



Tiverton Center

152 West Tiverton Way
Lexington, Kentucky 40503

Property Highlights

- Tiverton Center is a +/-14,224 SF retail center situated in the middle of Lexington's primary retail trade area on Nicholasville Road
- Adjacent to Walmart and Lowes and close proximity to Fayette Mall, Lexington's premier regional mall
- 71 parking spaces (1 per 200 SF)
- High-traffic location just off Nicholasville Road and Man O' War Boulevard on Tiverton Way
- Tenants include Orange Leaf Frozen Yogurt, Lendmark Financial and ARCpoint Labs
- Zoned B-3, Highway Service Business

Space

Suite 130

Rate

Contact Agent

Size

3,374 SF

For More Information

Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

Jamie Adams, SIOR, CCIM

Vice President

O: 859 422 4413

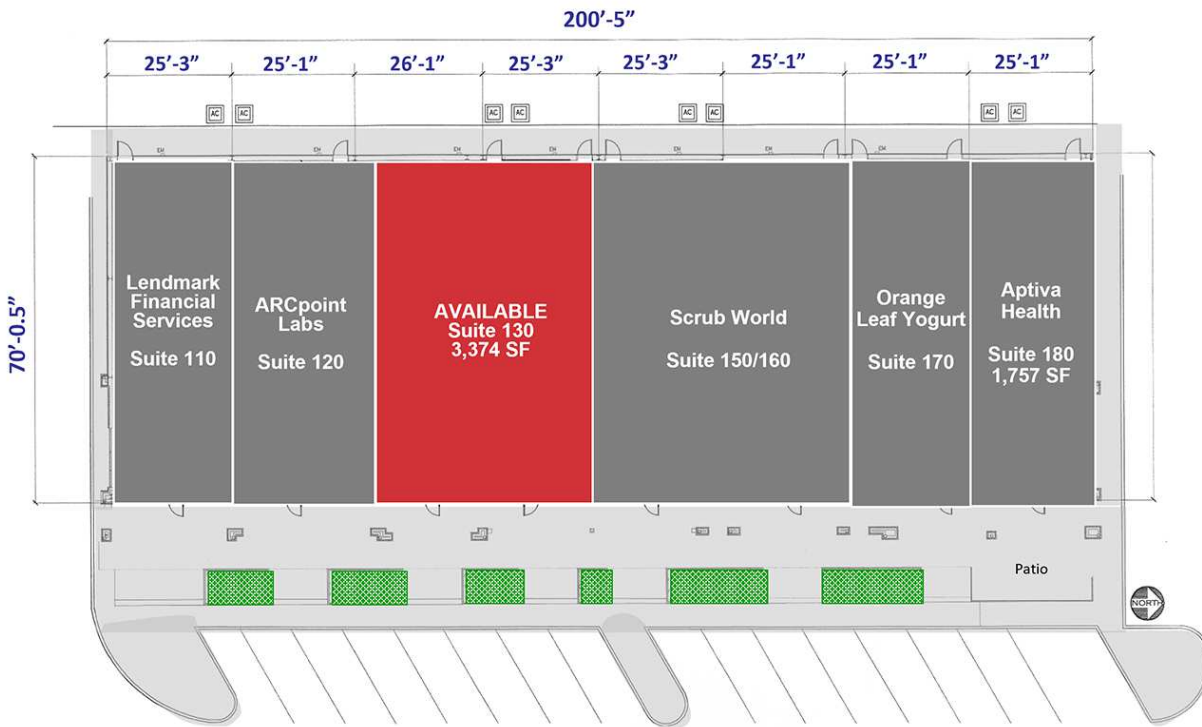
jadams@naiisaac.com | KY #216464



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
 Lexington, KY 40503
 859 224 2000 tel
naiisaac.com





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,374 SF	Lease Rate:	Contact Agent

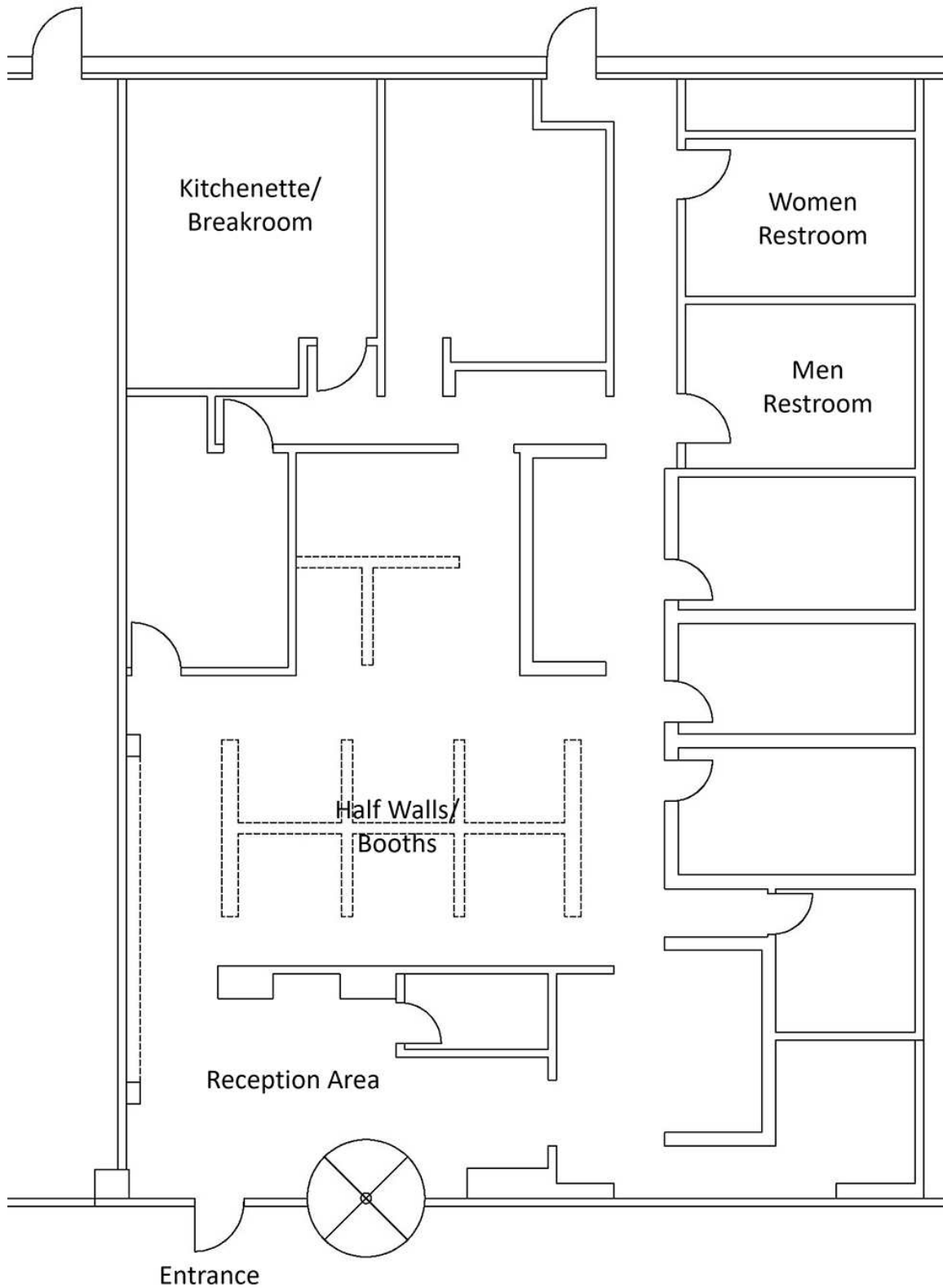
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 130	3,374 SF	NNN	Contact Agent	Second generation hair salon



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

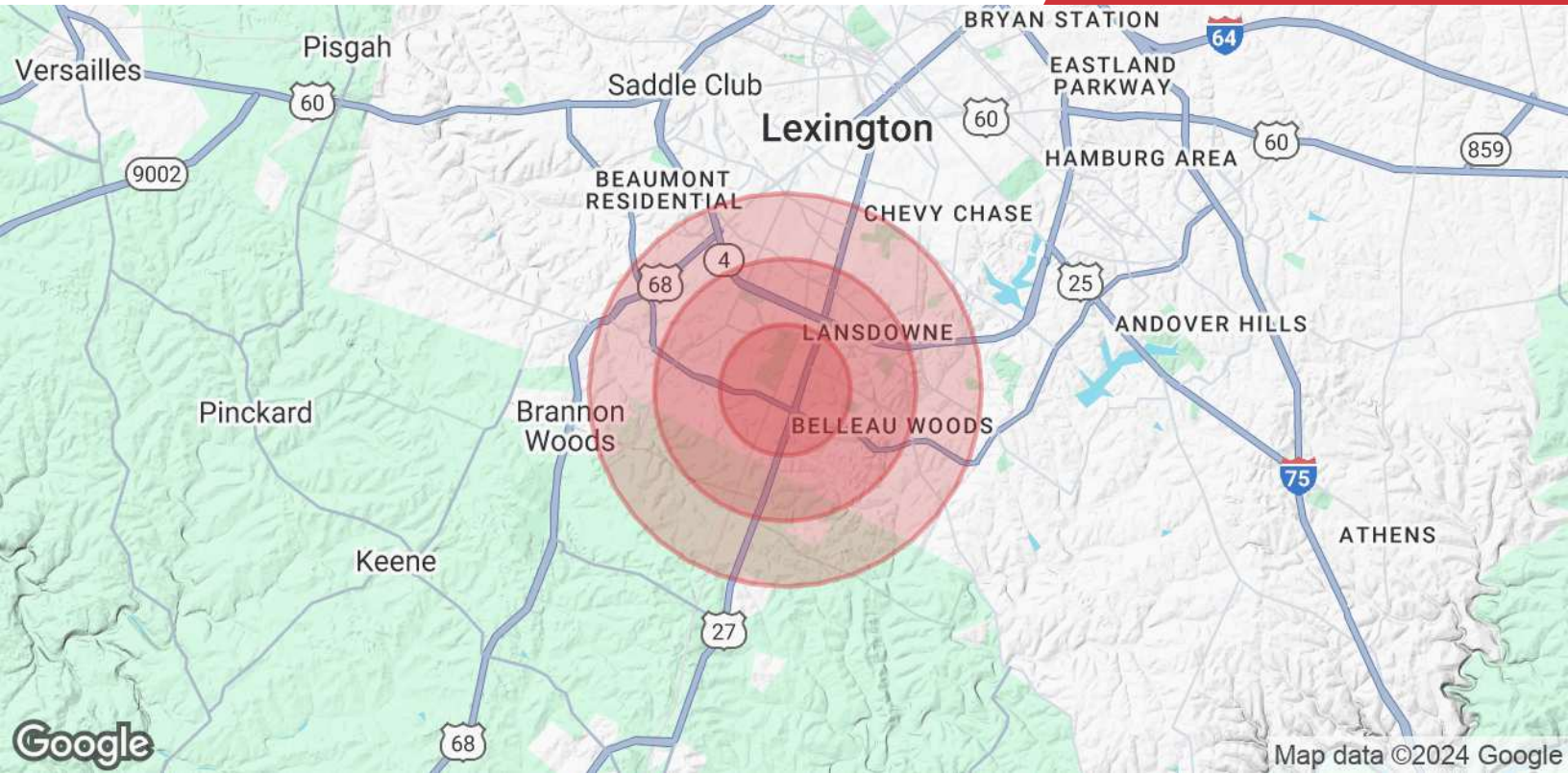
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
 Lexington, KY 40503
 859 224 2000 tel
naiisaac.com



	1 Mile	2 Miles	3 Miles
Population			
Total Population	11,602	48,651	96,658
Average Age	34.9	36.3	37.8
Average Age (Male)	32.5	34.5	36.5
Average Age (Female)	35.8	37.6	39.0
Households & Income			
Total Households	5,261	21,092	42,117
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$91,001	\$94,646	\$100,154
Average House Value	\$173,259	\$200,049	\$221,045

* Demographic data derived from 2023 STDB