

Retail Property
For Lease



FAYETTE PLACE

127 W TIVERTON WAY
LEXINGTON, KY 40503

HUNTER PORTER

Director of Leasing

859.721.2994

hporter@bcwoodproperties.com





FAYETTE PLACE

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PROPERTY DESCRIPTION

Fayette Place has a strong national tenant line-up that includes Ross, Shoe Carnival, Party City, Carter's, and Dollar Tree.

LOCATION DESCRIPTION

Fayette Place is located in Lexington, KY on the major retail corridor of Nicholasville Rd, adjacent to regional Fayette Mall and across from upscale The Summit at Fritz Farm lifestyle center. It is situated less than 2 miles from University of KY (30,000+ students) in a densely populated retail and residential area.

Traffic count of 77,000 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,052 - 12,325 SF
Building Size:	116,664 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,636	44,514	92,399
Total Population	11,849	98,549	205,642
Average HH Income	\$65,192	\$83,270	\$79,817



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LEGEND

- Available
- Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,052 - 12,325 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
127	Half Price Books	8,976 SF	NNN	-
■ 120	Available	12,325 SF	NNN	Negotiable
128	Molina Healthcare of KY	5,160 SF	NNN	-
136	Dollar Tree	9,000 SF	NNN	-
140	Carter's	3,747 SF	NNN	-
148	Ross Dress for Less	22,498 SF	NNN	-
■ 150	Available	3,052 SF	NNN	Negotiable



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SUITE	TENANT	SIZE	TYPE	RATE
154	Toy HQ	5,575 SF	NNN	-
162	Shoe Carnival	19,827 SF	NNN	-
184	Zundo Poke & Ramen	6,526 SF	NNN	-
4001	AutoZone	8,000 SF	NNN	-
4005	The Vitamin Shoppe	4,000 SF		-
4009	Storming Crab	4,778 SF		-
117	Schlotzky's Deli	2,720 SF	NNN	-



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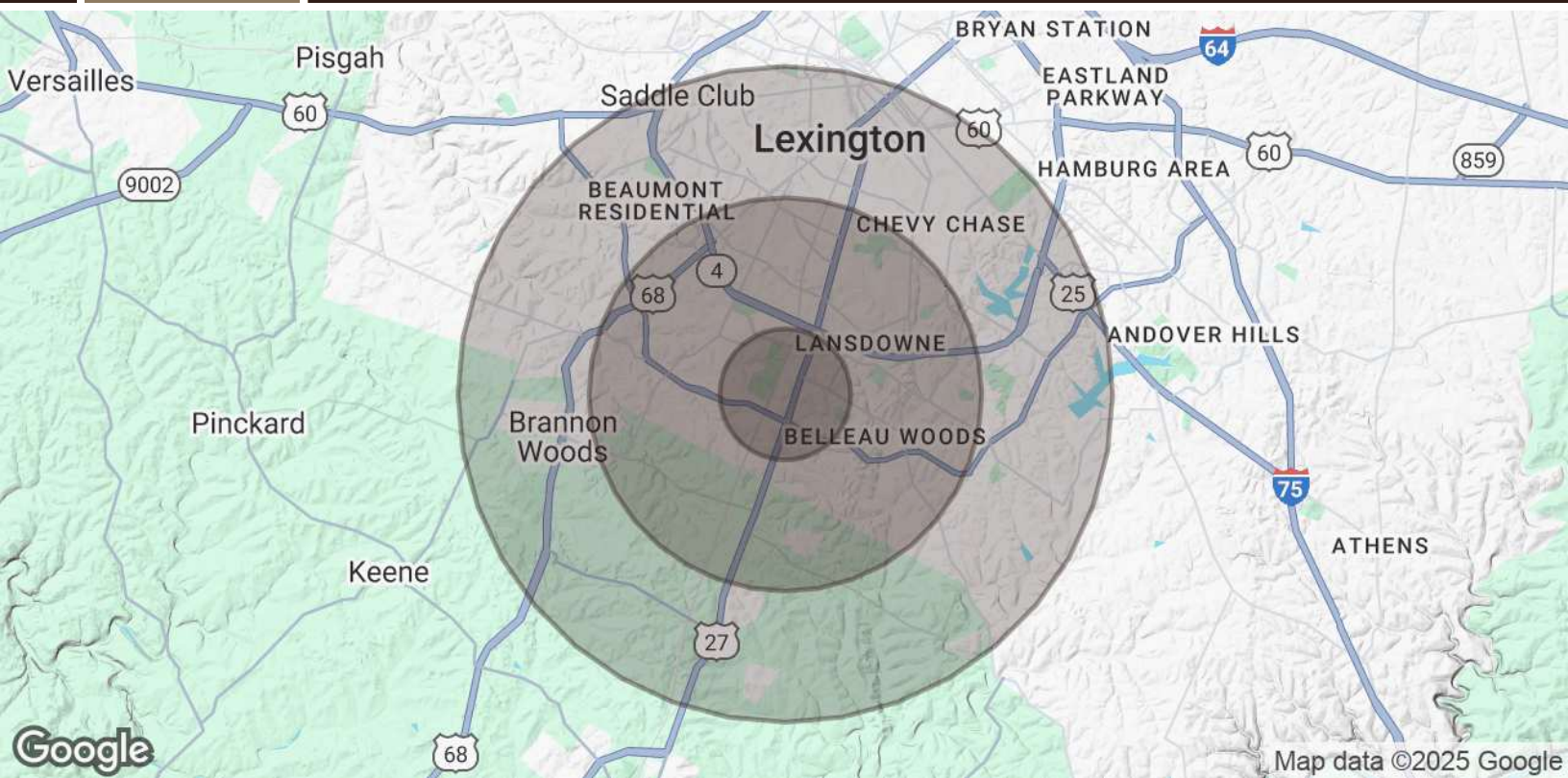
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,849	98,549	205,642
Average Age	34.2	37.6	36.4
Average Age (Male)	32.2	36.3	35.3
Average Age (Female)	35.3	38.9	37.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	5,636	44,514	92,399
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$65,192	\$83,270	\$79,817
Average House Value	\$166,062	\$221,624	\$219,536

2020 American Community Survey (ACS)



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