



## Prime Hamburg Endcap

2200 War Admiral Way  
Lexington, Kentucky 40505

### Spaces

Suite 155

### Lease Rate

See Agent

### Space Size

4,022 SF

### Property Highlights

- RETAIL ENDCAP SPACE IN HAMBURG!
- +/-4,022 SF endcap available for lease
- Building signage available
- War Admiral Place tenants include Walmart, Lowe's, Hobby Lobby, Sportsman's Warehouse, Boot Barn, First Watch, Chipotle, Smashing Tomato and more
- Hamburg Place is a regional shopping center and office development located along I-75 and Man O' War Boulevard in Lexington, Kentucky
- Average daily traffic counts of 37,200 VPD on Winchester Road and 76,583 VPD on I-75

### For More Information

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## Property Description

NAI Isaac is pleased to present retail space for lease in Hamburg. The property is situated near Walmart and Lowe's with excellent visibility to Winchester Road. Hamburg Place is a regional shopping center and office development located along I-75 and Man O' War Boulevard in Lexington, Kentucky. The development contains a total retail square footage over 3 million square feet, 160 acres of professional offices and 1,200 acres of residential development. Average daily traffic counts of 37,200 VPD on Winchester Road and 76,583 VPD on I-75.

## Location Description

Hamburg Place is a regional shopping center and office development located along I-75 and Man O' War Boulevard in Lexington, Kentucky. The development contains a total retail square footage over 3 million square feet, 160 acres of professional offices and 1,200 acres of residential development. Total trade area (30-minute drive time) population of more than 443,000 features 60,000 households in the \$75K+ segments. Of the 75 largest cities in the US, Lexington ranks 8th in the percentage (35.6%) of population with bachelor's degrees or higher.

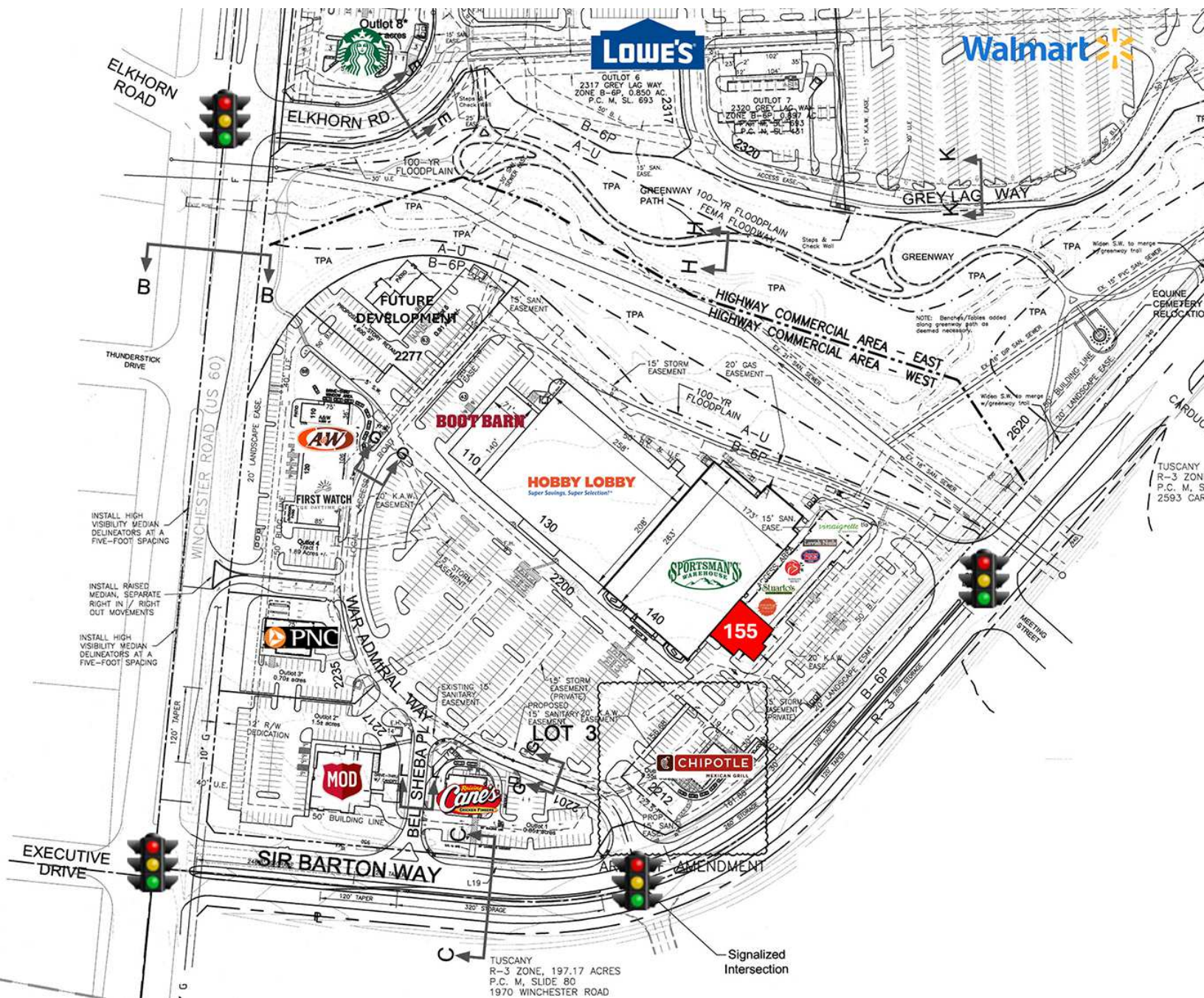




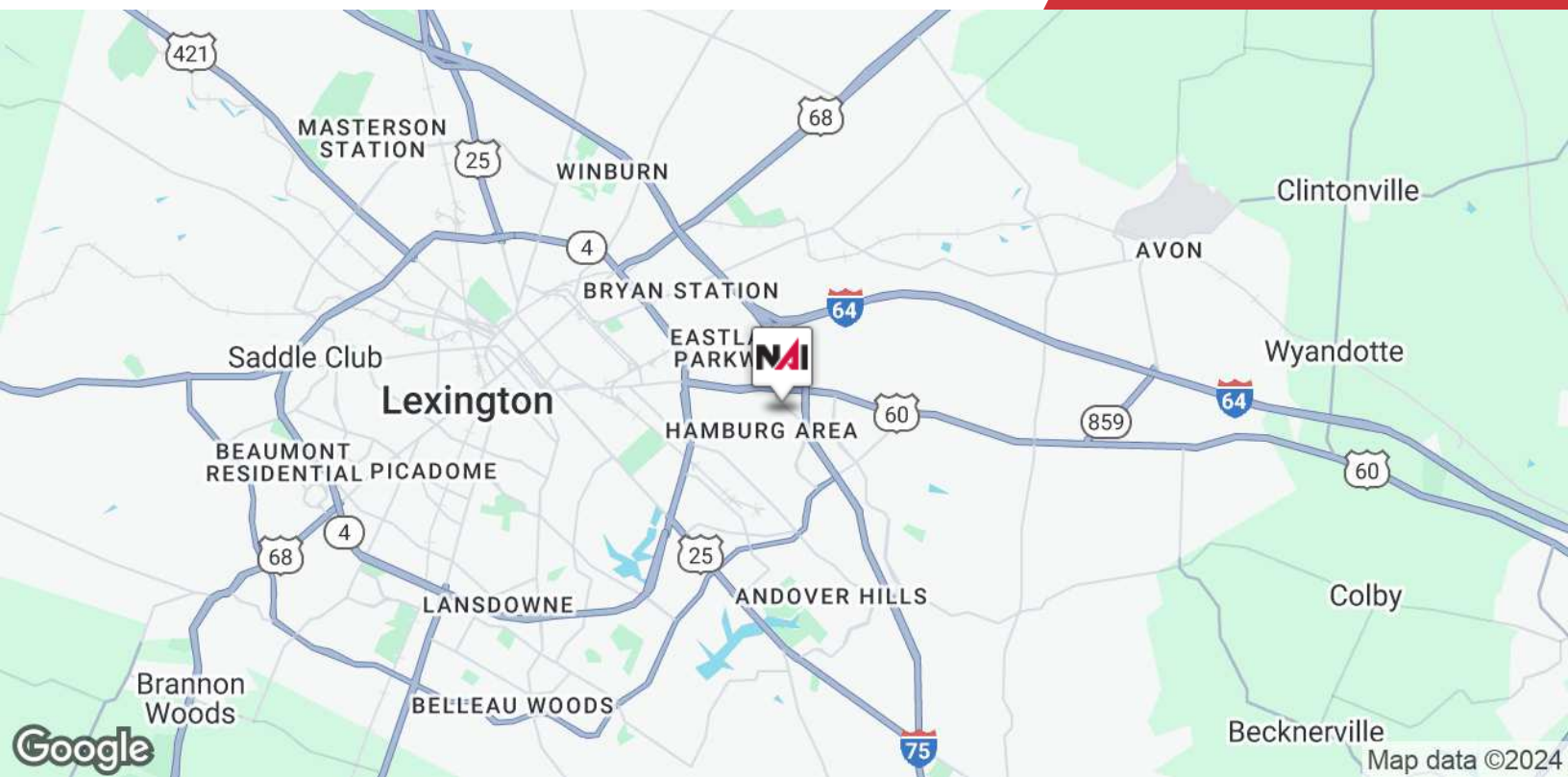




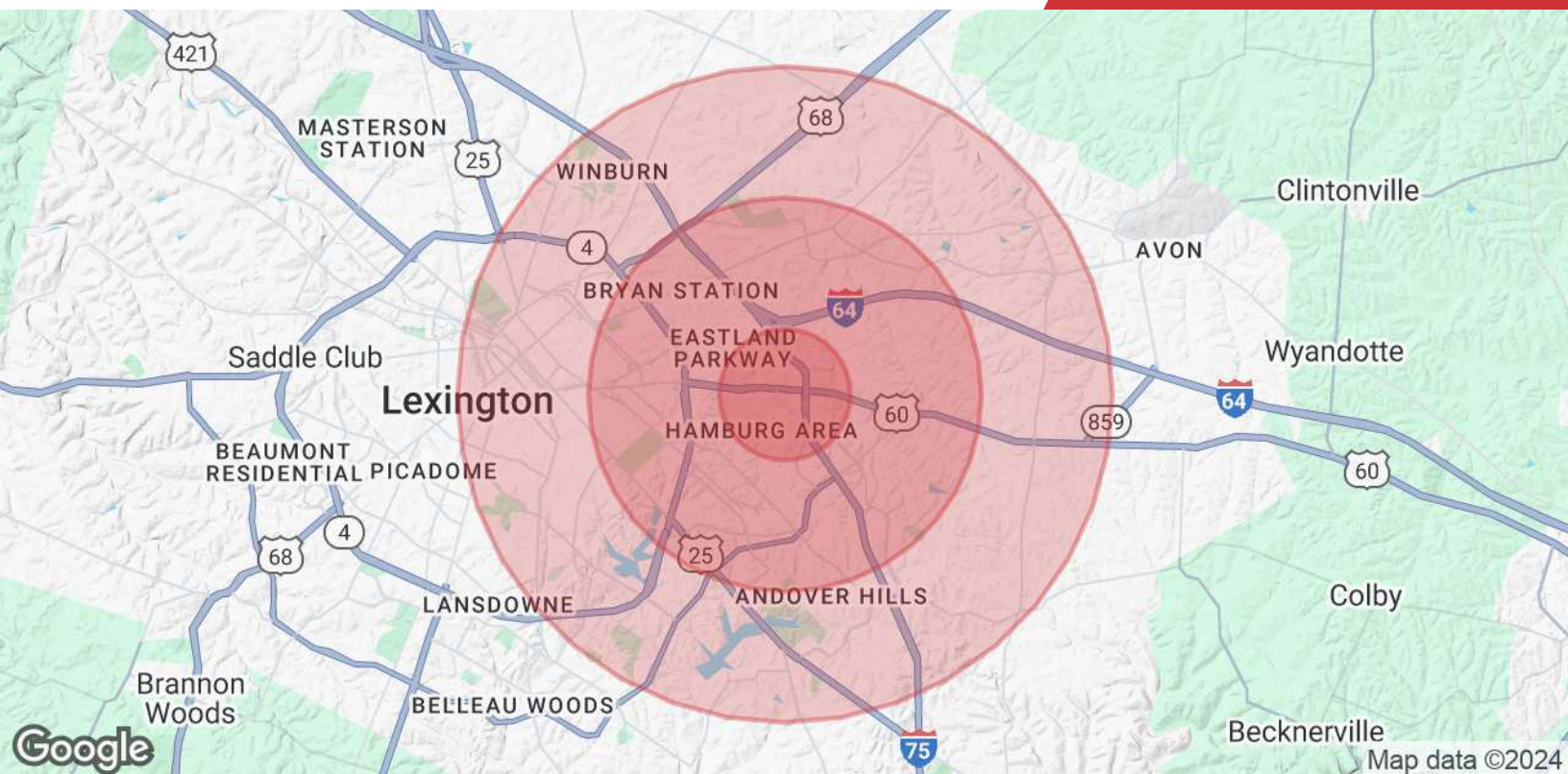












## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	4,742	64,526	160,165
<b>Average Age</b>	41	39	38
<b>Average Age (Male)</b>	39	38	37
<b>Average Age (Female)</b>	42	40	39

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,170	28,286	67,441
<b># of Persons per HH</b>	2.2	2.3	2.4
<b>Average HH Income</b>	\$110,803	\$89,943	\$88,025
<b>Average House Value</b>	\$386,784	\$308,176	\$352,380

\* Demographic data derived from 2024