



Colby Ridge Center

236-272 Redwing Dr

Winchester, Kentucky 40391

Property Highlights

- +/-17,500 SF Kroger shadow-anchored center
- Suite 244: 1,750 SF; Turn-key office space
- Suite 264: 1,750 SF; Available 12/1/24
- Located within the primary retail corridor and close proximity to I-64
- Area retailers include Kroger, Bealls, Hibbett Sports, Lowe's, Rural King, Planet Fitness and more
- Traffic count of 20,942 VPD on Bypass Road and 40,128 VPD on I-64
- Rental Rate: \$15.00 PSF NNN
- NNN's estimated to be \$3.34 PSF

Space	Rate	Size	Available
Suite 244	\$15.00 SF/yr	1,750 SF	Immediate
Suite 264	\$15.00 SF/yr	1,750 SF	12/1/24

For More Information

Zach Smith, CCIM

Senior Associate
O: 859 422 4406
zachsmith@naiisaac.com

Max Darby

Associate
O: 859 224 2000
mdarby@naiisaac.com

For Lease

1,750 SF | \$15.00 SF/yr

Retail/Office Space



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



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,750 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 244	1,750 SF	NNN	\$15.00 SF/yr	Turn-key office space
Suite 264	1,750 SF	NNN	\$15.00 SF/yr	Available 12/1/24



Commercial Real Estate Services, Worldwide.

For Lease

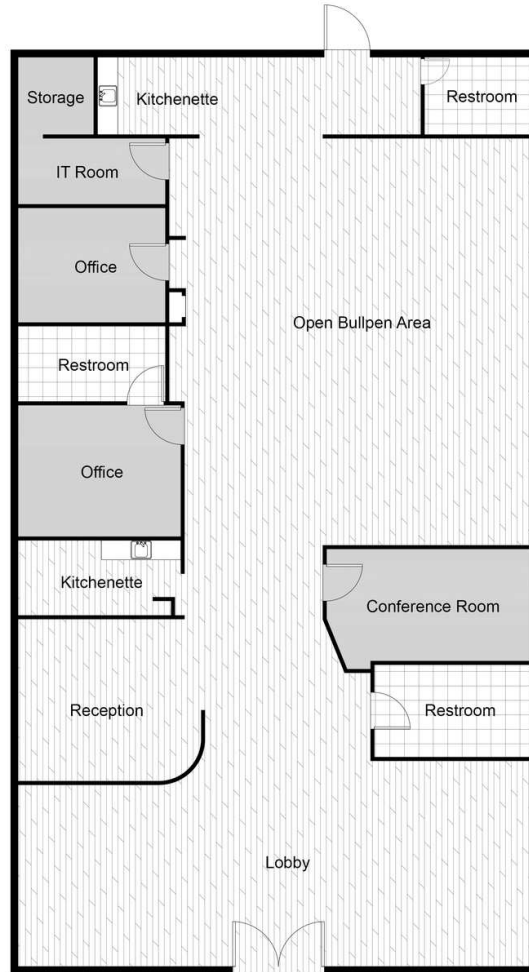
1,750 SF | \$15.00 SF/yr

Suite 244



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



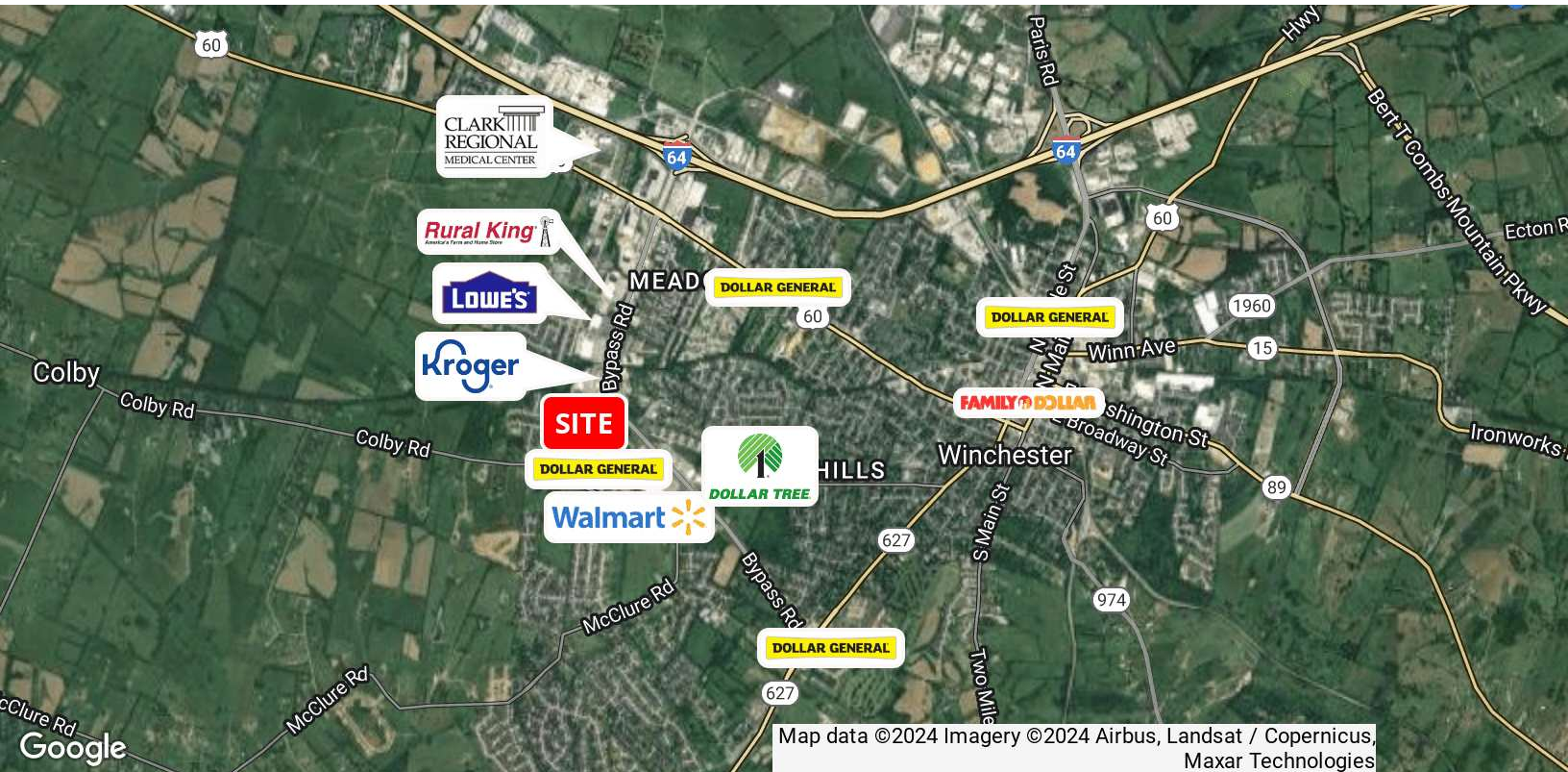
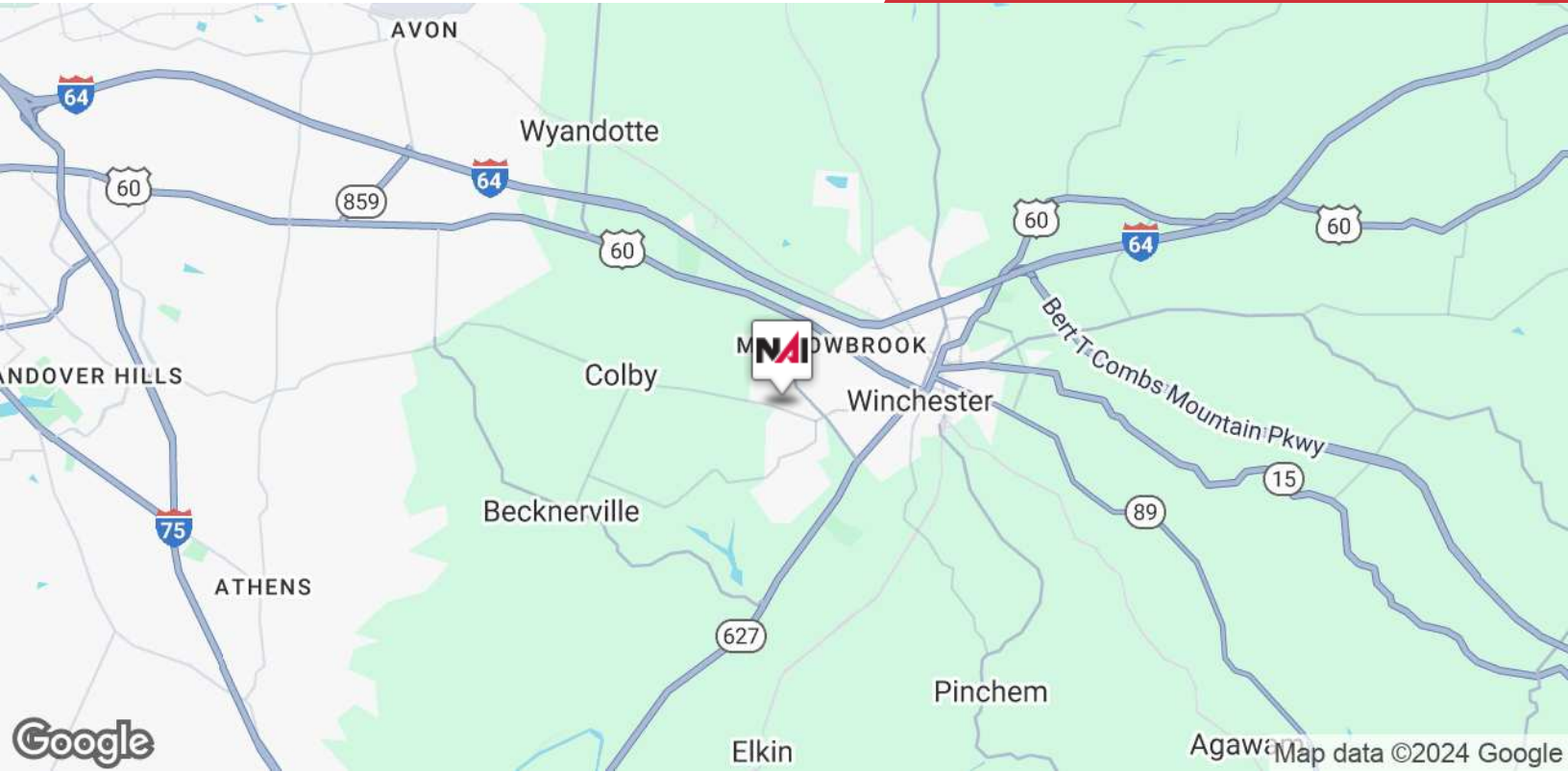
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Suite 244

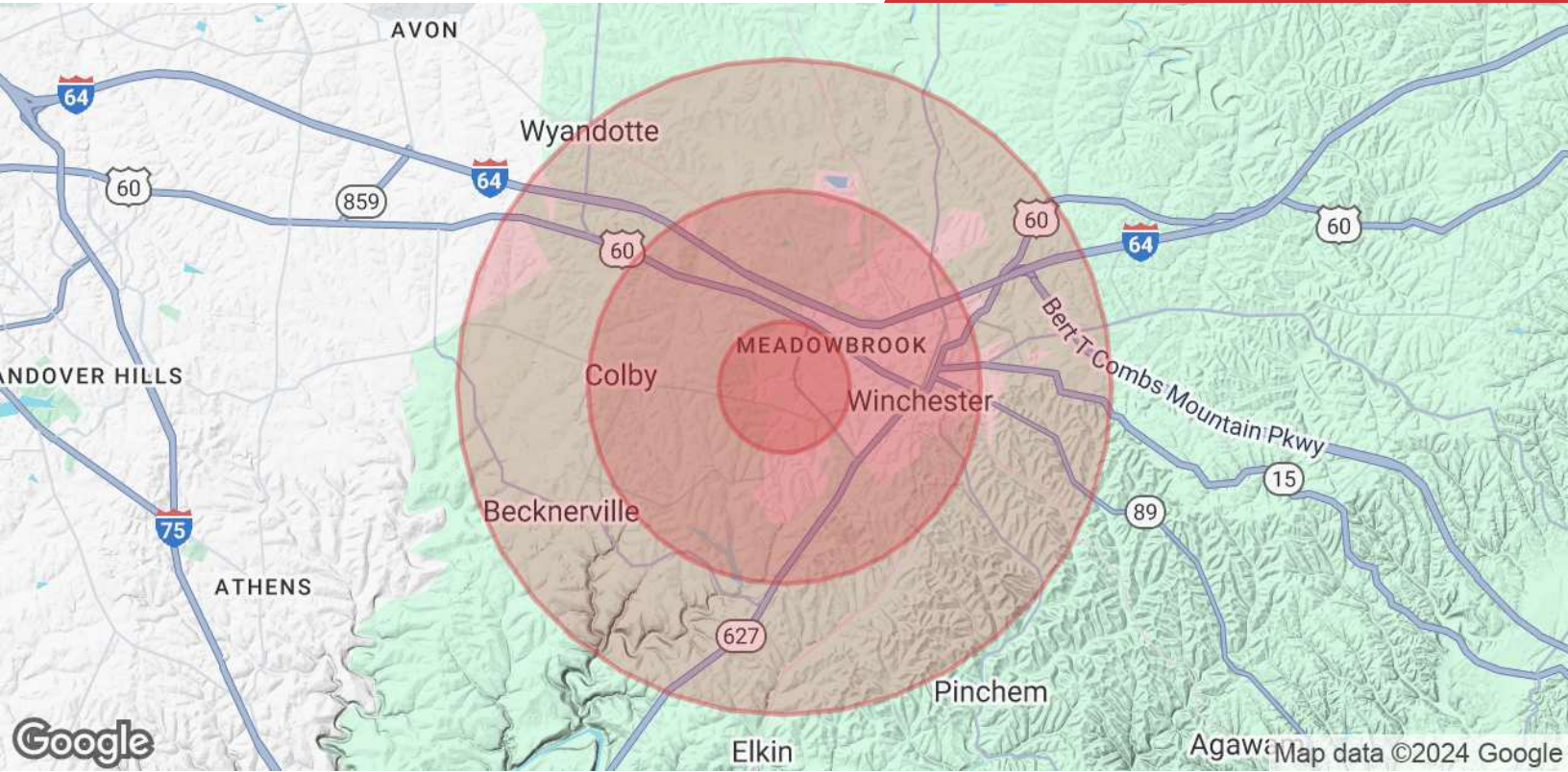


Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



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



Population	1 Mile	3 Miles	5 Miles
Total Population	6,604	24,532	30,702
Average Age	37.0	41.4	41.1
Average Age (Male)	35.8	38.3	38.8
Average Age (Female)	39.1	43.1	42.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,792	10,165	12,573
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$80,745	\$78,476	\$79,633
Average House Value	\$132,139	\$146,821	\$147,234

* Demographic data derived from 2023 STDB