

LEASING OPPORTUNITY

NEW CONSTRUCTION EAST BRANNON ROAD

East Brannon Road, Nicholasville, Kentucky 40356



OPPORTUNITIES

- * 1,500 SF endcap with drive thru available.
- * New construction fall 2024.
- * The property shadow anchored by Kroger, Marshalls, HomeGoods, Hobby Lobby and PetSmart.
- * Located in major mid-south college town – Lexington – home to the University of Kentucky (29,800 student enrollment).
- * Strategically located on major regional traffic corridor (US-27) with a combined 54,008 VPD.
- * Strong density marked by 142,194 people within a 5-mile radius with an excellent average household income of \$107,000.



Equity
Management
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: **Jason Gentner**

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Equity Management Group * 840 East High Street * Lexington, KY 40502

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1	Available	1,500 SF
2	Convenience Store	2,816 SF
3	Liquor	1,760 SF
Total GLA:		6,076 SF



PROPERTY SPECIFICS

Tenants:	Convenience and Liquor Stores
Total Land Area:	1.4 Acres
Traffic Count:	54,008 (Nicholasville Rd.) 12,632 (Brannon Rd.)
Parking Spaces:	27
Occupancy:	75%

PROPERTY ADVANTAGES

East Brannon Road is in a strategic location at the signalized intersection of a major regional traffic corridor (US-27) with a combined 54,008 VPD. This location has strong density marked by 144,353 people within a 5-mile radius with an excellent average household income of \$100,589.

LOCATION

Located at: East Brannon Road, well positioned within Nicholasville, one of the fastest growing suburbs in Lexington.

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	4,856	71,051	156,761
Average Household Income:	\$115,594	\$93,436	\$100,589
Estimated Number of Households:	1,746	30,245	66,184

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