

## For Lease

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

## Retail Space



## 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

Suite 3

### Rate

\$12.00 SF/yr

### Size

6,082 SF

Suite 12/14

\$12.00 SF/yr

4,531 SF

### For More Information

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Commercial Real Estate Services, Worldwide.

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Retail Space



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Suite 3



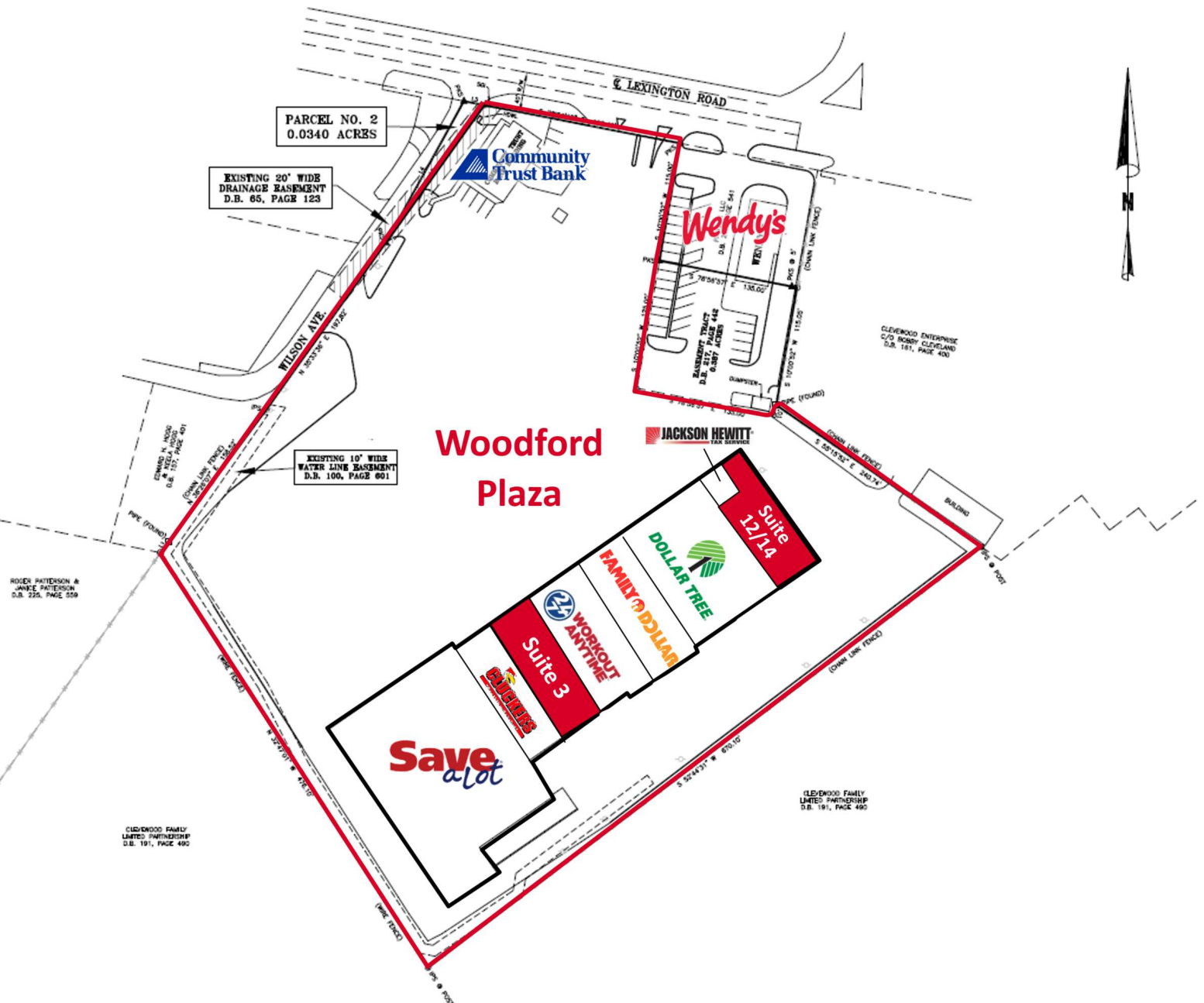
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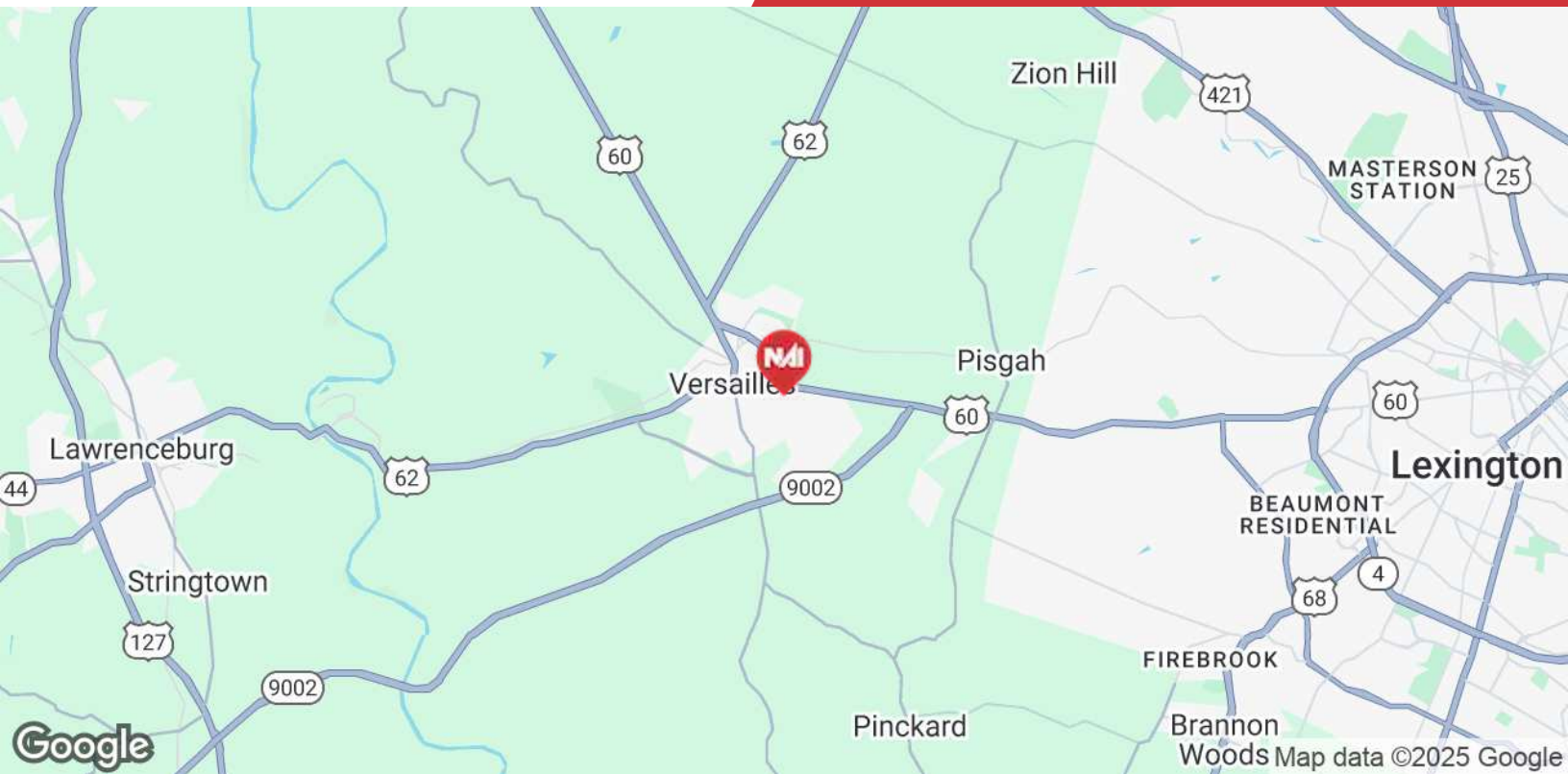




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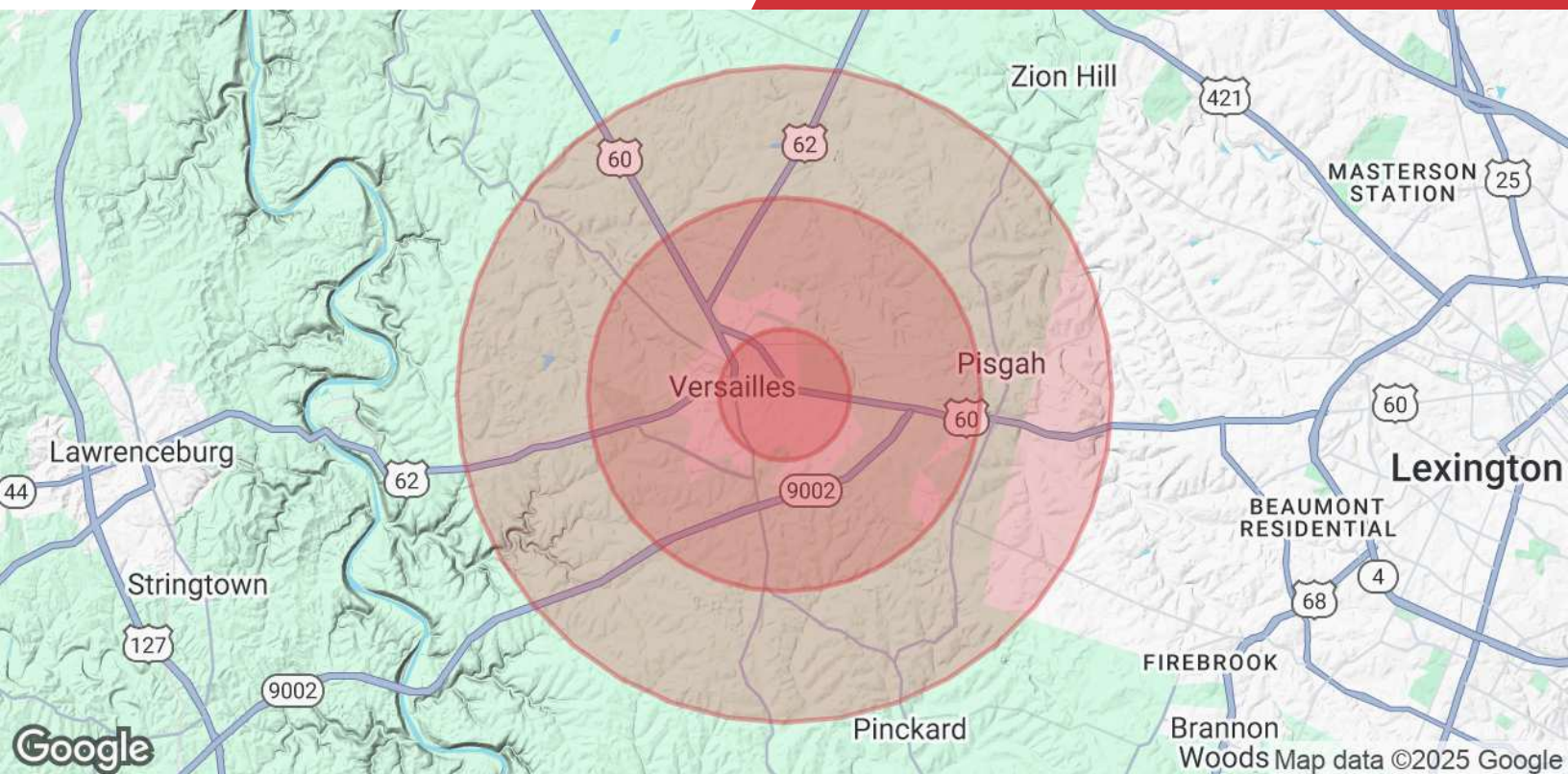
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### Population

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

### Households & Income

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

STDB 2024