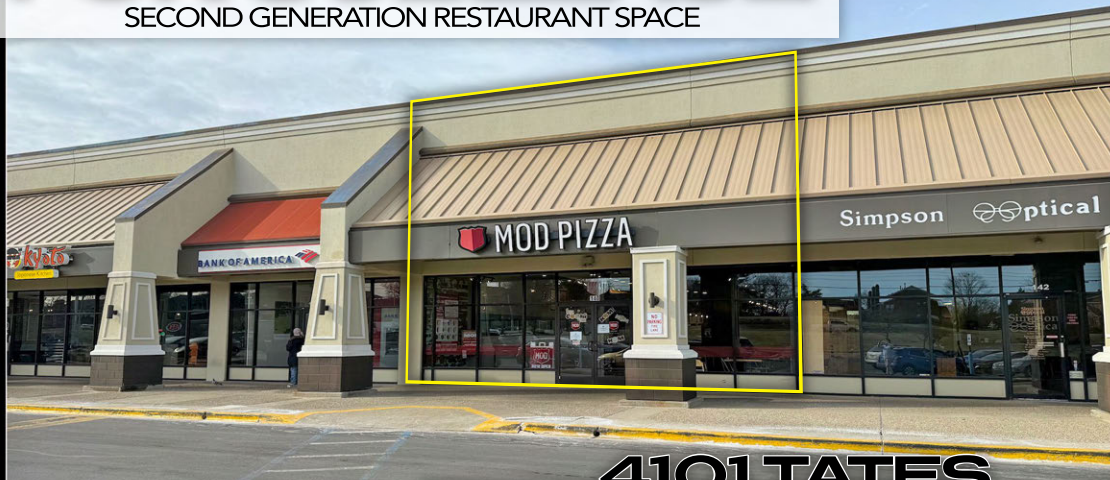


FOR SUBLEASE

SECOND GENERATION RESTAURANT SPACE



**4101 TATES
CREEK CENTRE DR.**

SUITE 140, LEXINGTON, KY 40517

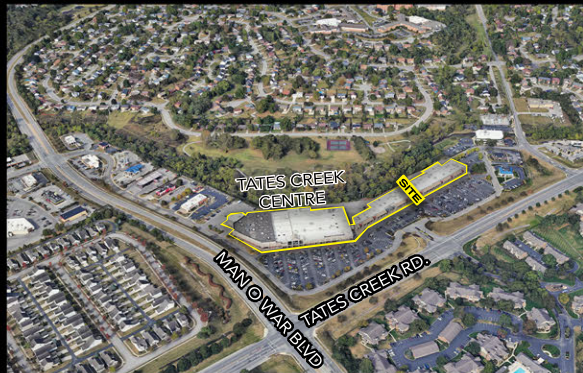


GREG LEVERIDGE
859.421.8959
greg@balrealstate.com



01: EXECUTIVE SUMMARY

4101 TATES CREEK CENTRE DR.



PROPERTY DESCRIPTION

This is a great opportunity to Lease second generation restaurant space in one of Lexington's prime retail centers and locations at Tates Creek Centre. A Kroger-anchored center, this development spans nearly 200,000 SF of retail use with terrific synergies and long-standing tenancies. [Click here for floor plans, elevations, and renderings.](#)

Strategically located at Tates Creek Rd. (appx. 25K VPD) and Man O' War Blvd. (appx. 30K VPD), with flow from Nicholasville Rd. traffic as well. Strong Co-Tenancies such as Walgreens, UPS Store, KORT Physical Therapy, FedEx, The Little Clinic, Kyoto, and Kroger.

PROPERTY HIGHLIGHTS

- Restaurant equipment included in the offering, inclusive of walk-in cooler, furniture, beverage bar, etc. (Everything except POS can be included)
- Sublease offering through March 31, 2027
- Can discuss terminating and granting a new lease (subject to Landlord), or sublease structure



SUITE 140:
2,700 SF



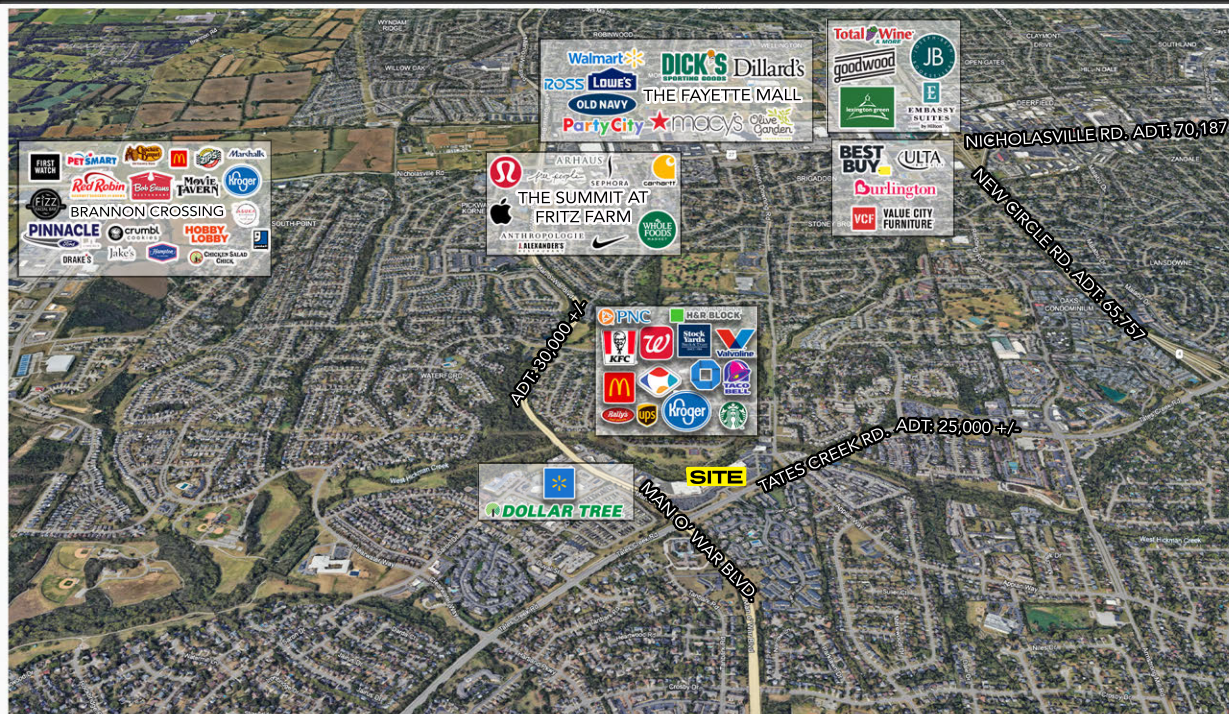
\$28.46 PSF+
NNN



ZONED
B6P

02: LOCATION INSIGHTS

SURROUNDING BUSINESSES
4101 TATES CREEK CENTRE DR.



02: LOCATION INSIGHTS

4101 TATES CREEK CENTRE DR.

AERIAL

INTERSTATE 75/64

7.2 MILES

**DOWNTOWN
LEXINGTON**

5.7 MILES

**BLUE GRASS
AIRPORT**

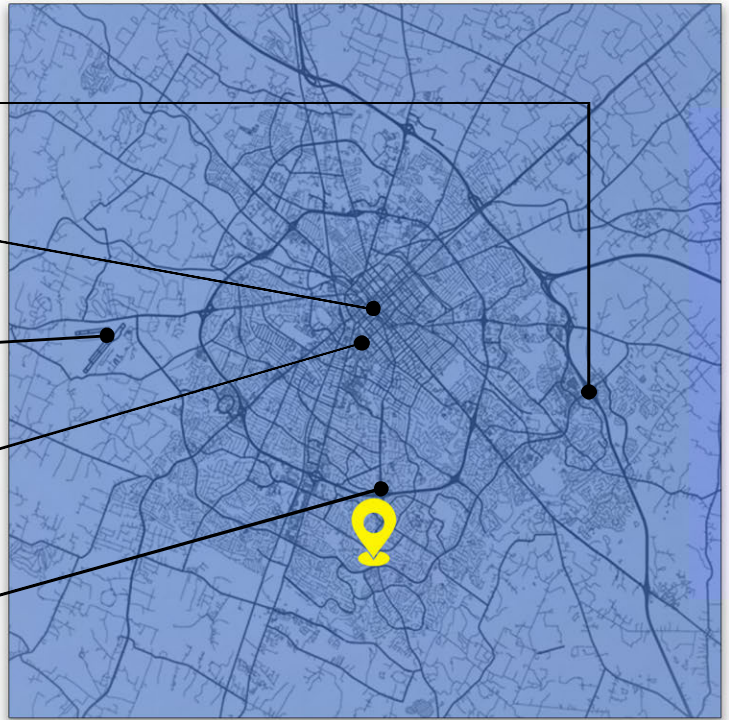
8.4 MILES

**UNIVERSITY OF
KENTUCKY**

4.5 MILES

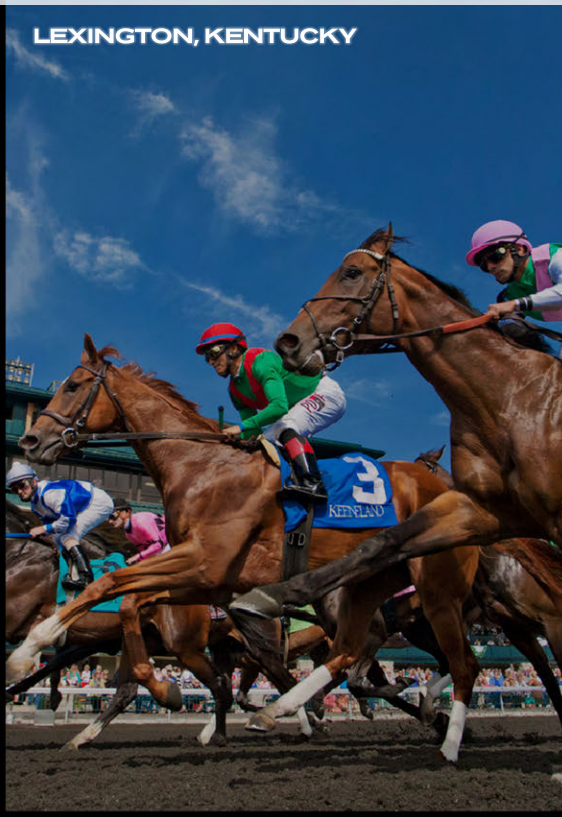
NEW CIRCLE RD.

1.4 MILES



03: MARKET REPORT

LEXINGTON, KENTUCKY



4101 TATES CREEK CENTRE DR.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.