



# PIN OAK PLAZA

PIN OAK  
PLAZA

**2887 RICHMOND ROAD | LEXINGTON, KENTUCKY**

## CONTACT

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# PROPERTY DESCRIPTION

**Pin Oak Plaza**

**2887 Richmond Road | Lexington, Kentucky**



## LOCATION

2887 Richmond Road, Lexington, Kentucky 40509  
Centrally located on Richmond Road between New Circle Road and Man O' War Boulevard

## AVAILABLE

New Construction  
1,200 sq ft - 8,400 sq ft

## TRAFFIC COUNTS

40,088 VPD (19)

## TENANT IMPROVEMENT ALLOWANCE

\$25.00/SF

## HIGHLIGHTS

- Dense surrounding residential base and strong daytime population, supported by major employers including Valvoline World Headquarters, Aramark, and International Paper
- In front of Lowe's and directly across from a newly constructed retail development featuring First Watch, Skyline Chili, and LaRosa's Pizzeria
- Excellent access via two signalized intersections and a dedicated curb cut on Richmond Road
- Established retail and restaurant destination located approximately four miles from the University of Kentucky, home to over 30,000 students and 16,000 employees
- Strong nearby tenant mix, including Lowe's, Kroger, Home Depot, Burlington, Chili's, Panera Bread, Krispy Kreme, Starbucks, and Walgreens

## DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	13.7K	96.2K	218.5K
Daytime Population	20.1K	62.3K	218.9K
Household Income	\$64K	\$62.3K	\$218.5K

## KY COMMERCIAL

1908 Bryant Road, Suite 250, Lexington, KY 40509  
[www.kycommercial.net](http://www.kycommercial.net)

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# PROPERTY PHOTOS

# Pin Oak Plaza 2887 Richmond Road | Lexington, Kentucky

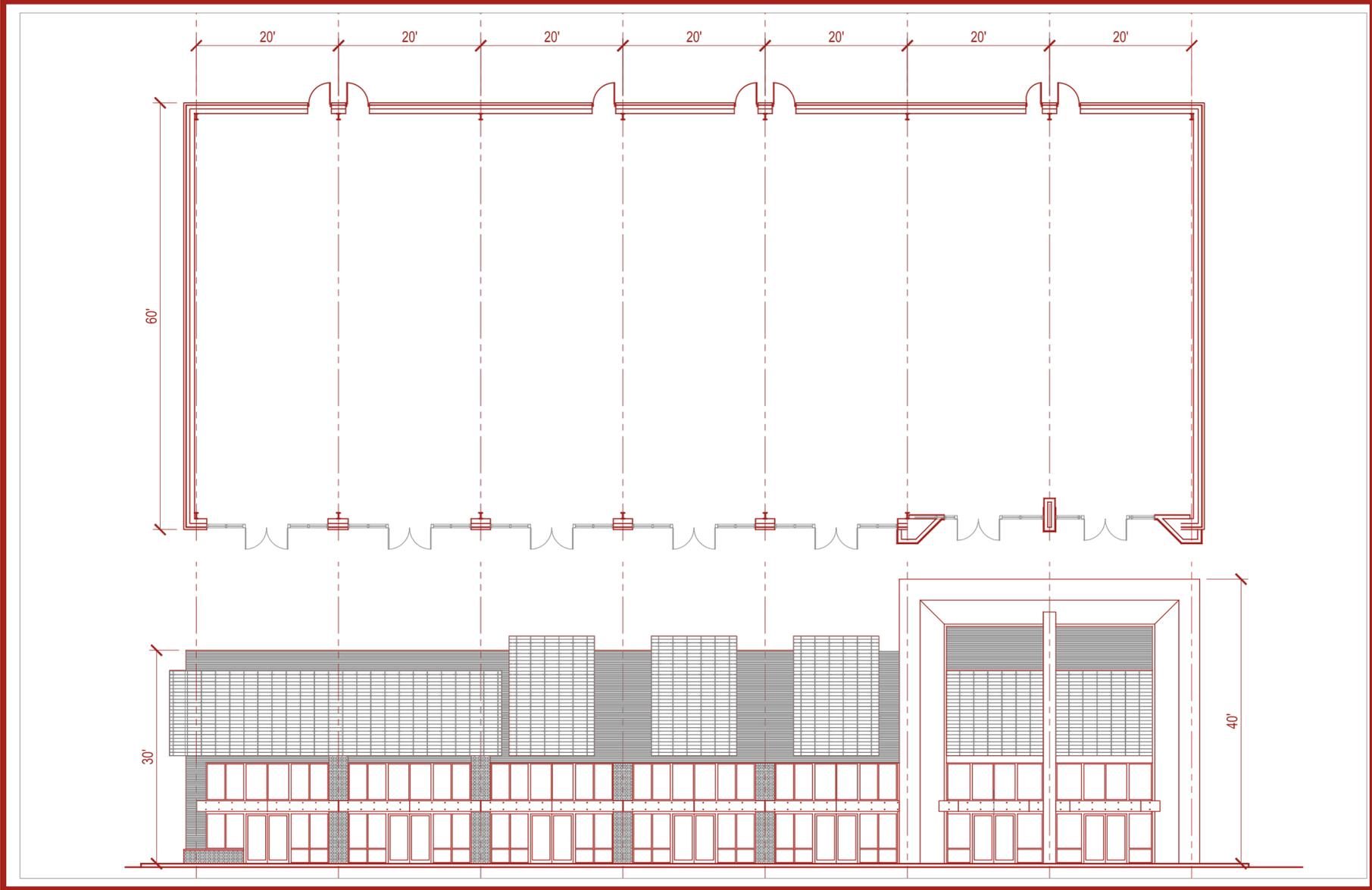


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# PROPOSED BUILDING FLOORPLAN

**Pin Oak Plaza**  
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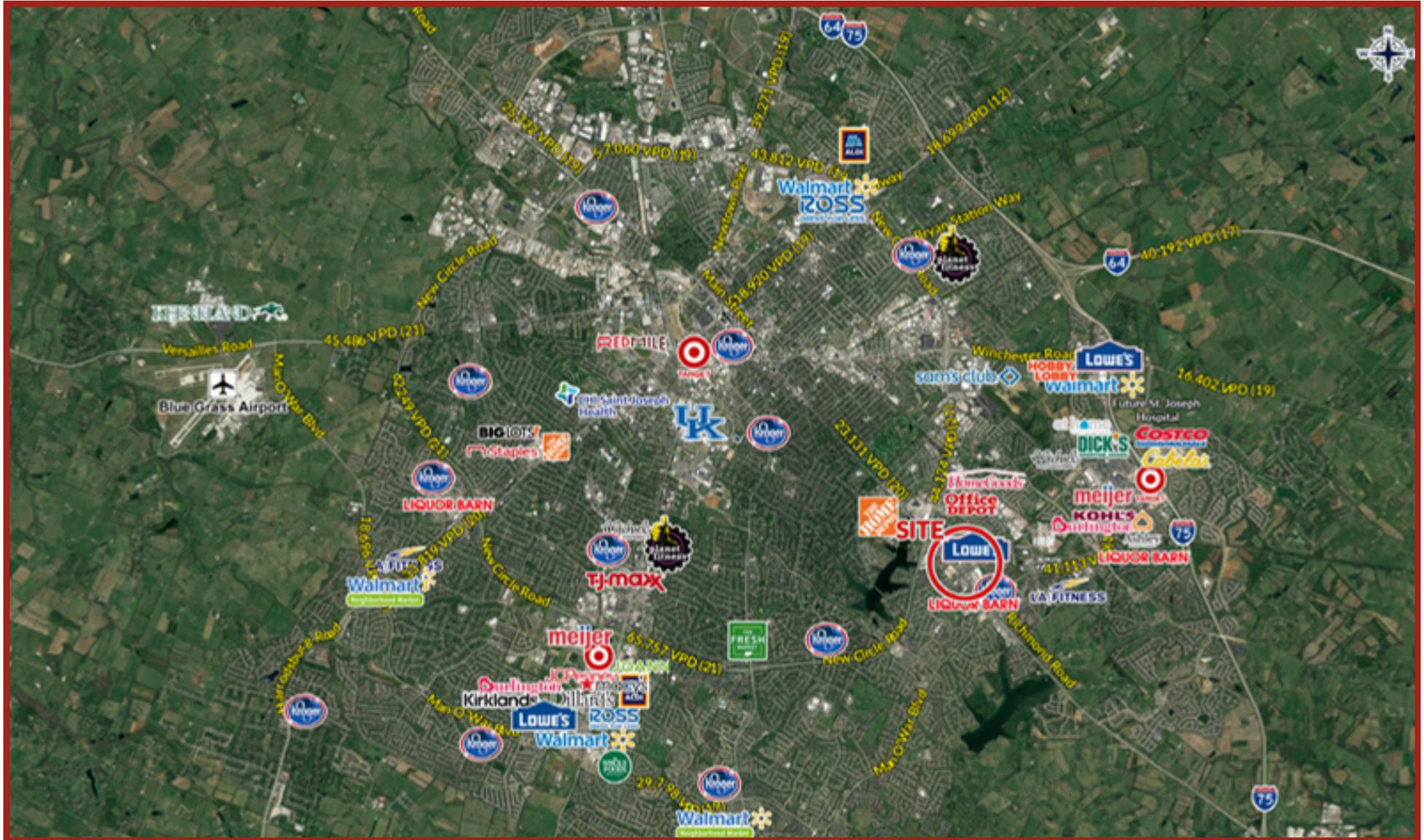


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# LEXINGTON TRADE AREA AERIAL

Pin Oak Plaza  
2887 Richmond Road | Lexington, Kentucky

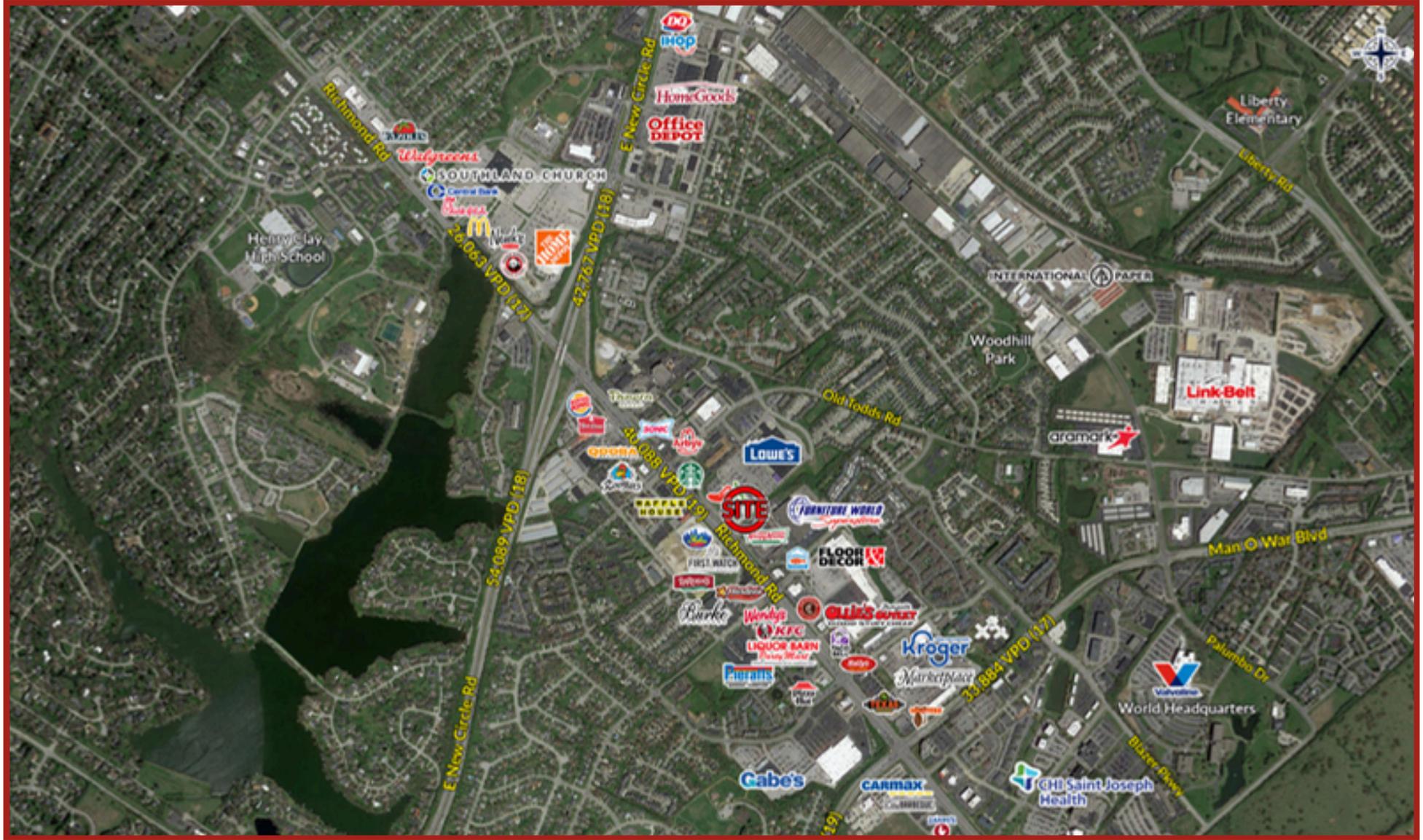


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# SOUTHEAST LEXINGTON TRADE AREA AERIAL

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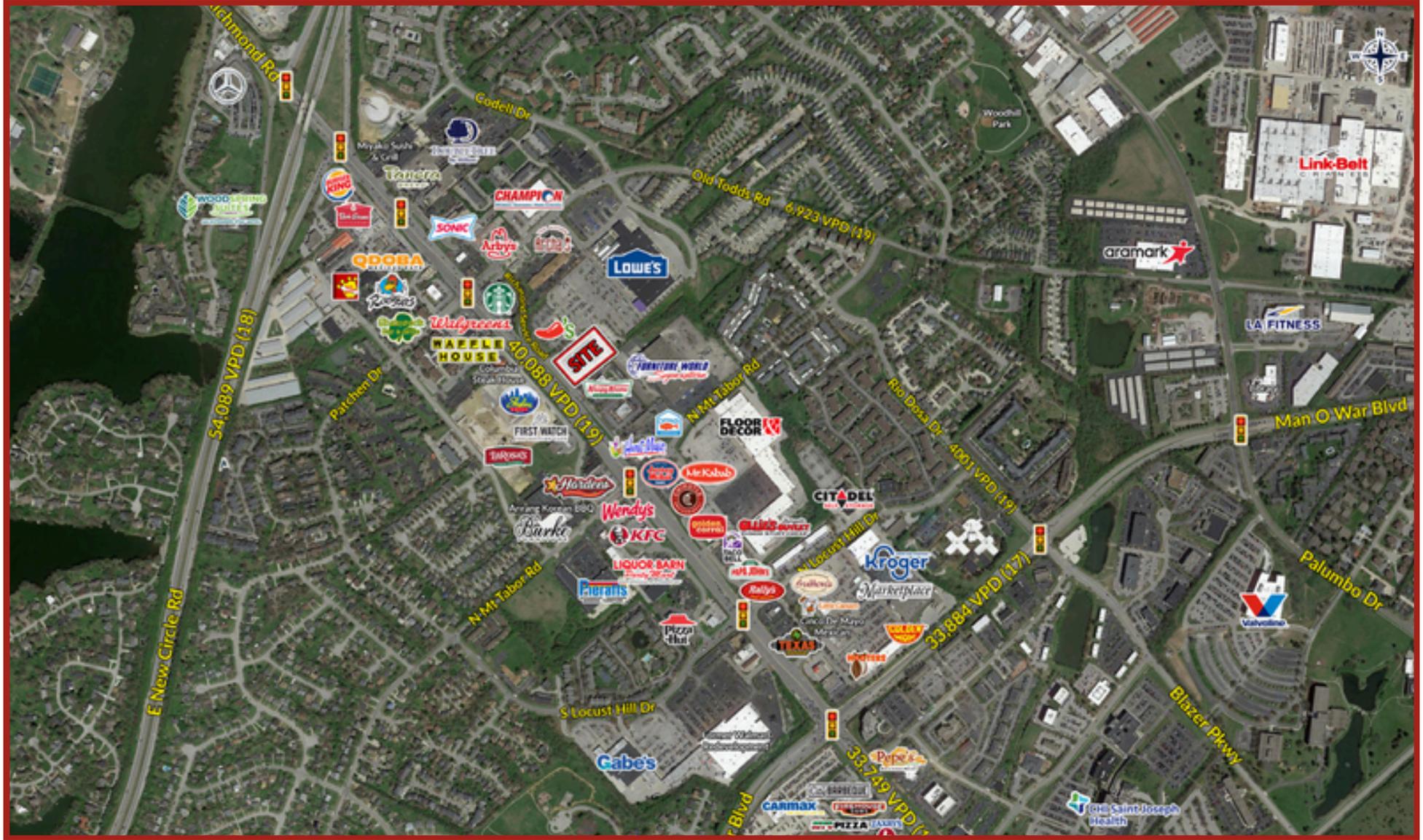


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# IMMEDIATE TRADE AREA AERIAL

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# SITE PLAN AREA AERIAL

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