



**1591 WINCHESTER ROAD  
FOR LEASE  
ZONED B-3**

**2,750 - 12,000 SF AVAILABLE**

# VILLAGE EAST SHOPPES

1591 WINCHESTER ROAD  
LEXINGTON, KY 40505

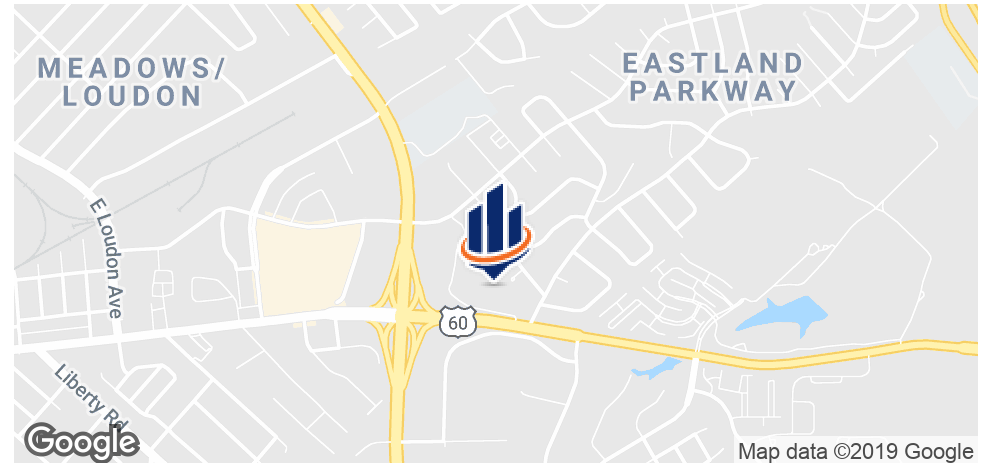
Neal Metcalfe  
Advisor  
859.264.0888  
neal.metcalfe@svn.com

WINCHESTER ROAD - 37,200 VPD



For marketing purposes only,  
exact locations not warranted

# Property Summary



## OFFERING SUMMARY

Available SF:	2,750 - 12,045 SF
Lease Rate:	\$12.00 SF/yr (Gross; MG)
Lot Size:	0 Acres
Year Built:	1984
Building Size:	48,151 SF
Renovated:	2006
Zoning:	B3

## PROPERTY OVERVIEW

Village East is located at the corner of Winchester Road, U.S. 60 and New Circle Roads. The proximity to Hamburg and I-75 make it attractive for Retail and Office use at \$12 psf/yr with NO CAM! The B-3 Property currently has a mix of office & retail tenancy and has great visibility and 158 parking spaces for employees or customers. The current vacancy can accommodate 2,750 sf up to 12,045 sf and has on site property management!

## PROPERTY HIGHLIGHTS

- \$12 psf/ yr Retail-Office Available Near Hamburg-I-75
- Suites of 2,750 sf up to 12,045 sf available For Lease
- NO CAM charges!
- 158 parking spaces
- High visibility at corner of New Circle and Winchester Rd U.S. 60
- B3 zoning!

# Available Spaces

**LEASE RATE:** \$12.00 SF/YR

**LEASE TYPE:** Gross; MG

**TOTAL SPACE:** 2,750 - 12,045 SF

**LEASE TERM:** 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1591 Winchester Road	Strip Center	\$12.00 SF/yr	Gross	6,000 SF	36 months	This is currently occupied by a month to month tenant. Gym that has unit 110 and 111 totaling 12,045 sf.
1591 Winchester Road	Strip Center	\$12.00 SF/yr	Modified Gross	6,045 SF	36 months	Currently occupied with a month to month tenant, a gym. Contiguous space allows for a 12,045 sf space or cut down to 6,000 sf.
1591 Winchester Road	Strip Center	\$12.00 SF/yr	Modified Gross	12,045 SF	36 months	Combined suites of the gym
1591 Winchester Road	Medical	\$12.00 SF/yr	Modified Gross	2,750 SF	36 months	Currently under lease until June 30, 2019, but unoccupied.

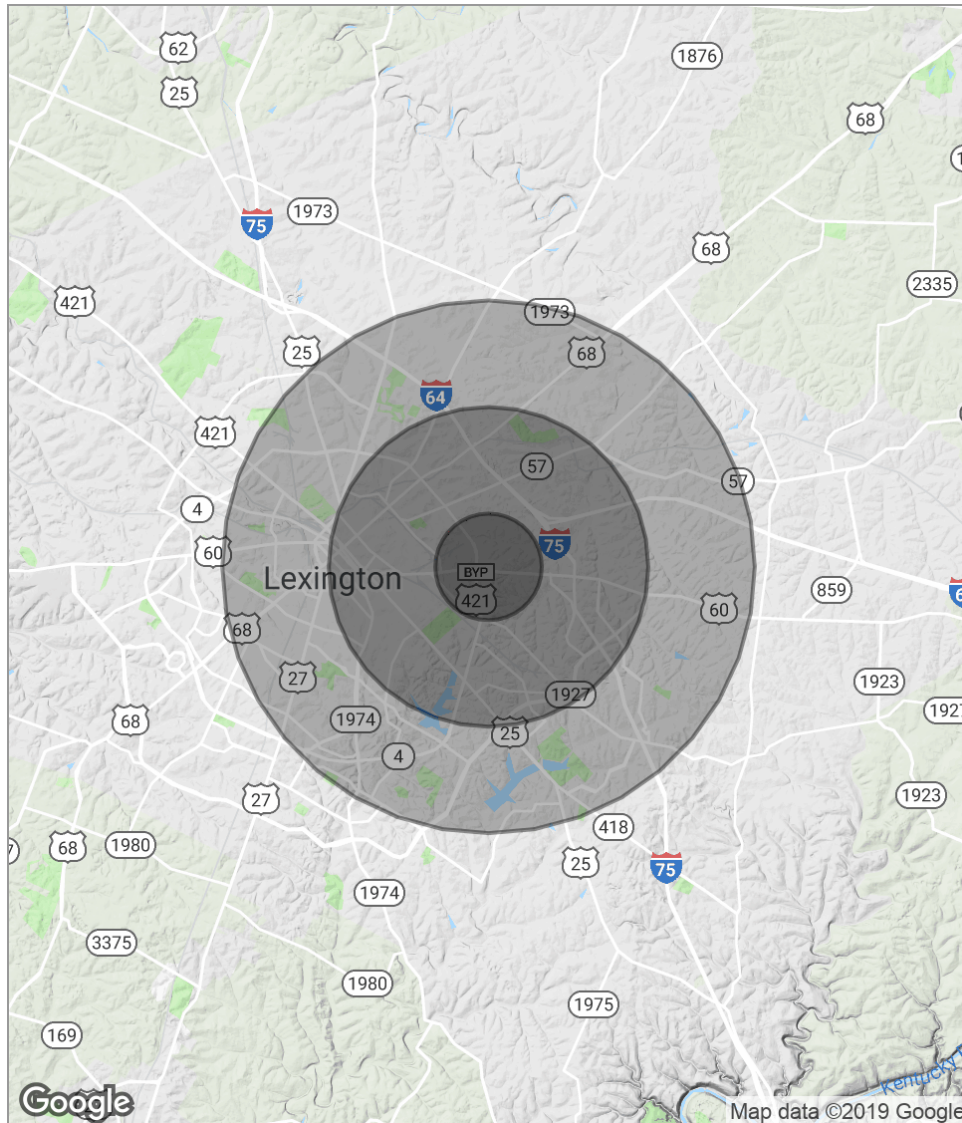
# Location Maps



# Additional Photos



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,722	77,129	180,831
Median age	36.2	34.9	34.0
Median age [Male]	35.9	34.2	33.2
Median age [Female]	36.7	36.0	35.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,019	34,646	78,430
# of persons per HH	2.2	2.2	2.3
Average HH income	\$44,461	\$56,384	\$60,098
Average house value	\$129,252	\$216,870	\$233,551

\* Demographic data derived from 2010 US Census