

For Lease

# Paris Village Shopping Center



H&R BLOCK®



## 2000-2236 Paris By-Pass

Paris, Bourbon County, Kentucky, 40361



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# Executive Summary



## Property Details

<b>Available SF</b>	+/-1,200 - 14,024 SF
<b>Building Size</b>	+/-120,784 SF
<b>Rental Rates</b>	Negotiable

## Location Map



## Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	1,688	4,664	5,358
Total Population:	4,036	11,399	13,174
Average HH Income:	\$57,159	\$63,378	\$66,060
Median HH Income:	\$38,075	\$37,675	\$39,265



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## Property Description

### PROPERTY OVERVIEW

NAI Isaac is pleased to present leasing opportunities at Paris Village Shopping Center, a +/-120,784 sf neighborhood shopping center anchored by Save-A-Lot Grocery in Paris, Kentucky. Possible outlot opportunity for ground lease or build-to-suit. Nearby retailers include Tractor Supply and Walmart Supercenter. Co-tenants include Save-A-Lot, Hibbett Sports, Fastenal, H&R Block and Subway. The City of Paris bills itself as the "Thoroughbred Capital of the World" and is located within 15 minutes northeast of Lexington. Annual average daily traffic count of 14,500 ('09) in front of the site. Ample parking. Marquee signage available.

### LOCATION OVERVIEW

Paris, located in the heart of the Kentucky's lovely Bluegrass region about 17 miles from Lexington, is the county seat of Bourbon County. The main connecting road between Paris and Lexington is the Paris Pike (KY 68/27) which was recently converted to a four-lane road. The four-lane project was sensitive to the beauty and historic significance of the corridor and has won national awards and regional and local acclaim. Paris continues to be known for three things - horses, history and hospitality. Bourbon County was one of nine counties that made up Kentucky when it became a state in 1792. The city is named for Paris, France and the county is named for the French Bourbon family, who assisted the fledgling Americans in their split from England.



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## Tenant Roster



SPACE	TENANT	SIZE (SF)
Suite 1	Save-A-Lot	24,756
Suite 1a	AVAILABLE	14,024
Suite 2	Anytime Fitness	6,720
Suite 3	Anytime Fitness	3,000
Suite 4	Evolution Family Counseling	2,400
Suite 5	Sterling Health Care	2,400
Suite 6	Cosmetology School	4,500
Suite 7	AVAILABLE	1,200
Suite 8	Great Wall Chinese	3,000
Suite 9	AVAILABLE	2,400
Suite 10	Fastenal	4,000
Suite 11a and 11b	Cilantro Bar & Grill	3,600
Suite 12	Cricket Wireless	1,500
Suite 13	H&R Block	1,200
Suite 14	H&R Block	1,200
Suite 15	Subway	2,400
Suite 16	Brightview	4,800



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## Available Spaces



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SUITE	SIZE	LEASE RATE	AVAILABILITY
Suite 1a	14,024 SF	\$8.00 psf	VACANT
Suite 7	1,200 SF	\$11.00 psf	VACANT
Suite 9	2,400 SF	\$9.00 psf	VACANT



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## Additional Photos



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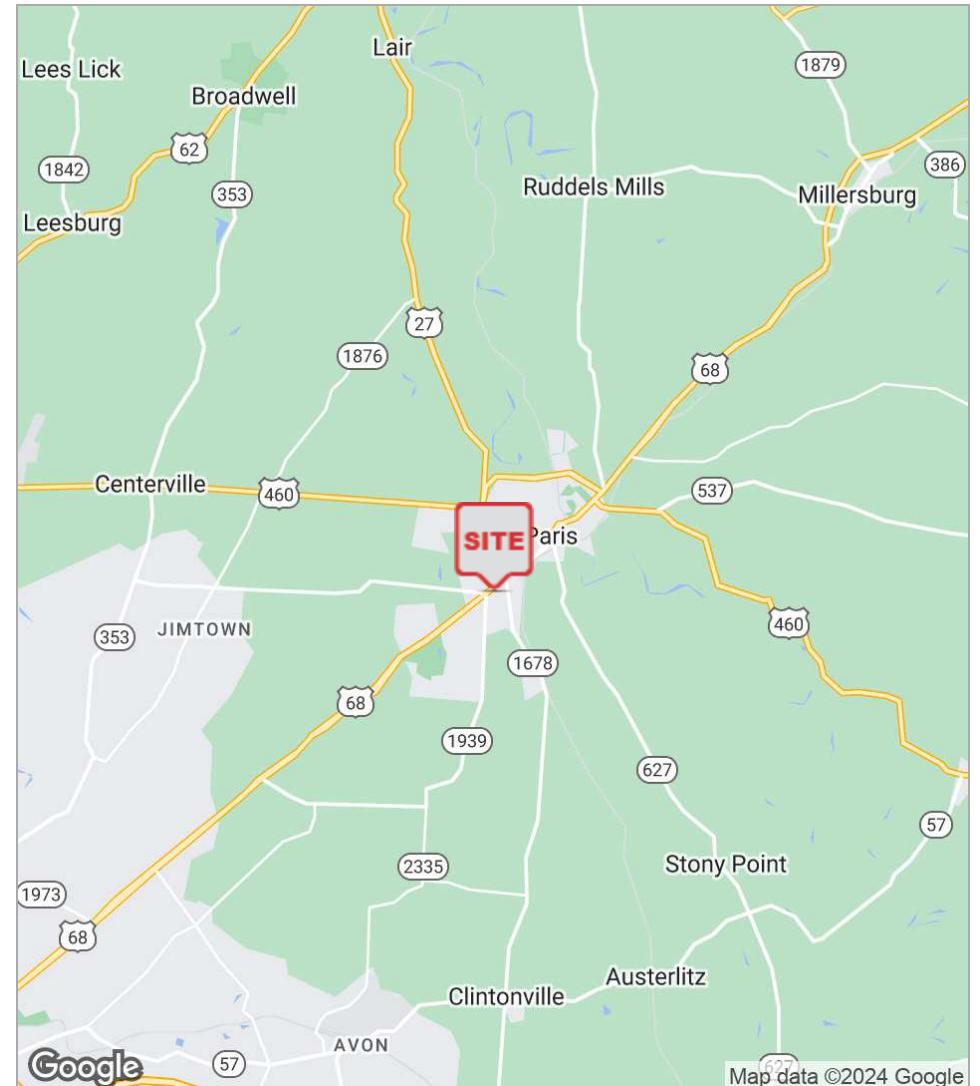
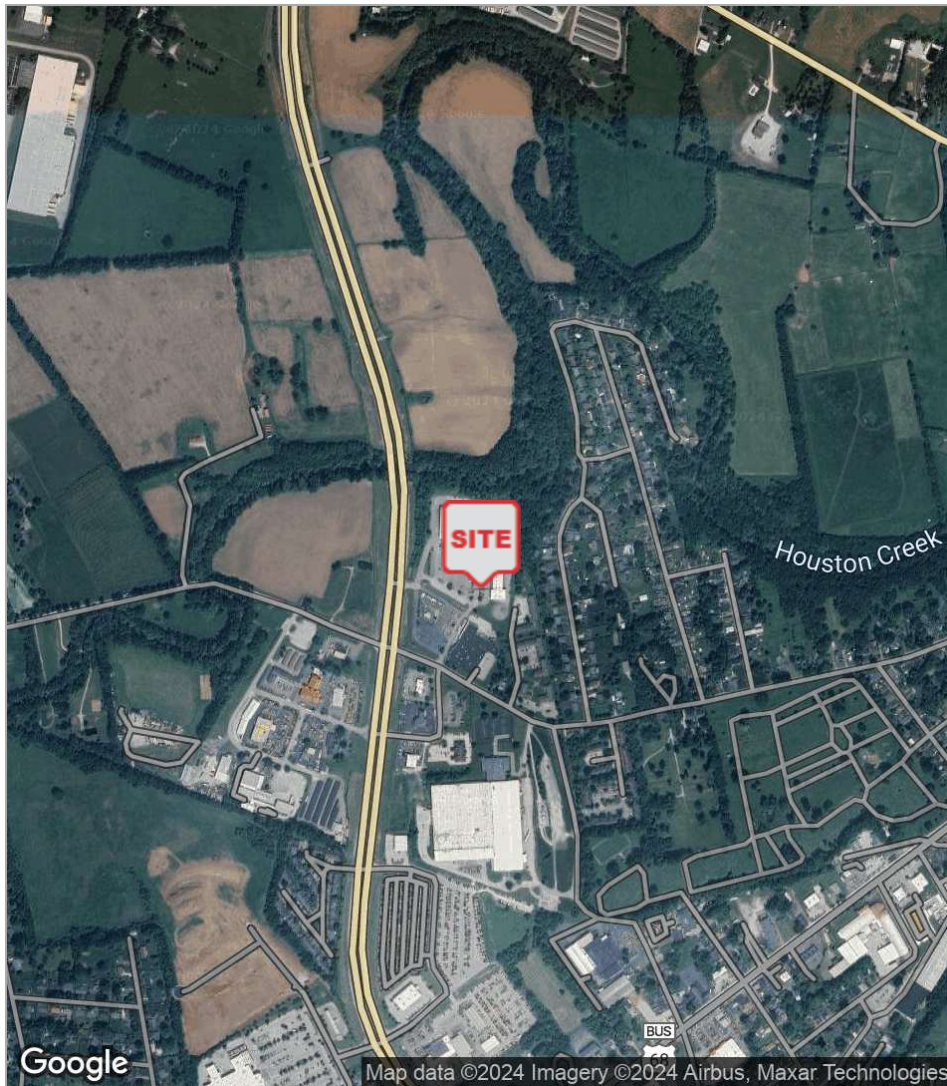


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## Location Maps



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# Aerial Photographs



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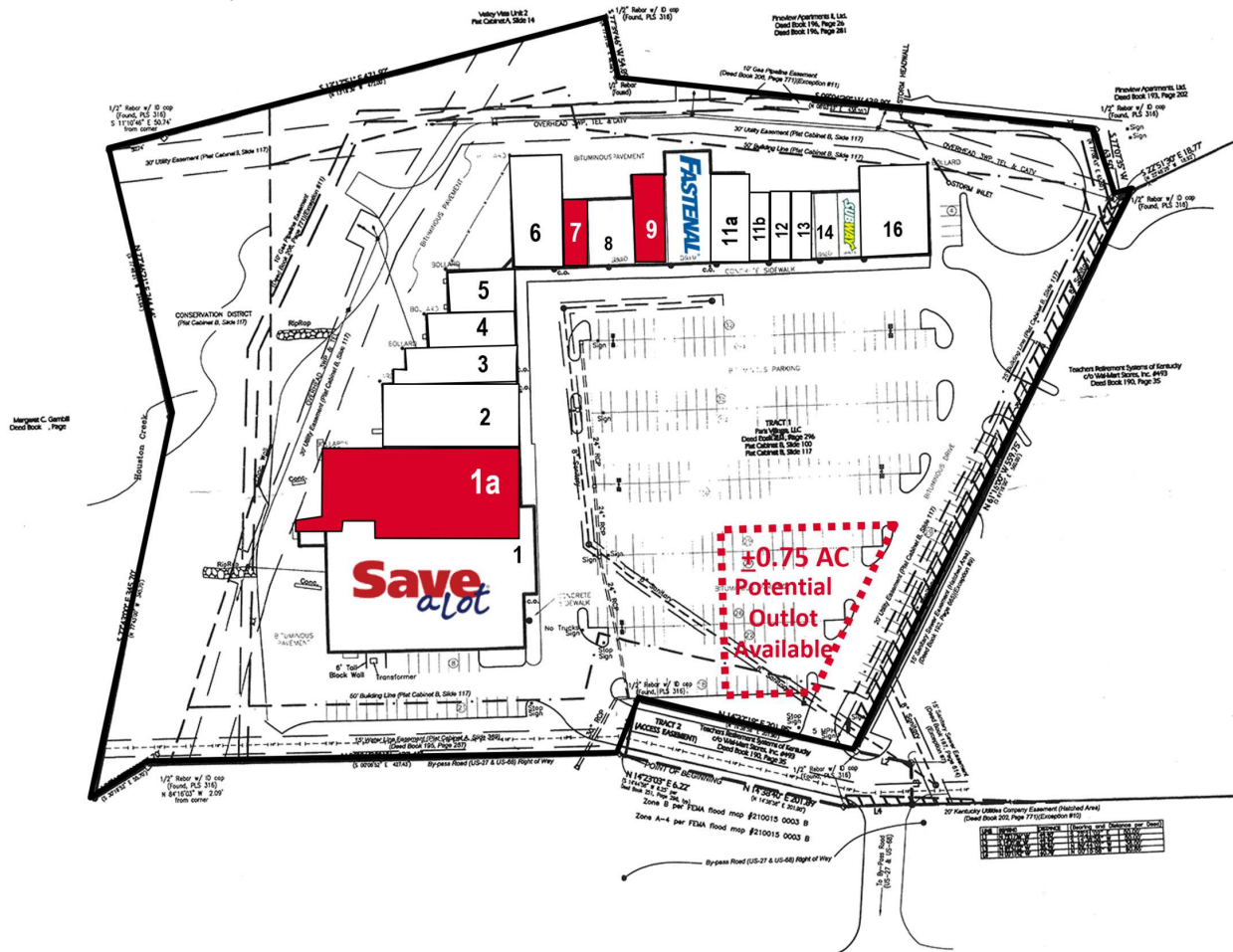


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**Paris Village  
 Shopping Center**

Site  
**Plan**



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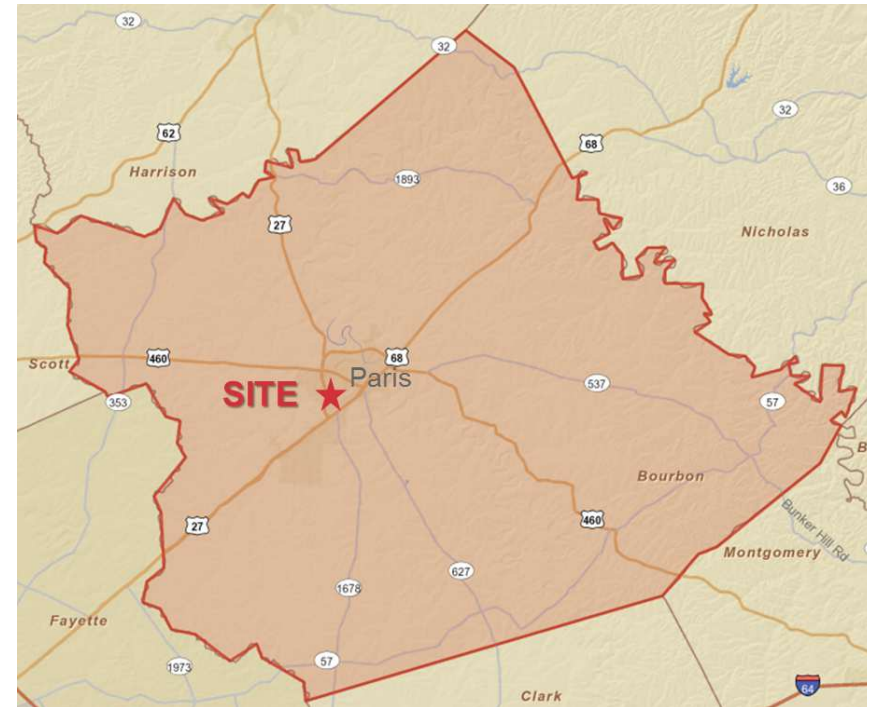
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## Demographics Map

### Bourbon County Summary

TOTAL POPULATION	19,985
TOTAL HOUSEHOLDS	7,976
AVERAGE HH INCOME	\$69,094
MEDIAN HH INCOME	\$52,176



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