

# Regency Centre

Lexington, Kentucky



View Available Space



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## Regency Centre

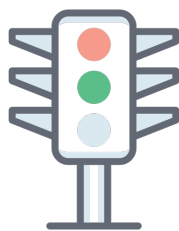
Anchored by top national and regional retailers, Regency Centre offers quality restaurant, office, and retail space in the Lexington, Kentucky area. The center's close proximity to Fayette Mall and the University of Kentucky makes it a prominent retail destination for the area.

### OVERVIEW

|                       |                             |  |
|-----------------------|-----------------------------|--|
| <b>LOCATION</b>       | 2325 Nicholasville Road     | <b>OTHER TENANTS</b><br><br>Pet Supermarket, Sally Beauty Supply, Results Physiotherapy, Sun Tan City, Five Below, Supercuts, Marti and Liz Shoes, GNC, Man O'War Fitness, Total Alterations, Adore Nails, Great Clips, IHOP, Embroid Me, Sunshine Massage, Pho BC, CenterWell, Luxor Nail Bar, 4esthetics Lounge, UBREAKIFIX, The Joint, McAlister's Deli, Dekalash |
| <b>AVAILABLE</b>      | 6,722 Sq. Ft.               |  |
| <b>ANCHOR TENANTS</b> | Kroger, T.J. Maxx, Michaels |  |
| <b>OUTLOTS</b>        | Kroger Fuel<br>Jaggers      |  |



**LOCATION**  
2325 Nicholasville Road  
Lexington, KY 40503



**TRAFFIC COUNTS**  
Moore Drive : 51,071  
Zandale Drive : 51,859



**TOTAL SQ. FOOTAGE**  
142,782 Sq. Ft.



**ACCESS**  
10 Entrance Points



**PARKING**  
354 Spaces



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## NEARBY COMPETITORS



## TRAFFIC

|                                    | AVG Daily Volume |                                   | AVG Daily Volume |
|------------------------------------|------------------|-----------------------------------|------------------|
| NICHOLASVILLE RD<br>AT MOORE DRIVE | 51,071           | NICHOLASVILLE RD<br>AT ZANDALE DR | 51,859           |





## AERIAL VIEWS



## REGENCY CENTRE

Nicholasville Rd at W Lowry Ln  
Lexington, KY 40503



| SPACE                   | TENANT                | SQ FT | SPACE | TENANT                | SQ FT  | SPACE                   | TENANT            | SQ FT | TENANT                  | SQ FT |
|-------------------------|-----------------------|-------|-------|-----------------------|--------|-------------------------|-------------------|-------|-------------------------|-------|
| <b>2380 NORMAN LANE</b> |                       |       |       |                       |        |                         |                   |       |                         |       |
| 110                     | IHOP                  | 4,815 | 102   | GNC                   | 1,500  | <b>171 W LOWRY LANE</b> |                   |       |                         |       |
| 130                     | Luxor Nail Bar        | 2,761 | 110   | Marti and Liz Shoes   | 7,400  | 128                     | Total Alterations | 861   | <b>140 W LOWRY LANE</b> |       |
| 134                     | UBREAKFIX             | 1,390 | 122   | Supercuts             | 1,400  | 132                     | 4esthetics Lounge | 2,573 | <b>175 W LOWRY LANE</b> |       |
| 140                     | McAlister's           | 2,810 | 126   | Five Below            | 8,000  | 140                     | Available         | 1,000 | Man O' War Fitness      |       |
| Outlot                  | Jaggers (coming soon) |       | 134   | Sun Tan City          | 3,600  | 148                     | Adore Nails       | 1,530 |                         |       |
|                         |                       |       | 140   | The Joint             | 2,583  | 152                     | Great Clips       | 1,020 |                         |       |
|                         |                       |       | 145   | Sublease Available    | 4,217  | 156                     | Embroid Me        | 1,020 |                         |       |
|                         |                       |       | 150   | Results Physiotherapy | 2,800  | 160                     | Available         | 944   |                         |       |
|                         |                       |       | 155   | Sally Beauty Supply   | 2,100  | 164                     | Sunshine Massage  | 1,574 |                         |       |
|                         |                       |       | 160   | T.J. Maxx             | 32,154 | 168                     | Pho BC            | 2,968 |                         |       |
|                         |                       |       | 170   | Michaels              | 22,021 | 180                     | CenterWell        | 7,030 |                         |       |
|                         |                       |       | 180   | Pet Supermarket Store | 6,944  |                         |                   |       |                         |       |

AVAILABLE

LEASED

N.A.P. (NOT A PART)

SUBLEASE

RJTHIENEMAN  
PROPERTY



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**POPULATION**

|                             | 2 mile | 5 miles | 10 miles |
|-----------------------------|--------|---------|----------|
| 2020 POPULATION             | 46,039 | 244,184 | 356,720  |
| 2024 POPULATION             | 45,676 | 242,190 | 356,148  |
| 2029 PROJECTION             | 45,592 | 242,070 | 357,837  |
| GROWTH 2020-2024            | -0.2%  | -0.2%   | 0%       |
| GROWTH 2024-2029            | 0%     | 0%      | 0.1%     |
| MEDIAN AGE                  | 36.5   | 35.4    | 36.4     |
| BACHELOR'S DEGREE OR HIGHER | 49%    | 42%     | 41%      |
| U.S. ARMED FORCES           | 1      | 109     | 120      |

**POPULATION BY RACE**

|                              | 2 mile | 5 miles | 10 miles |
|------------------------------|--------|---------|----------|
| WHITE                        | 36,137 | 173,750 | 254,368  |
| BLACK                        | 2,900  | 30,378  | 47,307   |
| AMERICAN INDIAN & ALASKAN    | 38     | 256     | 410      |
| ASIAN                        | 2,428  | 10,365  | 14,344   |
| HAWAIIAN OR PACIFIC ISLANDER | 13     | 68      | 107      |
| TWO OR MORE RACES            | 4,160  | 27,373  | 39,612   |
| HISPANIC ORIGIN              | 2,403  | 17,885  | 25,942   |

**HOUSING**

|                   | 2 mile    | 5 miles   | 10 miles  |
|-------------------|-----------|-----------|-----------|
| MEDIAN HOME VALUE | \$248,232 | \$256,306 | \$251,270 |
| MEDIAN YEAR BUILT | 1970      | 1979      | 1983      |





**HOUSEHOLDS**

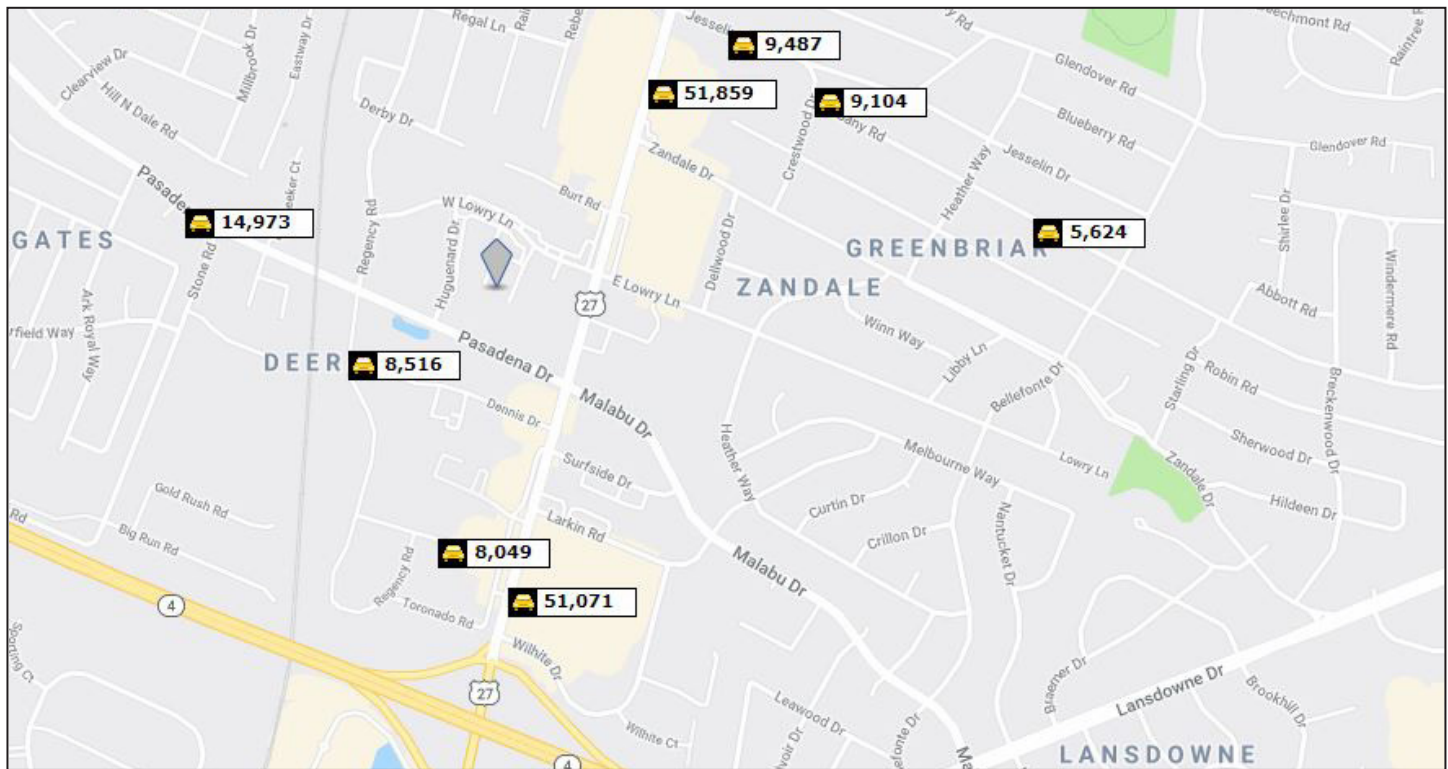
|                           | 2 mile | 5 miles | 10 miles |
|---------------------------|--------|---------|----------|
| 2020 HOUSEHOLDS           | 21,447 | 104,293 | 147,395  |
| 2024 HOUSEHOLDS           | 21,288 | 103,992 | 147,748  |
| 2029 HOUSEHOLD PROJECTION | 21,240 | 103,936 | 148,363  |
| GROWTH 2020-2024          | 0.6%   | 0.6%    | 0.7%     |
| GROWTH 2024-2029          | 0%     | 0%      | 0.1%     |
| OWNER OCCUPIED            | 10,634 | 50,058  | 78,491   |
| RENTER OCCUPIED           | 10,606 | 53,879  | 69,872   |
| AVG HOUSEHOLD SIZE        | 2.1    | 2.2     | 2.3      |
| AVG HOUSEHOLD VEHICLES    | 2      | 2       | 2        |
| TOTAL CONSUMER SPENDING   | \$599M | \$2.9B  | \$4.3B   |

**INCOME**

|                       | 2 mile   | 5 miles  | 10 miles |
|-----------------------|----------|----------|----------|
| AVG HOUSEHOLD INCOME  | \$81,767 | \$81,883 | \$85,924 |
| MED HOUSEHOLD INCOME  | \$57,615 | \$57,734 | \$62,565 |
| <\$25,000             | 4,626    | 23,717   | 30,176   |
| \$25,000 - \$50,000   | 4,306    | 20,740   | 27,834   |
| \$50,000 - \$75,000   | 4,450    | 20,232   | 28,596   |
| \$75,000 - \$100,000  | 2,410    | 12,257   | 18,893   |
| \$100,000 - \$125,000 | 1,694    | 8,189    | 12,948   |
| \$125,000 - \$150,000 | 991      | 5,363    | 8,248    |
| \$150,000 - \$200,000 | 1,179    | 5,323    | 8,248    |
| \$200,000+            | 1,632    | 8,172    | 11,918   |



## AVERAGE DAILY TRAFFIC VOLUME



|   | Street           | Cross Street     | Cross Street Dist | Count Year | AVG Daily Volume | Volume Type | Miles from Subject Prop |
|---|------------------|------------------|-------------------|------------|------------------|-------------|-------------------------|
| 1 | REGENCY RD       | DENNIS DR        | .02 S             | 2018       | 8,516            | MPSI        | .24                     |
| 2 | NICHOLASVILLE RD | ZANDALE DR       | .09 S             | 2018       | 51,859           | MPSI        | .37                     |
| 3 | MOORE DR         | REGENCY RD       | .04 W             | 2018       | 8,049            | MPSI        | .37                     |
| 4 | PASADENA DR      | OAKMONT CT       | .01 NW            | 2018       | 14,973           | MPSI        | .47                     |
| 5 | NICHOLASVILLE RD | MOORE DR         | .04 N             | 2018       | 51,071           | MPSI        | .42                     |
| 6 | JESSELIN DR      | NICHOLASVILLE RD | .09 NW            | 2018       | 9,487            | MPSI        | .49                     |
| 7 | CRESTWOOD DR     | ALBANY RD        | .02 S             | 2018       | 9,104            | MPSI        | .53                     |
| 8 | ALBANY RD        | HEATHER WAY      | .11 NW            | 2018       | 5,624            | MPSI        | .77                     |
| 9 | NICHOLASVILLE RD | CANARY RD        | .08 S             | 2018       | 71,452           | MPSI        | .81                     |





## connecting PEOPLE AND PLACES

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman's efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.



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