

Pleasant Ridge Commons

HAMBURG PLACE - LEXINGTON, KY

Pleasant Ridge is a premier 6+ acre mixed-use development in the heart of Lexington's highly trafficked retail corridor, adjacent to Hamburg Pavilion. The first retail building is anchored by Chicken Salad Chick and Nothing Bundt Cakes, both of which opened to overwhelming community response and strong daily traffic. A 4,077 SF endcap space on this building is now available, offering premium visibility and frontage in a thriving retail corridor.

A second retail building, currently under construction, is fully leased to Parlour Pizza and F45 Training, further enhancing co-tenancy and destination appeal. Planned future phases include a SpringHill Suites by Marriott hotel and a multifamily component with structured parking integrated into the lower levels. With excellent access to I-75/I-64 and Man O' War Blvd, adjacency to Baptist Health Hamburg, and strong surrounding residential demographics, Pleasant Ridge is positioned as one of Lexington's most dynamic new retail destinations.





Pleasant Ridge Commons

PHASE II - NEW CONSTRUCTION - MIXED USE - COURTYARD/CAMPUS CONCEPT

BUILDING A

- 5 story apartment building
- Parking within building (podium)
- Rooftop open programming area
- +/- 38,000 SF

BUILDINGS B, C, D, & G

- Retail-Restaurant-Office
- Building D Endcap: 4077 SF
- Generous outdoor patio space
- 7600 sf combined
- Can be configured to accommodate use
- Buildout to suit tenant

• BUILDING (Spaces E through G)

- SPACE E & F: 3904 SF
 - F45 Training
- Space G: 3700 SF
 - Parlour Pizza

SPRINGHILL SUITES BY MARRIOTT

- 5 story hotel
- Parking within building (podium)
- 16,500 SF
- Under construction 2026



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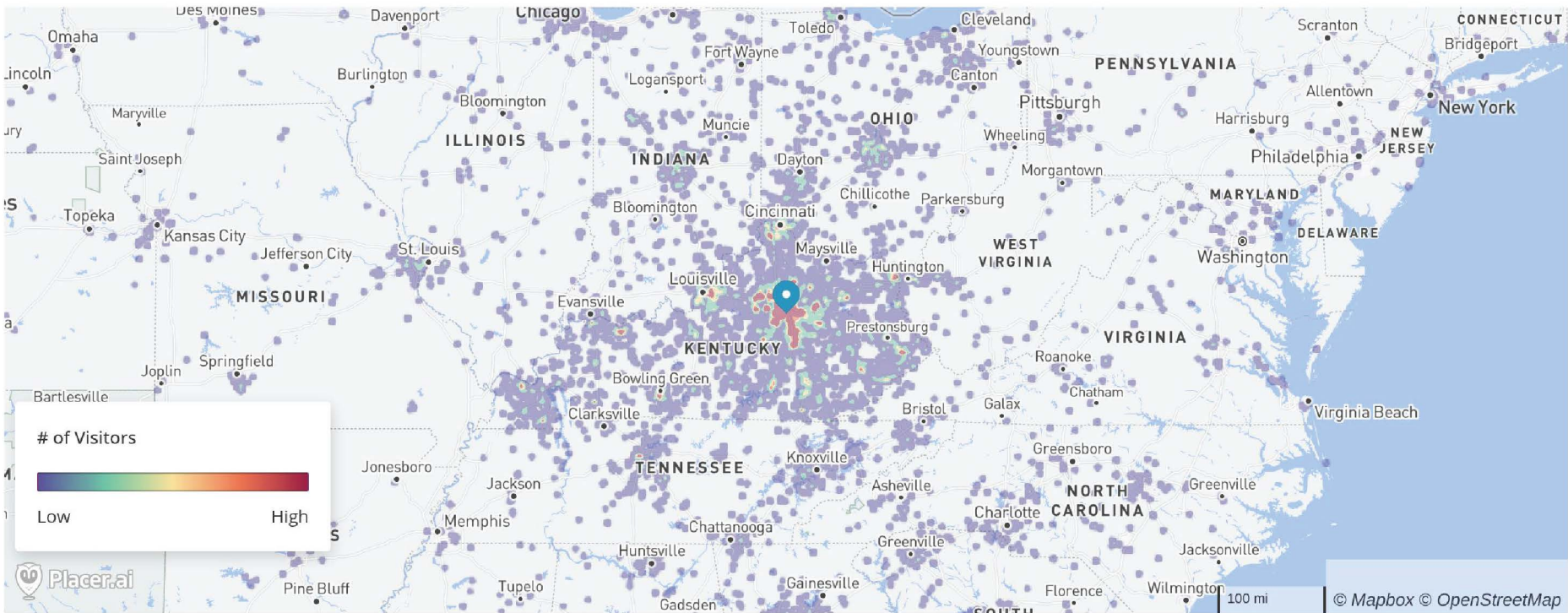


Trade Area
Oct 1, 2024 - Sep 30, 2025



Trade Area

Justice Plaza
Justice Dr, Lexington, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.





Metrics

Oct 1, 2024 - Sep 30, 2025



Metrics

Justice Plaza

Justice Dr, Lexington, KY

Visits	434.9K	Visits YoY	+2.6%
Visitors	186.5K	Visits Yo2Y	-1%
Visit Frequency	2.33	Visits Yo3Y	-5.2%
Avg. Dwell Time	77 Min		

Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

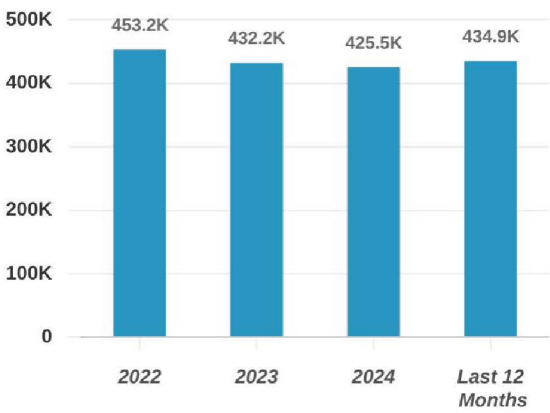
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Visits Trend

Justice Plaza

Justice Dr, Lexington, KY



Weekly | Visits | Oct 1st, 2024 - Sep 30th, 2025
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and Investment Partners from the ground up.



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