

# LEASING OPPORTUNITY

## MAN O' WAR PLACE

Man O' War Boulevard at Richmond Rd., Lexington, Kentucky



### OPPORTUNITIES

Retail, Office and Restaurant  
754 – 5,000 sq ft

### PROPERTY SPECIFICS

**Anchor Tenant:** Kroger Marketplace  
**Total Land Area:** 25.48 acres  
**Total GLA:** 211,072 sf.  
**Traffic Counts:** 53,400  
**Parking Spaces:** 1,257  
**Occupancy:** 95%

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.



**Equity**  
Management  
Group, Inc.

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1	CenterWell	7,000 SF
2	Feeders Supply	15,000 SF
3	Animal House	1,800 SF
4	Lexington Urgent Care	1,900 SF
5	Kroger	115,608 SF
7	3 Guys Vape	1,500 SF
8	A+ Comics	2,250 SF
9		
10	Available	1,000 SF
11	Malone's Staffing	1,250 SF
12	Model Nails	1,000 SF
13	Model Nails & Spa	1,000 SF
14	Diamond Masters	1,000 SF
15	Hola Havana Restaurant	3,600 SF
15A	Available	1,400 SF
16	Jackson Hewitt	1,000 SF
17	State Farm	1,000 SF
18	Games Workshop	1,000 SF
19	Game XChange	2,250 SF
20		
21	Subway	1,500 SF
22	Great Clips	1,000 SF
23	Baskin Robbins	1,250 SF
24	Sutton's	3,579 SF
25	Kroger Fuel	14,100 SF
26	Next Dim. Tattoo Studio	1,400 SF
27	Golden Wok	3,600 SF
28A	U.S.P.O.	600 SF
29	Available	1,400 SF
30	Afford-A-Vet	2,100 SF
31	Available	2,100 SF
32	Flexible Staffing	1,400 SF
33	The Little Gym	4,200 SF
34	Viva Nails	1,400 SF
35A	Allstate	1,000 SF
35B	Available	1,100 SF
36	Sassy Fox	3,500 SF
37	Lend Nation	1,400 SF
38	Hooters	4,200 SF
39		
40	Wild Birds	3,855 SF
41	Growth Point Church	6,000 SF
43	Rally's	LAND LEASE
44	PNC	
45	Jagger's Restaurant	LAND LEASE
46	Tire Discounters	LAND LEASE
47A	Judy's Hairbraiding	540 SF
47B	JGD Eyebrow Threading	910 SF
48	Crown Services	2,050 SF
49	Barber Shop	754 SF
50	Available	5,000 SF
52	Little Caesars	1,500 SF
53	Cinco De Mayo	2,430 SF
Total GLA:		25.48 Acres

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Street	Average Daily Traffic
Richmond Rd & Mt Tabor Rd	52,506
Man O War Blvd & Easthills Dr	46,250
Richmond Rd & Lake Park Rd	37,577

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