



COLBY STATION SHOPPING CENTER

1946 BYPASS ROAD | WINCHESTER, KENTUCKY

CONTACT

BRYAN LITTLE

859.619.4969 | bryan@littlerealestateky.com



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PROPERTY DESCRIPTION

COLBY STATION SHOPPING CENTER 1946 BYPASS ROAD | WINCHESTER, KENTUCKY



LOCATION

NEC of Bypass Road & Colby Road
1910-1988 Bypass Road, Winchester, Kentucky 40391

AVAILABLE

4,000 - 13,153 SF
Retail space with Tenant Improvement Allowance

RATE

\$12/SF/YR NNN

TRAFFIC COUNTS

20,942 VPD ('24) 8,160 VPD ('22) 11,230 VPD ('24)
Bypass Rd West of Site Colby Rd Bypass Rd East of Site

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	8.4K	20.1K	30.4K
Daytime Population	7.3K	28K	31.7K
Household Income Avg.	\$86.2K	\$81.2K	\$82.7K

HIGHLIGHTS

- ±57,466 SF shopping center located on Bypass Rd
- Building Type: Retail
- Monument sign on-site
- Multiple access points
- Located across from Walmart
- Current Tenants include Dollar Tree, Kay Jewelers, Rent A Center, Little Caesars, Resilience Physical Therapy, Don Senior's Restaurant and Scooters Coffee



KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

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p: 859.619.4969
e: bryan@littlerealestateky.com

PROPERTY PHOTOS

COLBY STATION SHOPPING CENTER 1946 BYPASS ROAD | WINCHESTER, KENTUCKY

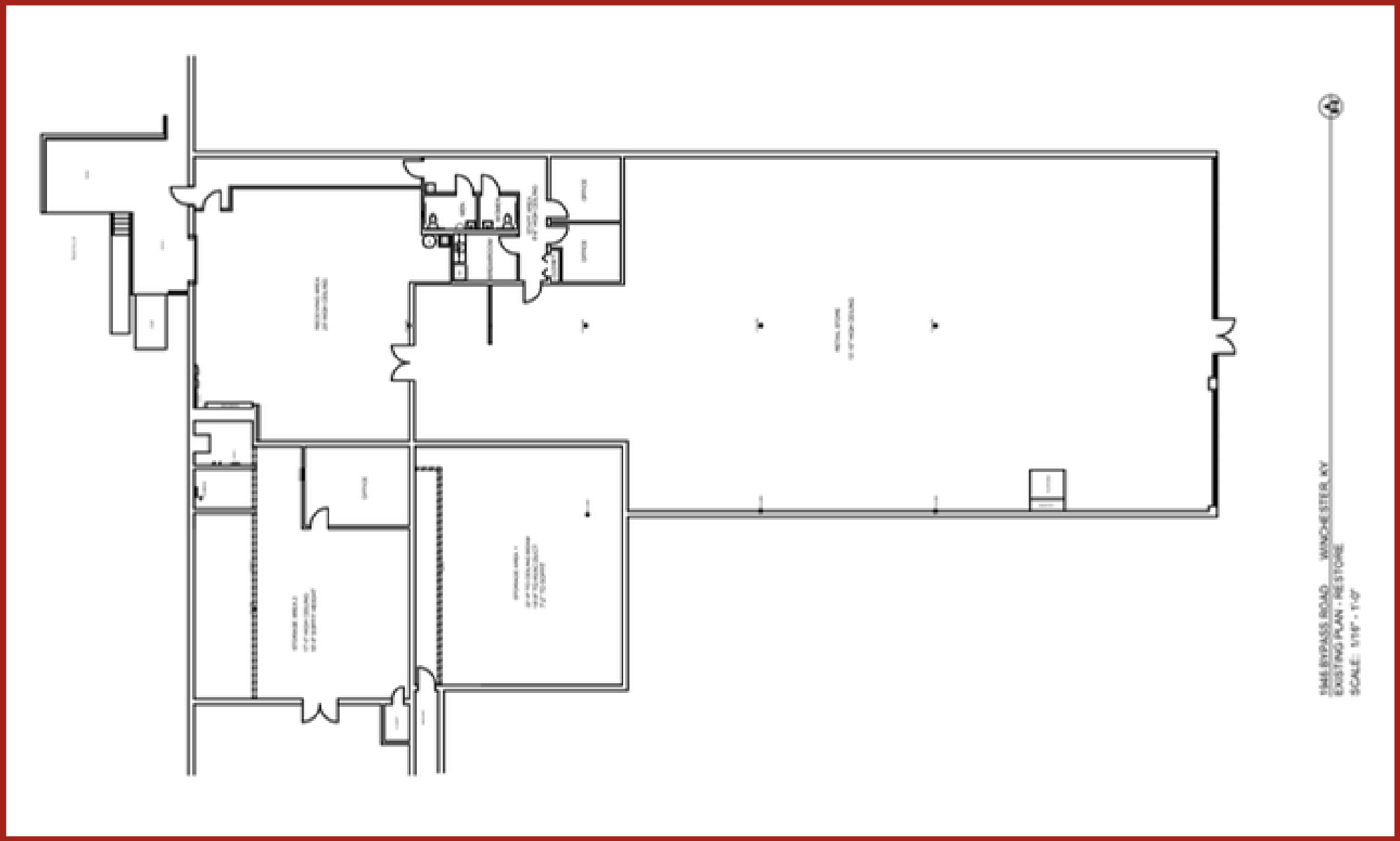


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FLOORPLAN

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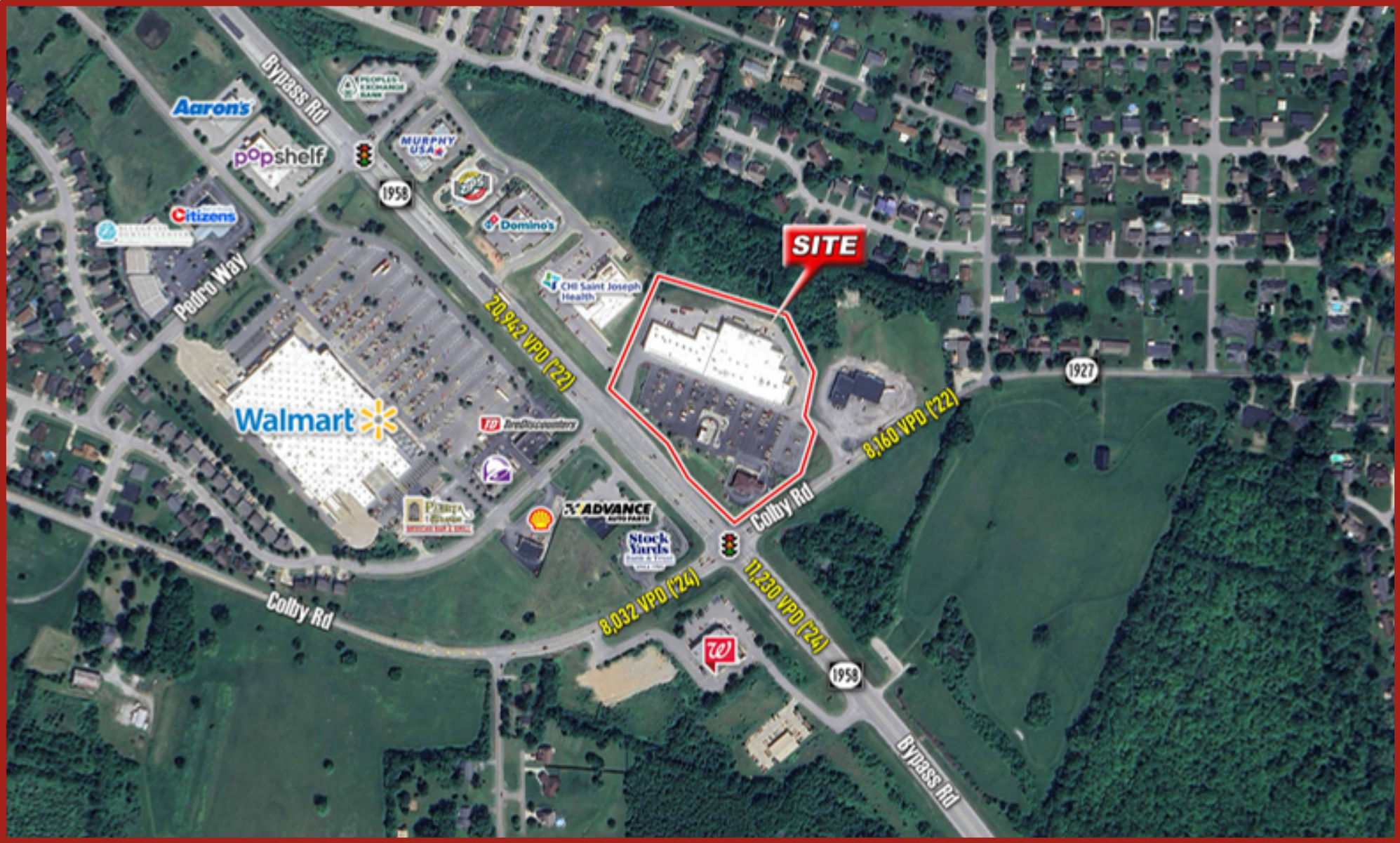


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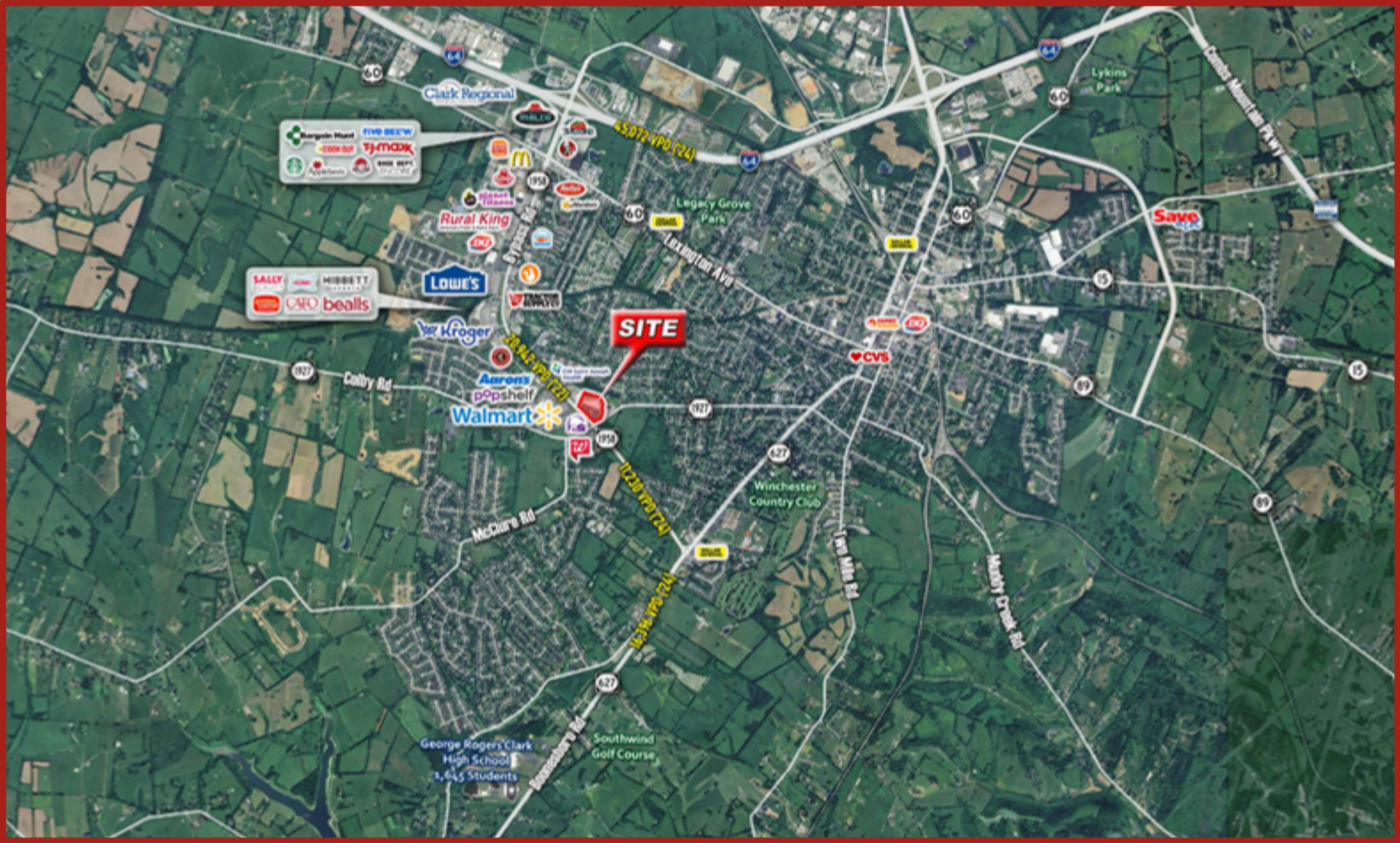
SITE AERIAL

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