

**URBAN  
GROUPE**

# Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517



## Property Description

- 700- 3,100 SF of Office and Retail Space Available including:
  - 700 -3,100 SF of nicely finished office space offering a variety of layouts
  - 1,085- 1,985 SF showroom or classroom space- spacious open layout with natural light
- Located on Richmond Road in a densely populated neighborhood surrounded by many restaurants, retail and service businesses
- Competitive rents with exposure to more than 53,023 cars per day
- Active tenants include: Walgreens, Waffle House, Lynagh's Shamrocks, Patchen Pub Bar & Grille, various salons, boutiques, pet grooming, employment office, alterations, optometrist offices and much more
- Great opportunity to be a part of a very well known mixed use development- perfect for most service related retail and convenient office suites centrally located on Richmond Road just outside New Circle Road.

Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: [mark@rubinproperties.net](mailto:mark@rubinproperties.net)

Briana Rubin  
c: 270.315.0548  
e: [briana@urbangroupeco.com](mailto:briana@urbangroupeco.com)

**URBAN  
GROUPE**

# Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517



<b><u>Building 1</u></b>	<b><u>Building 3</u></b>	<b><u>Building 6</u></b>	<b><u>Building 10</u></b>
1 William- Roche Optician	33 Seamless Hair Design	51 The Gate Church	89 Express Employment
3 Waxing by Shawna	35 & 37 Wax Spot	<b><u>Building 7</u></b>	90 <b>3,100 SF available</b>
5 Trendz Salon & Spa	39 <b>1,085 SF available 5/1/26</b>	68 Taj India Indian Restaurant	93 Ivey League Salon
7- 9B Prive Hair Studio	<b><u>Building 4</u></b>	68 & 70 Her Haven Beauty	95 Amy's Nails
9A E&S Hair Studio	2740 Waffle House	71 Dr. Wachs	<b><u>Building 11</u></b>
11 Brush	<b><u>Building 5</u></b>	72 <b>700 SF available</b>	73 Maintenance Shop
13 Hills Floral Design & Wine	53 <b>955 SF available</b>	<b><u>Building 8</u></b>	77 Expose
<b><u>Building 2</u></b>	55-57 <b>1,985 Sf available</b>	87 Shamrocks	79 Hive & Honey Salon
15 & 17 Three & Co. Hair Salon	59 & 61 Jeromes Botique	<b><u>Building 9</u></b>	
19 & 21 Accounting Services	63 Boucle	97 Softs Paws Salon	
<b><u>Building 3</u></b>	65 Images Unlimited Salon	99 Inta's Alterations	
23 Ashland Bradley Salon	67 Poisoned Pen Tattoo Co		
27 Patchen Pub			

Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: mark@rubinproperties.net

Briana Rubin  
c: 270.315.0548  
e: briana@urbangroupeco.com

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representations or warranties regarding the property and all buyers should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

# URBAN GROUPE

## Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,324	101,280	224,626
HOUSEHOLD INCOME	\$47,352	\$56,948	\$52,415
HOUSEHOLD SIZE	6,665	44,904	97,379

Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: [mark@rubinproperties.net](mailto:mark@rubinproperties.net)

Briana Rubin  
c: 270.315.0548  
e: [briana@urbangroupeco.com](mailto:briana@urbangroupeco.com)

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representations or warranties regarding the property and all buyers should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

**URBAN  
GROUPE**

# Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517

Space: **Suite 72**

Space Available: **700 SF**

Lease Rate: **\$15/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$1,200.00**

**Private office space featuring glass partitioned interior walls- allowing for natural light throughout the space whilst maintaining private meeting areas.**



Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: [mark@rubinproperties.net](mailto:mark@rubinproperties.net)

Briana Rubin  
c: 270.315.0548  
e: [briana@urbangroupeco.com](mailto:briana@urbangroupeco.com)

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representations or warranties regarding the property and all buyers should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

**URBAN  
GROUPE**

# Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517

Space: **Suite 55, 57A & 57B**

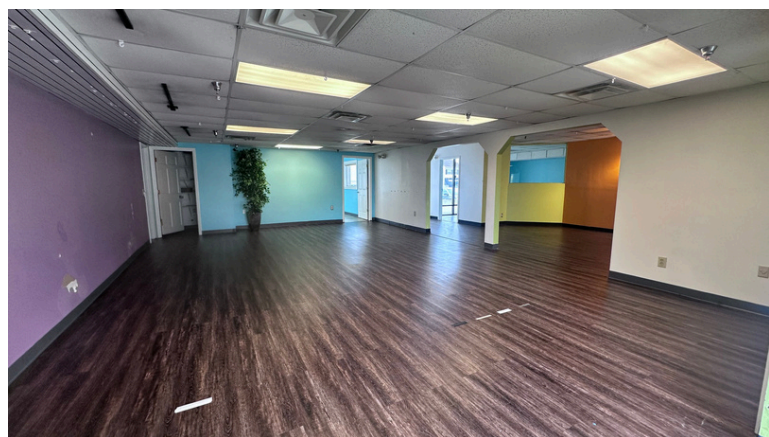
Space Available: **1,985 SF**

Lease Rate: **\$8.25/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$2,125.60**

**Open layout retail or studio space located in the front of the shopping center, behind Walgreens. Great floorplan that can be adapted to fit various space requirements.**



Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: [mark@rubinproperties.net](mailto:mark@rubinproperties.net)

Briana Rubin  
c: 270.315.0548  
e: [briana@urbangroupeco.com](mailto:briana@urbangroupeco.com)

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representations or warranties regarding the property and all buyers should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

**URBAN  
GROUPE**

# Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517

Space: **Suite 53**

Space Available: **955 SF**

Lease Rate: **\$15/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$1,559.83**

**Open configuration office space behind Walgreens. The unit features community work space with a private office and plenty of storage.**



Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: [mark@rubinproperties.net](mailto:mark@rubinproperties.net)

Briana Rubin  
c: 270.315.0548  
e: [briana@urbangroupeco.com](mailto:briana@urbangroupeco.com)

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representations or warranties regarding the property and all buyers should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

**URBAN  
GROUPE**

# Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517

Space: **Suite 90**

Space Available: **3,100 SF**

Lease Rate: **\$8/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$3,255.00**

**Second floor office space with exterior ramp access.**

**Open meeting spaces along with several private offices.**

**Contains large lab for specialized users.**



Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: [mark@rubinproperties.net](mailto:mark@rubinproperties.net)

Briana Rubin  
c: 270.315.0548  
e: [briana@urbangroupeco.com](mailto:briana@urbangroupeco.com)

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representations or warranties regarding the property and all buyers should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

**URBAN  
GROUPE**

# Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517

Space: **Suite 39**

Space Available: **1,085 SF**

Lease Rate: **\$13.10/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$1,600.00**

**End-cap office space available. Recently renovated and the ideal layout for most users needing a mix of open meeting space and private office.**



Lexington Office:  
154 Patchen Drive, Suite 75  
Lexington, Kentucky 40517

Mark Rubin  
c: 859.509.0909  
e: [mark@rubinproperties.net](mailto:mark@rubinproperties.net)

Briana Rubin  
c: 270.315.0548  
e: [briana@urbangroupeco.com](mailto:briana@urbangroupeco.com)

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representations or warranties regarding the property and all buyers should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.