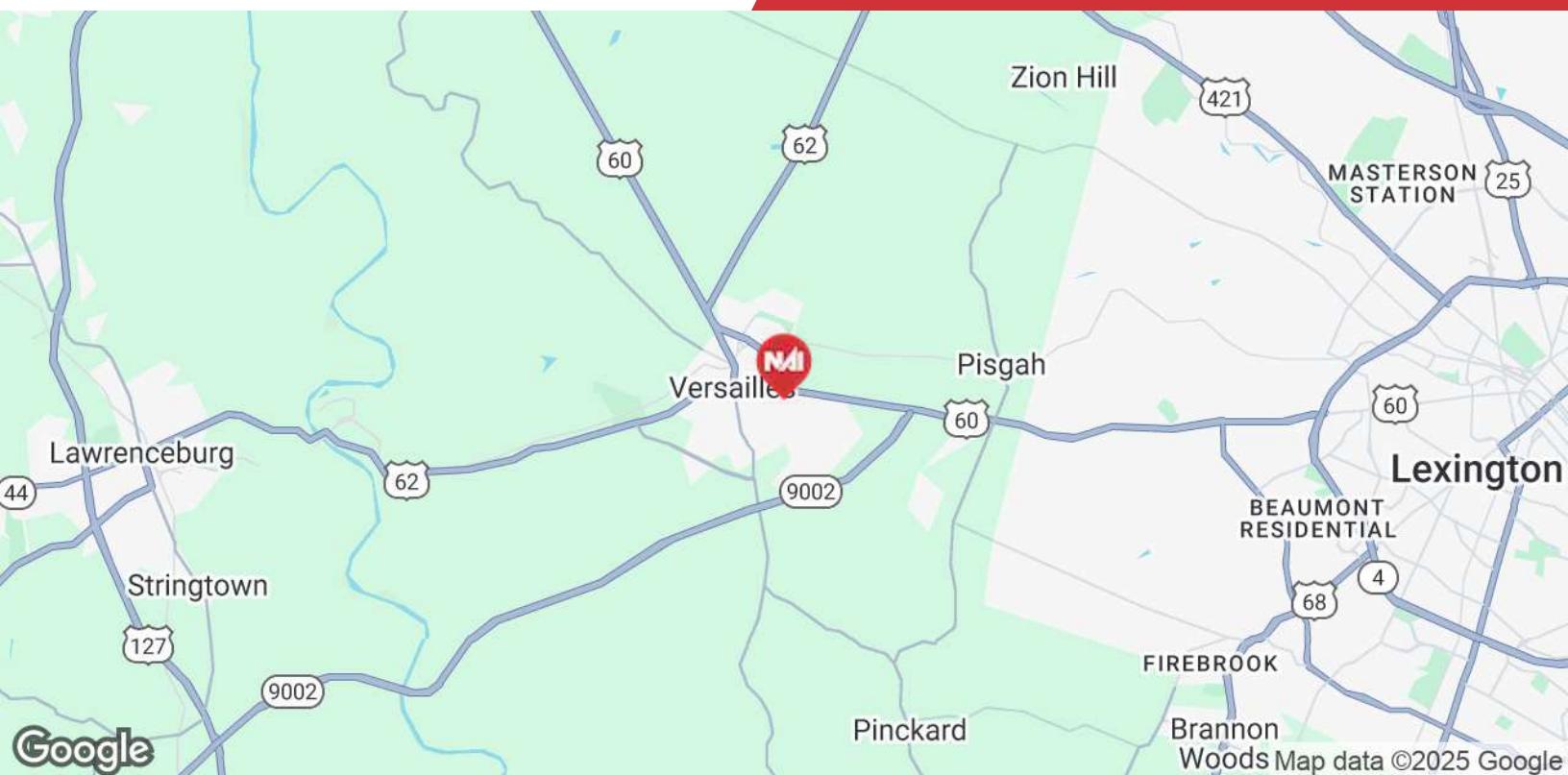


Commercial Real Estate Services, Worldwide.

For Lease

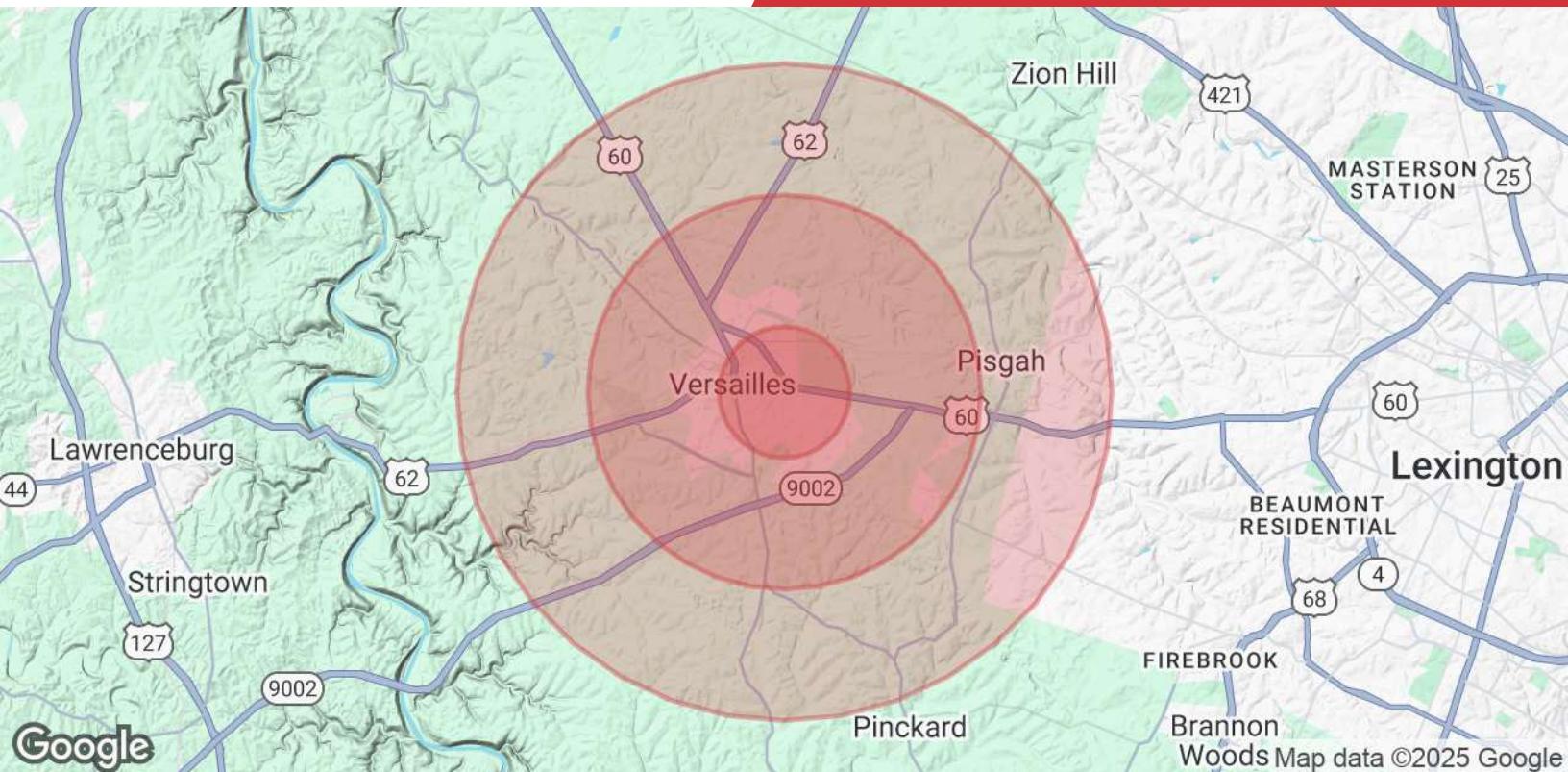
4,531 - 6,082 SF | \$12.00 SF/yr

Retail Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Population

	1 Mile	3 Miles	5 Miles
Total Population	4,835	17,274	19,979
Average Age	41.4	39.5	39.9
Average Age (Male)	40.8	39.7	39.6
Average Age (Female)	42.3	39.9	41.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,019	6,826	7,910
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$71,090	\$71,987	\$75,257
Average House Value	\$185,765	\$188,281	\$205,590

STDB 2024

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com