

# Regency Centre

Lexington, Kentucky



View Available Space



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## Regency Centre

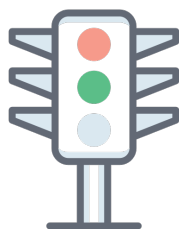
Anchored by top national and regional retailers, Regency Centre offers quality restaurant, office, and retail space in the Lexington, Kentucky area. The center's close proximity to Fayette Mall and the University of Kentucky makes it a prominent retail destination for the area.

### OVERVIEW

<b>LOCATION</b>	2325 Nicholasville Road	<b>OTHER TENANTS</b>  Pet Supermarket, Sally Beauty Supply, Results Physiotherapy, Sun Tan City, Five Below, Supercuts, Marti and Liz Shoes, GNC, Man O'War Fitness, Total Alterations, Adore Nails, Great Clips, IHOP, Embroid Me, Sunshine Massage, Pho BC, CenterWell, Luxor Nail Bar, 4esthetics Lounge, UBREAKIFIX, The Joint, McAlister's Deli, Dekalash
<b>AVAILABLE</b>	6,722 Sq. Ft.	
<b>ANCHOR TENANTS</b>	Kroger, T.J. Maxx, Michaels	
<b>OUTLOTS</b>	Kroger Fuel Jaggers	



**LOCATION**  
2325 Nicholasville Road  
Lexington, KY 40503



**TRAFFIC COUNTS**  
Moore Drive : 51,071  
Zandale Drive : 51,859



**TOTAL SQ. FOOTAGE**  
142,782 Sq. Ft.



**ACCESS**  
10 Entrance Points



**PARKING**  
354 Spaces



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## NEARBY COMPETITORS



## TRAFFIC

	AVG Daily Volume		AVG Daily Volume
NICHOLASVILLE RD AT MOORE DRIVE	51,071	NICHOLASVILLE RD AT ZANDALE DR	51,859





## AERIAL VIEWS



Nicholasville Rd at W Lowry Ln  
Lexington, KY 40503

## REGENCY CENTRE



SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT
110	IHOP	4,815	102	GNC	1,500	128	Total Alterations	861	140	Kroger Fuel	2,880	164	Available	944
130	Luxor Nail Bar	2,761	110	Marti and Liz Shoes	7,400	132	4esthetics Lounge	2,573	148	Adore Nails	1,530	164	Sunshine Massage	1,574
134	UBREAKFIX	1,390	122	Supercuts	1,400	140	Sublease Available	1,000	152	Great Clips	1,020	168	Pho BC	2,968
140	McAlister's	2,810	126	Five Below	8,000	148	Sublease Available	1,000	156	Embroid Me	1,020	180	CenterWell	7,030
			134	Sun Tan City	3,600	152	Sublease Available	1,000	160	Available	944			
			140	The Joint	2,583	156	Sublease Available	1,000	164	Sunshine Massage	1,574			
			145	Sublease Available	4,217	160	Sublease Available	944	168	Pho BC	2,968			
			150	Results Physiotherapy	2,800	164	Sublease Available	944	180	CenterWell	7,030			
			155	Sally Beauty Supply	2,100	168	Sublease Available	944						
			160	T.J. Maxx	32,154									
			170	Michaels	22,021									
			180	Pet Supermarket Store	6,944									

AN RJTHIENEMAN PROPERTY

AVAILABLE LEASED N.A.P. (NOT A PART) SUBLEASE



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**POPULATION**

	2 mile	5 miles	10 miles
2020 POPULATION	46,039	244,184	356,720
2024 POPULATION	45,676	242,190	356,148
2029 PROJECTION	45,592	242,070	357,837
GROWTH 2020-2024	-0.2%	-0.2%	0%
GROWTH 2024-2029	0%	0%	0.1%
MEDIAN AGE	36.5	35.4	36.4
BACHELOR'S DEGREE OR HIGHER	49%	42%	41%
U.S. ARMED FORCES	1	109	120

**POPULATION BY RACE**

	2 mile	5 miles	10 miles
WHITE	36,137	173,750	254,368
BLACK	2,900	30,378	47,307
AMERICAN INDIAN & ALASKAN	38	256	410
ASIAN	2,428	10,365	14,344
HAWAIIAN OR PACIFIC ISLANDER	13	68	107
TWO OR MORE RACES	4,160	27,373	39,612
HISPANIC ORIGIN	2,403	17,885	25,942

**HOUSING**

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$248,232	\$256,306	\$251,270
MEDIAN YEAR BUILT	1970	1979	1983





**HOUSEHOLDS**

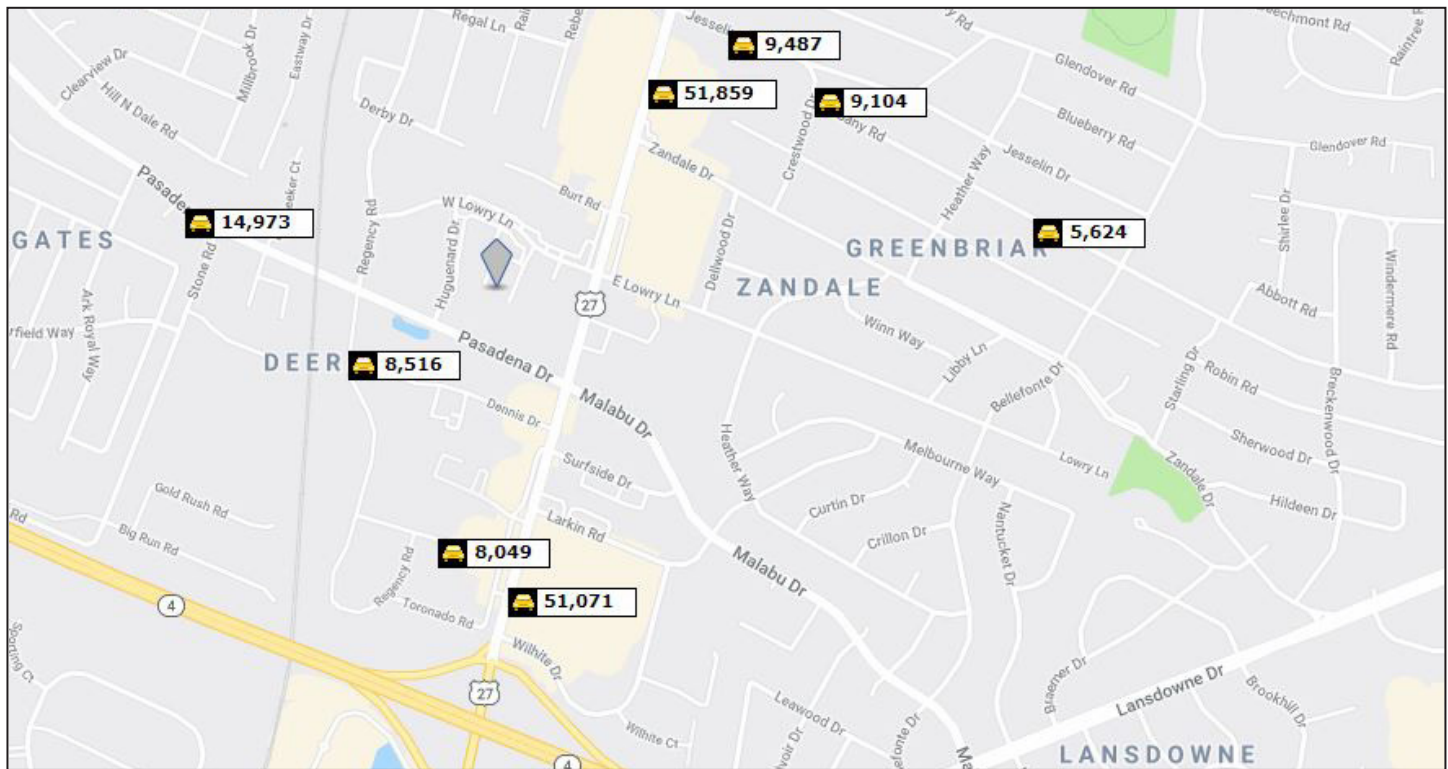
	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	21,447	104,293	147,395
2024 HOUSEHOLDS	21,288	103,992	147,748
2029 HOUSEHOLD PROJECTION	21,240	103,936	148,363
GROWTH 2020-2024	0.6%	0.6%	0.7%
GROWTH 2024-2029	0%	0%	0.1%
OWNER OCCUPIED	10,634	50,058	78,491
RENTER OCCUPIED	10,606	53,879	69,872
AVG HOUSEHOLD SIZE	2.1	2.2	2.3
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL CONSUMER SPENDING	\$599M	\$2.9B	\$4.3B

**INCOME**

	2 mile	5 miles	10 miles
AVG HOUSEHOLD INCOME	\$81,767	\$81,883	\$85,924
MED HOUSEHOLD INCOME	\$57,615	\$57,734	\$62,565
<\$25,000	4,626	23,717	30,176
\$25,000 - \$50,000	4,306	20,740	27,834
\$50,000 - \$75,000	4,450	20,232	28,596
\$75,000 - \$100,000	2,410	12,257	18,893
\$100,000 - \$125,000	1,694	8,189	12,948
\$125,000 - \$150,000	991	5,363	8,248
\$150,000 - \$200,000	1,179	5,323	8,248
\$200,000+	1,632	8,172	11,918



## AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	REGENCY RD	DENNIS DR	.02 S	2018	8,516	MPSI	.24
2	NICHOLASVILLE RD	ZANDALE DR	.09 S	2018	51,859	MPSI	.37
3	MOORE DR	REGENCY RD	.04 W	2018	8,049	MPSI	.37
4	PASADENA DR	OAKMONT CT	.01 NW	2018	14,973	MPSI	.47
5	NICHOLASVILLE RD	MOORE DR	.04 N	2018	51,071	MPSI	.42
6	JESSELIN DR	NICHOLASVILLE RD	.09 NW	2018	9,487	MPSI	.49
7	CRESTWOOD DR	ALBANY RD	.02 S	2018	9,104	MPSI	.53
8	ALBANY RD	HEATHER WAY	.11 NW	2018	5,624	MPSI	.77
9	NICHOLASVILLE RD	CANARY RD	.08 S	2018	71,452	MPSI	.81





## connecting PEOPLE AND PLACES

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman's efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.



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