

LEASE

# Retail for Lease - Blossom Park Commons

100 IKEBANA PATH, GEORGETOWN, KY 40324



PRESENTED BY:

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# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$28.00 SF/YR</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	17,600 SF
<b>PROPERTY TYPE:</b>	Retail, Restaurant, Office or Medical Office
<b>AVAILABLE SF:</b>	1,736 SF
<b>LOT SIZE:</b>	1.85 Acres
<b>YEAR BUILT:</b>	2021
<b>ZONING:</b>	B-5 Commercial

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this retail/office/restaurant leasing opportunity in Georgetown, KY. Blossom Park Commons is being developed into a new 17,500 sf multi-tenant retail building. 1,736 sf of in-line space is available. Join Feeders Pet Supply, Jersey Mike's Subs, Bliss Nails, Hokkaido Ramen & Izakaya, and Smoothie King in this new development, as well as other national retailers in the surrounding area, including Walmart, Lowe's, Starbucks, Planet Fitness, Kohl's, and others. For leasing information, please contact Nathan Dilly at [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) or (859) 420-5492.

## PROPERTY HIGHLIGHTS

- Join Feeders Pet Supply, Jersey Mike's Subs, Bliss Nails, Hokkaido Ramen & Izakaya, and Smoothie King in this brand new retail shopping center
- \$28.00/sf + NNN (estimated at \$4.50/sf)
- Great for retail, restaurant, office, medical use
- Great signage opportunity
- 22,000+ VPD on Cherry Blossom
- New Marriott hotel under development on the adjacent lot

# AERIAL MAP

For marketing purposes only,  
exact locations not warranted



**New Construction  
Retail For Lease**  
**Blossom Park Commons**  

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*100 Ikebana Path  
Georgetown, KY  
Zoned B-5*



## AVAILABLE SPACES



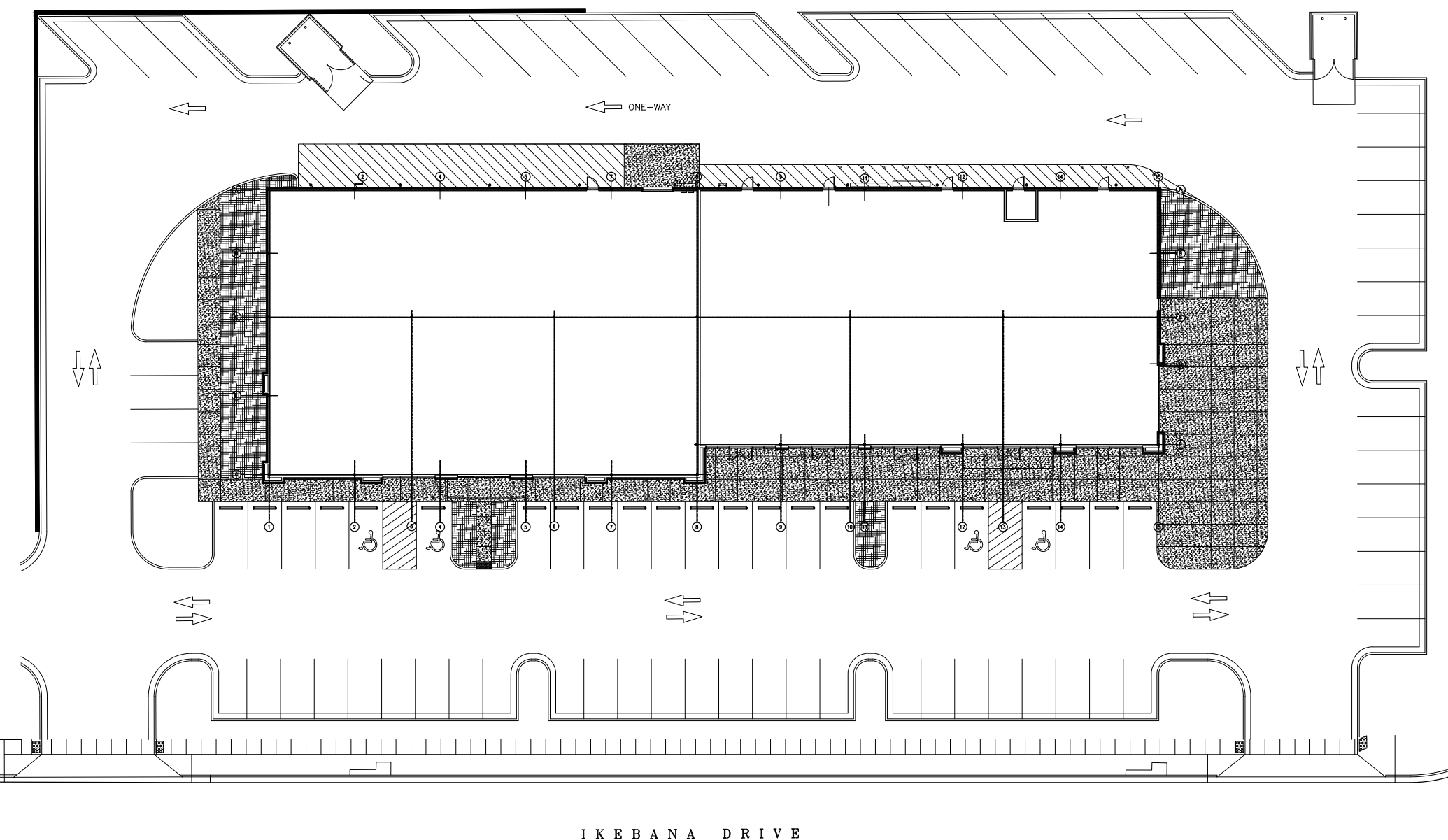
### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,736 SF	<b>LEASE RATE:</b>	\$28.00 SF/yr

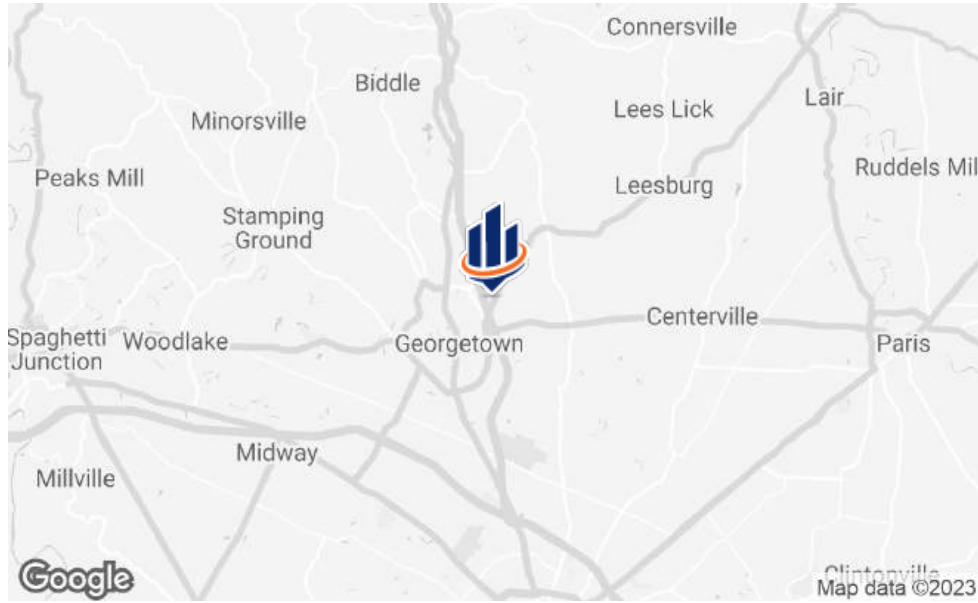
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE:	LEASE RATE
Suite D	Available	1,736 SF	NNN	\$28.00 SF/yr

DEVELOPMENT PLAN



## SITE LOCATION INFORMATION



## LOCATION DESCRIPTION

Note: Last sale was a land sale.

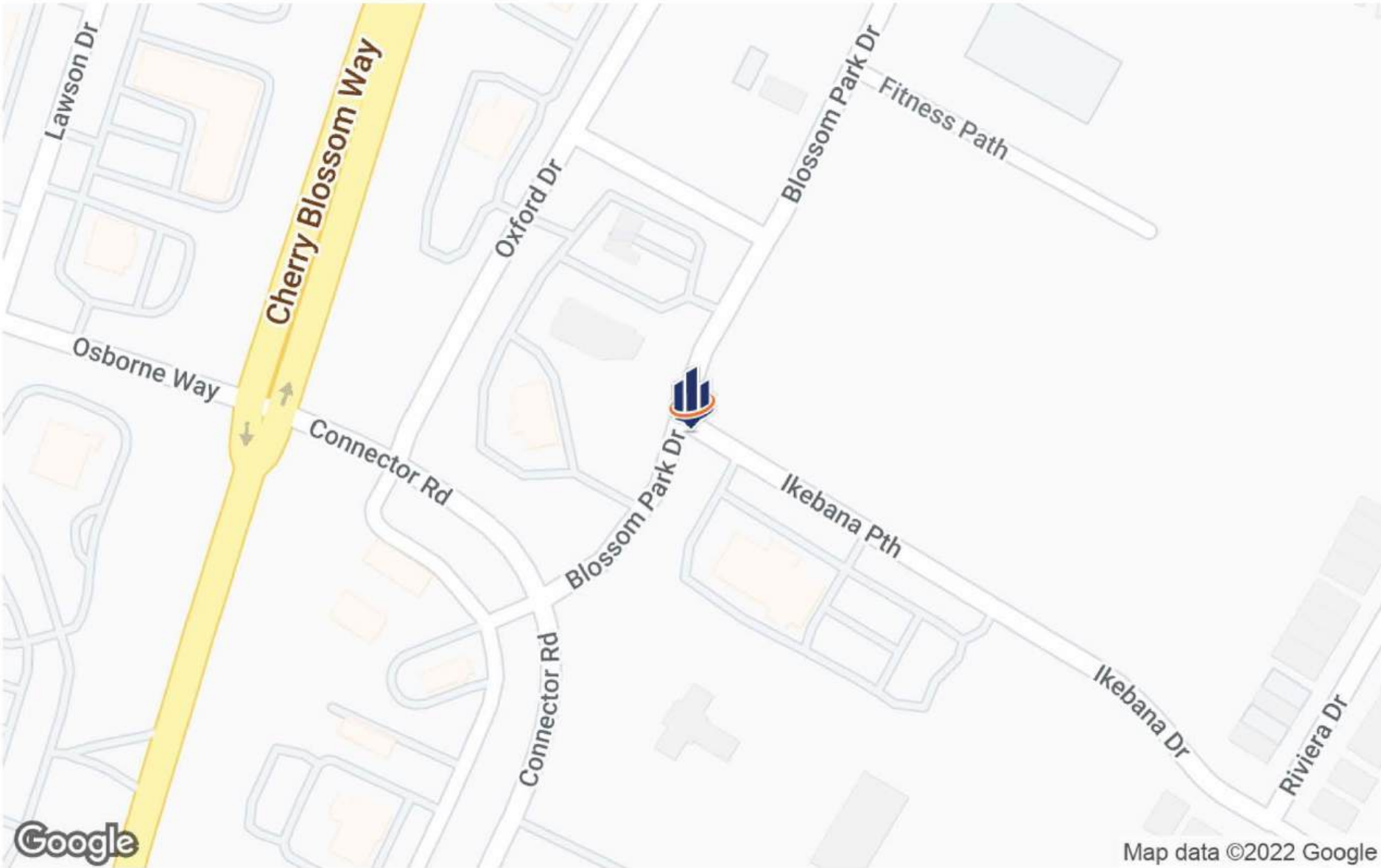
## LOCATION DETAILS

<b>ADDRESS</b>	100 Ikebana Path
<b>CITY, STATE</b>	Georgetown, Kentucky
<b>COUNTY</b>	Scott County
<b>ROADS</b>	Cherry Blossom, Blossom Park, Connector Rd, Ikebana Path
<b>TRAFFIC COUNT</b>	24,000 VPD (Cherry Blossom)
<b>LOT TYPE</b>	Corner Lot
<b>MONUMENT SIGNAGE</b>	Yes
<b>POINTS OF INGRESS/EGRESS</b>	2
<b>PARKING RATIO</b>	5:1000

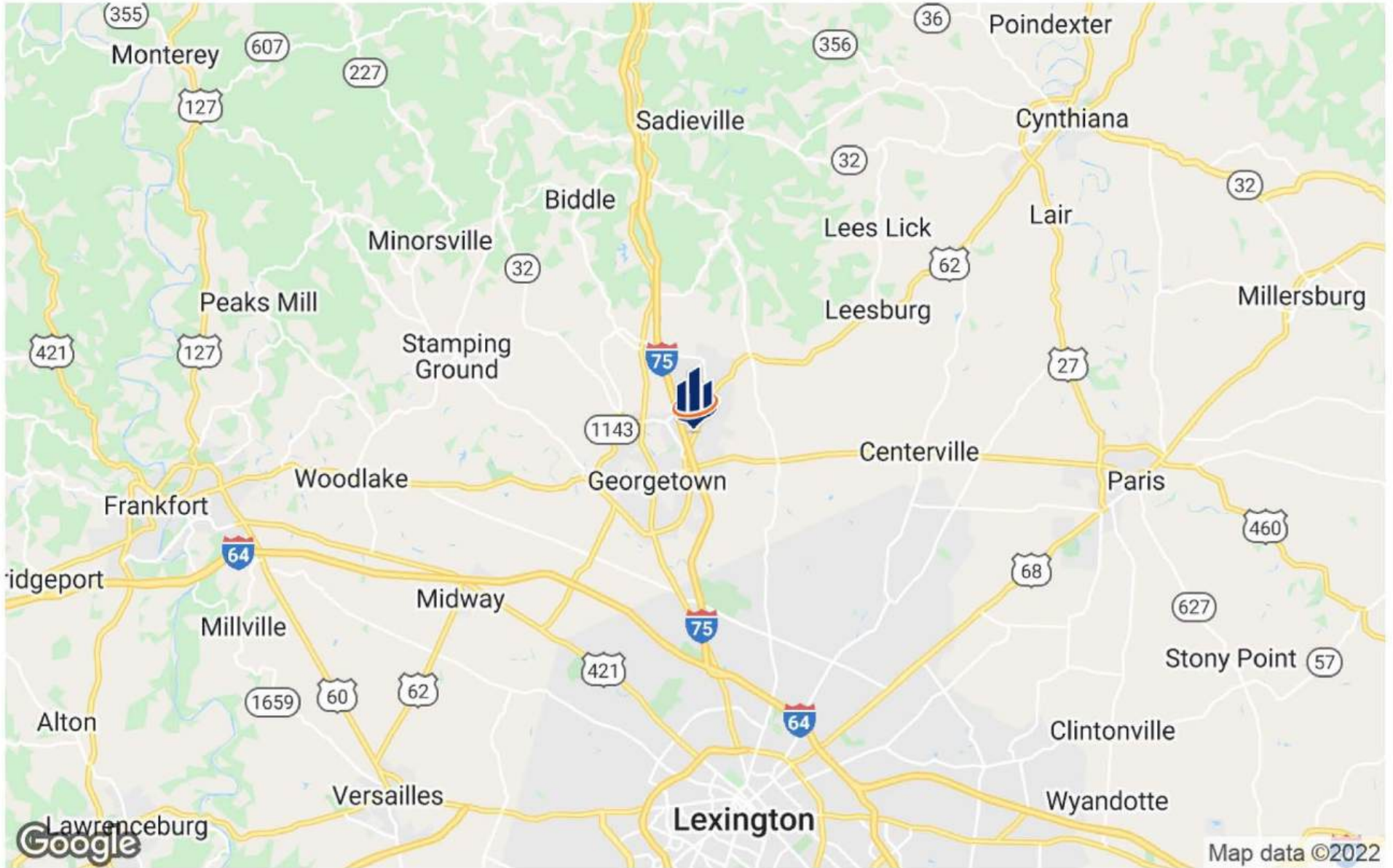
## AREA DEVELOPMENTS

Planned development for a Marriott Hotel adjacent (SE) to the property  
 Brand new Planet Fitness located north east of the property along Blossom Park  
 Cherry Blossom Golf Club & subdivision <1 mile north east of property  
 Toyota Manufacturing 2 miles north of property  
 Lowe's, Kohl's, Walmart, Starbucks, and many other national retailers/restaurants

LOCATION MAP



# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

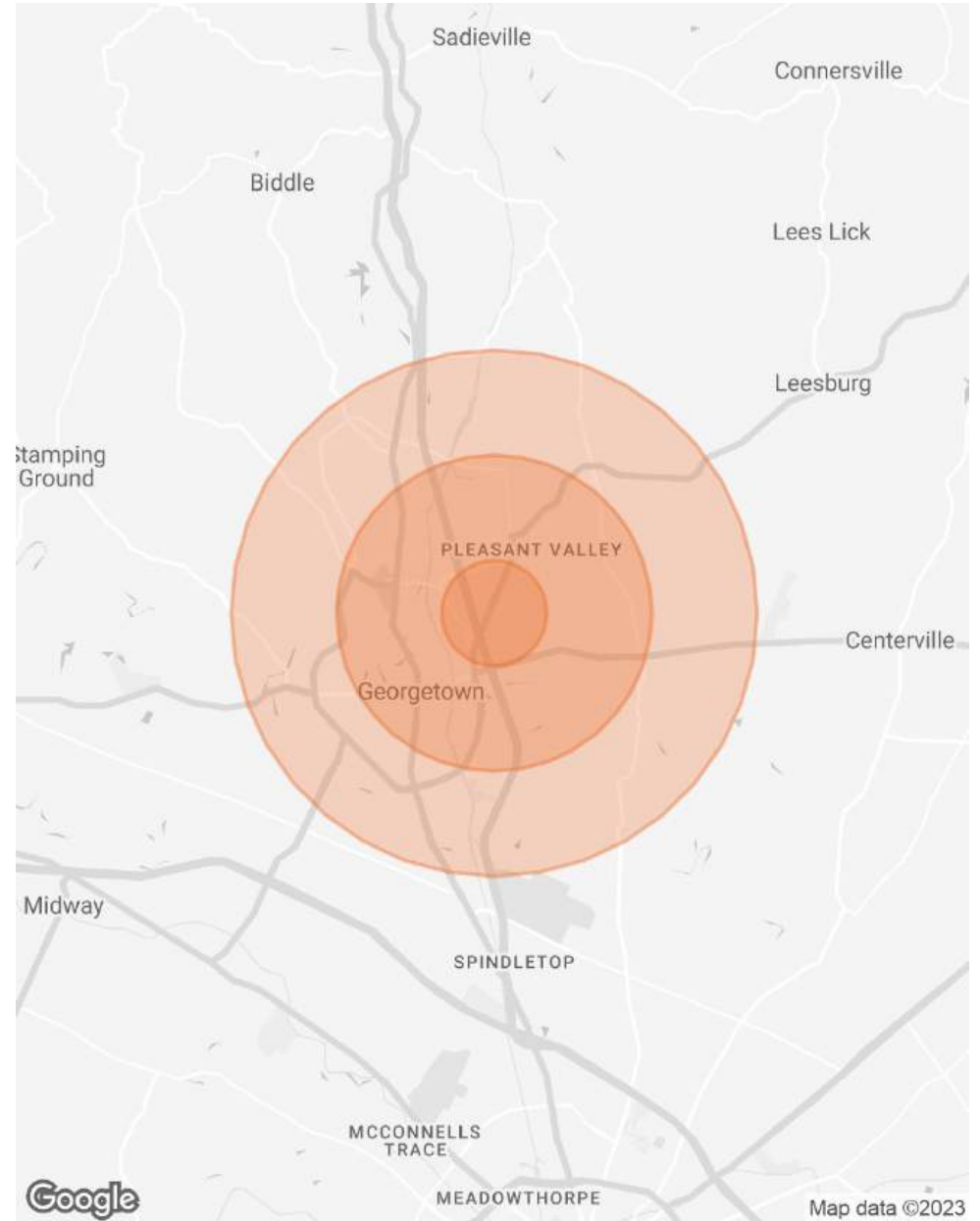
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	945	17,444	33,601
<b>AVERAGE AGE</b>	35.0	31.4	32.0
<b>AVERAGE AGE (MALE)</b>	34.7	31.2	32.1
<b>AVERAGE AGE (FEMALE)</b>	35.5	32.6	32.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	371	6,837	13,081
<b># OF PERSONS PER HH</b>	2.5	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$73,422	\$55,866	\$60,443
<b>AVERAGE HOUSE VALUE</b>		\$159,465	\$163,553

\* Demographic data derived from 2020 ACS - US Census



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