

**FOR LEASE**

*The*  
**Village**  
Shoppes

**THE VILLAGE SHOPPES**  
3094 Richmond Road, Lexington, KY 40517

**CHERYL JOHNSTON**  
859.221.0593  
cjohnston@cmiproperties.com

**CMIPROPERTIES**

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## AVAILABLE

Suite 170: 1,150 SF

## RATES

\$20.00 SF/yr (NNN)

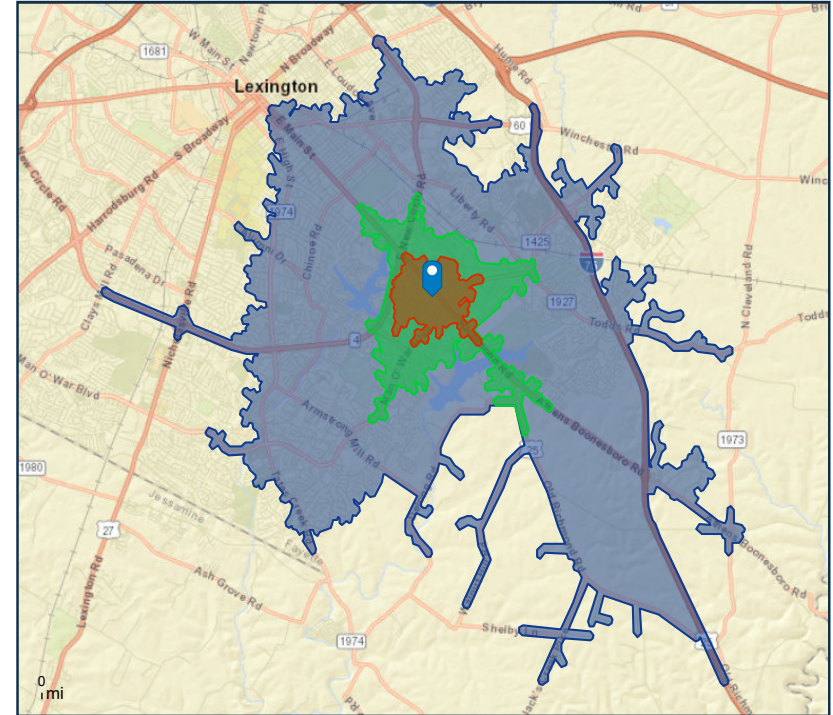
## PROPERTY HIGHLIGHTS

- 12,000 SF Building built in 1988 with 7 Units
  - Co-tenants: Pizza Hut, Wingzone, BatteriesPlus, PayMore Electronics & the Magic Vape Store
- B-3 Highway Service Business
- Conveniently located between New Circle Road & Man O War Blvd on the high-traffic Richmond Road corridor
- Convenient access and excellent visibility
- The trade area boasts dense residential population as well as dense thriving daytime population
- A wide array of employers nearby, including Valvoline World Headquarters & St. Joseph Healthcare

## TRAFFIC COUNTS

US-25: 32,913 VPD (KyDOT 2022)

Man O War Blvd: 41,713 VPD (KyDOT 2022)



## 2023 DRIVE TIME DEMOGRAPHICS

	3-MIN	5-MIN	10-MIN
POPULATION	4,501	21,663	113,790
2028 POPULATION	4,494	21,797	114,195
AVG HH INCOME	\$64,110	\$64,878	\$97,339
HOUSEHOLDS	2,241	9,866	50,878

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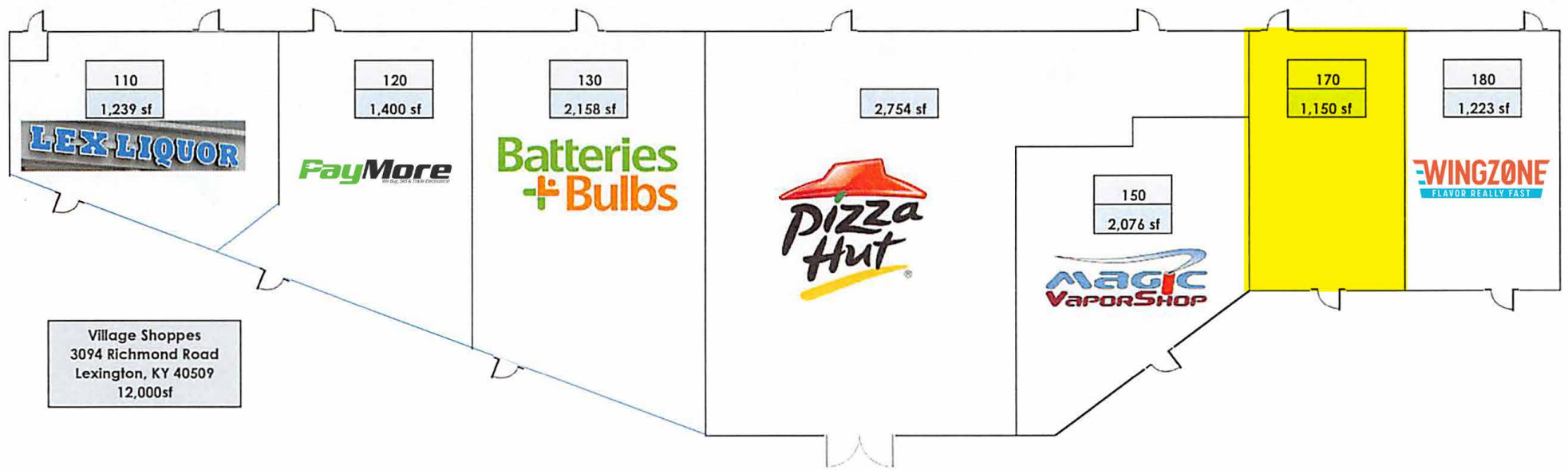
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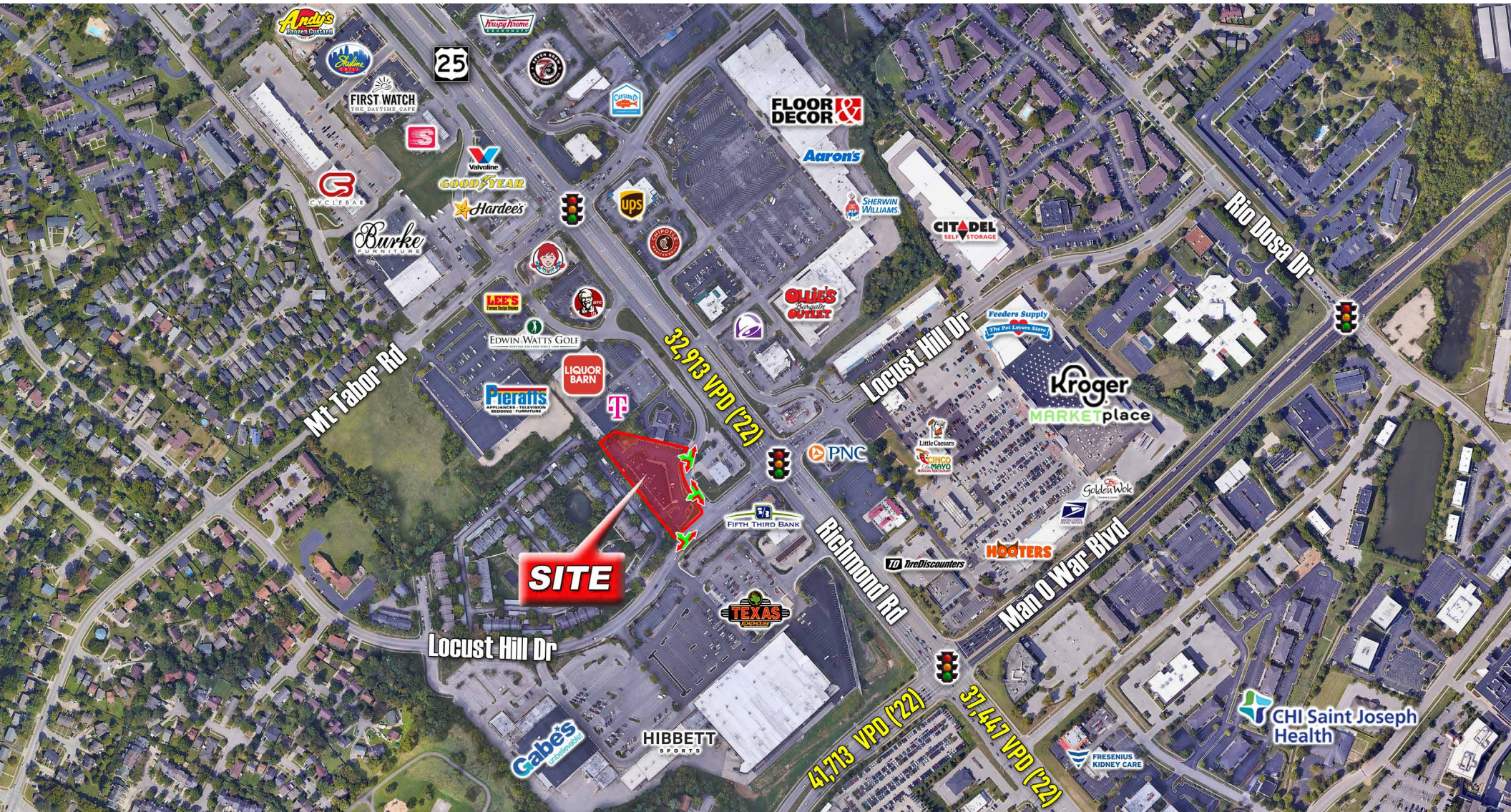
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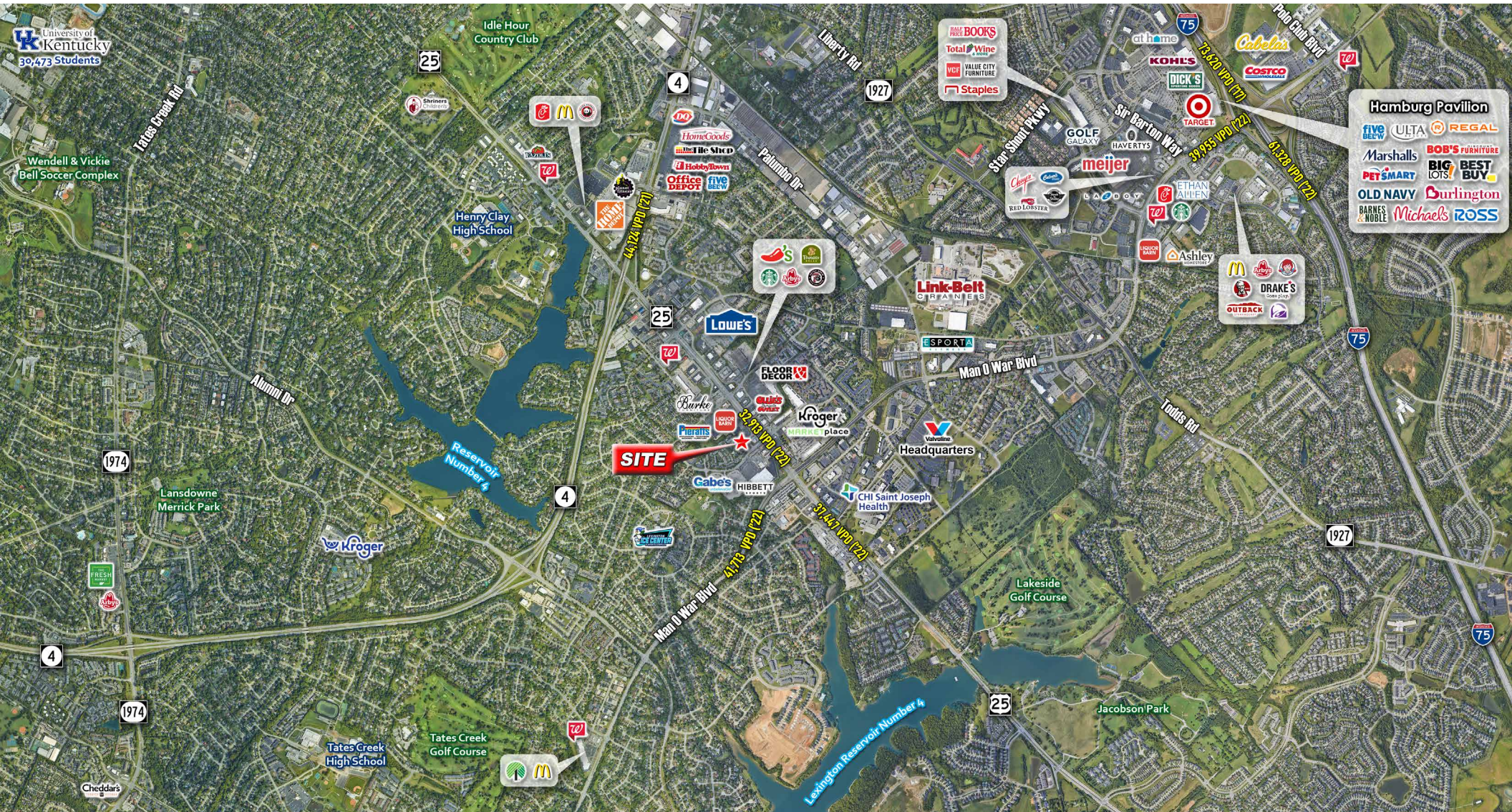
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- Hamburg Pavilion**
- five BEEW
  - ULTA
  - REGAL
  - Marshalls
  - BOB'S FURNITURE
  - PET SMART
  - BIG LOTS
  - BEST BUY
  - OLD NAVY
  - Durlington
  - BARNES & NOBLE
  - Michaels
  - ROSS

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## ABOUT US

CMI Properties is a member of Site Source Retail Broker Network and a leading commercial real estate company in Kentucky. Our group has the local knowledge and expertise supplemented by the national reach necessary to achieve the results our clients deserve. We are committed to every client's success.



### PUT US TO WORK FOR YOU

- Tenant Representation
- Landlord Representation
- Investment Services
- Master Brokerage
- Property Management
- Research & Related Services
- Sales & Valuation Services



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