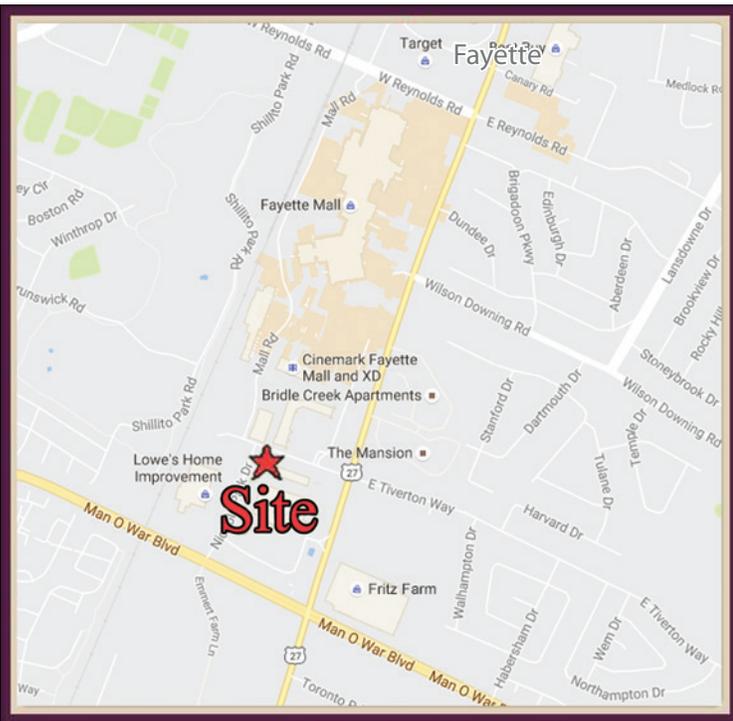


LEASING OPPORTUNITY

TIVERTON SHOPPES

130 West Tiverton, Lexington, Kentucky



REASONS TO LEASE

- * 2,000 and 4,000 SF spaces Available.
- * Located between The Summit at Fritz Farm and Fayette Mall.
- * Lexington's most active retail corridor.
- * Excellent proximity to major retail anchors.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity
Management
Group, Inc.**

Leasing Representative: **Jason Taylor**

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Phone: (859) 266-1414 * Cell: (502) 472-7546

Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

TIVERTON SHOPPES

130 West Tiverton, Lexington, Kentucky

100 Bluegrass Liquors	2,000 SF
105 Available	2,000 SF
110 Leslie's Swimming Pool	2,900 SF
115 Lex Vape	1,500 SF
120 Cell Phone Repair	1,500 SF
125 Aspire Fitness	2,000 SF
135 Willis Music	9,000 SF
150 Domino's Pizza	1,000 SF
155 Great Clips	1,000 SF
165 Game Xchange	2,000 SF
160 MetroNet	3,000 SF
170 Nail Passion	1,200 SF
175 Happy Sushi	2,800 SF
180 Available	4,000 SF
190 La Taquiza	1,000 SF
195 Cocktails of Lexington	2,880 SF
Total GLA:	40,000 SF



PROPERTY SPECIFICS

Anchor Tenant:	Willis Music
Total GLA:	40,000 SF
Traffic Count:	87,287
Parking Spaces:	Abundant
Occupancy:	85%
Acres:	4

PROPERTY ADVANTAGES

* Strategically located in one of Lexington's busiest and most established retail corridors, this highly visible property offers exceptional accessibility, visibility, and proximity to major retail anchors and residential neighborhoods.

LOCATION

Located at: 130 West Tiverton Way in Lexington, Kentucky, Nicholasville Road Corridor.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	11,893	93,029	194,310
Average Household Income:	\$65,439	\$75,280	\$72,973
Average Household Value:	\$178,339	\$218,419	\$243,772

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