



RETAIL FOR LEASE

Idle Hour Shopping Center

2051 RICHMOND RD
LEXINGTON, KY 40502

CONTACT:



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Property Summary



OFFERING SUMMARY

Retail Available SF:	1,000
Retail Lease Rate:	21.50 SF/YR +NNN
Lot Size:	2.91 Acres
Building Size	+ - 47,818 SF
Zoning:	B-1, Neighborhood Business

PROPERTY OVERVIEW

Idle Hour Shopping center is a retail/office property consisting of 47,818 SF on 2.91 Acres. The property consists of 36,881+/- SF ground level retail and 10,937+/- SF of executive office suites. Tenants include Penn Station, Family Dollar, Windstream, Durango's, Allstate, O'Neill's and more.

LOCATION OVERVIEW

Idle Hour Shopping Center fronts Richmond road and is conveniently situated between New Circle Road and Downtown Lexington. The property boasts traffic counts of 28,374 VPD and neighbors the redevelopment of Lexington Mall and the popular Chevy Chase neighborhood with the highest demographics in Lexington. The Lexington Mall redevelopment is anchored by Southland Christian Church with Chick Fil A, McDonald's, Orange Theory Fitness, Home Depot, Newk's and Panda Express on the outparcels.

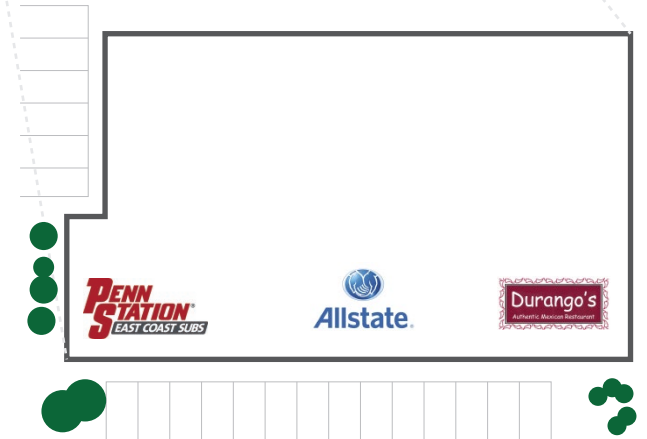
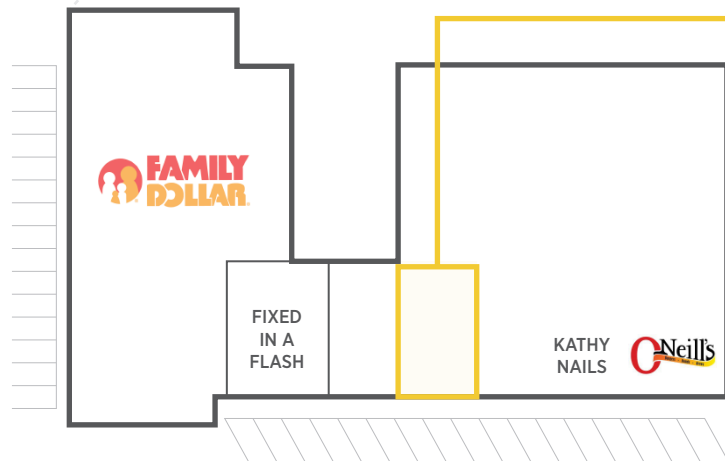
Site Plan



FOR LEASE: SUITE 120

SF: 1,000

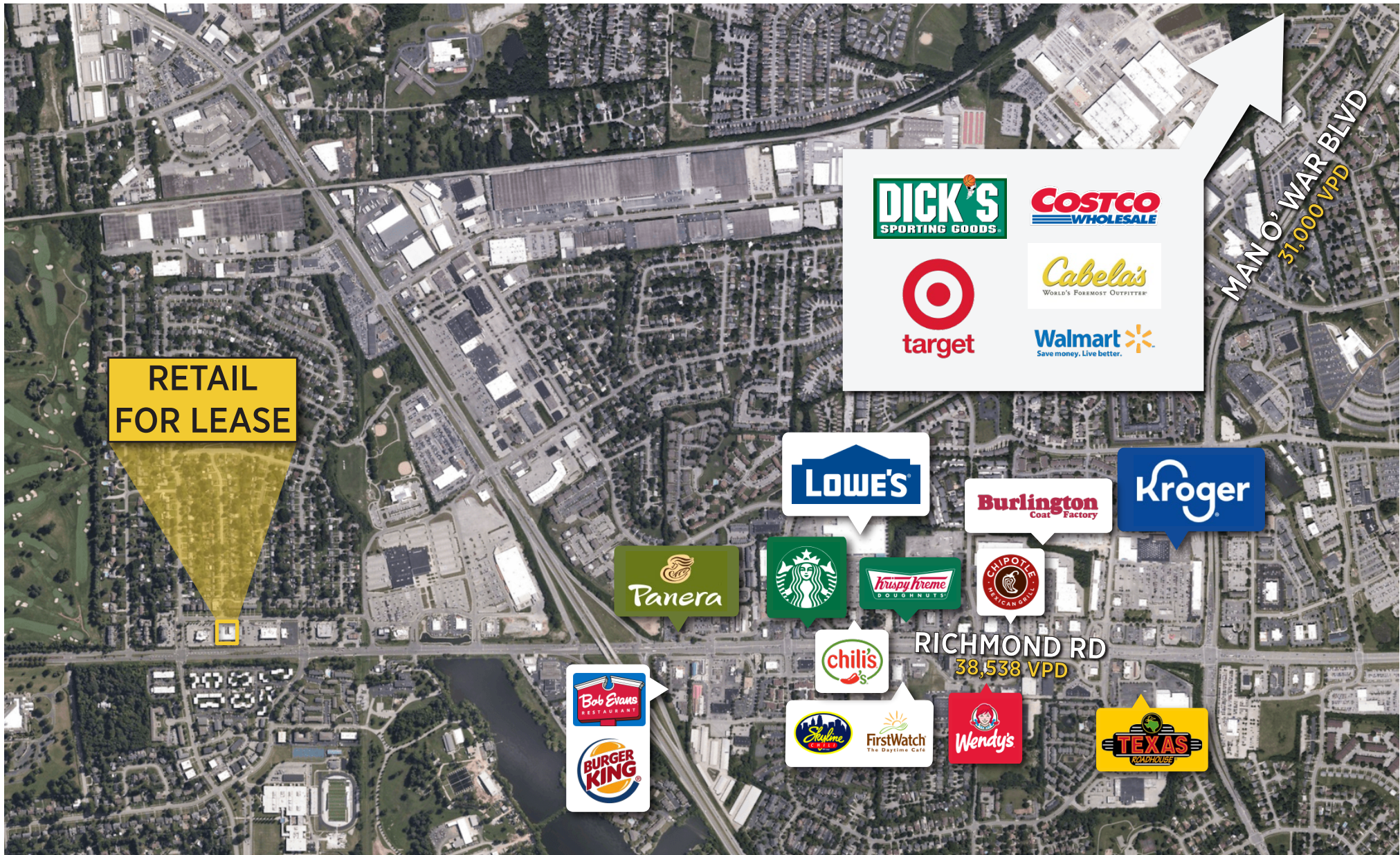
Lease Rate: \$21.50/SF + NNN



Area Near Offering



Area Around Offering



RETAIL
FOR LEASE

DICK'S
SPORTING GOODS

COSTCO
WHOLESALE

target

Cabela's
WORLD'S FOREMOST OUTFITTER

Walmart
Save money. Live better.

MAN O' WAR BLVD
31,000 VPD

LOWE'S

Burlington
Coat Factory

Kroger

Panera

Starbucks

Krispy Kreme
DOUGHNUTS

CHIPOTLE
MEXICAN BOWL

RICHMOND RD
38,538 VPD

chili's

Bob Evans
RESTAURANT

BURGER
KING

Shiloh
The Daytime Cafe

Wendy's

TEXAS
CAMPHOUSE