

Gardenside Shopping Center Overview

Description

Keller Williams Greater Lexington is pleased to offer this Kroger shadow anchored opportunity in Lexington.

Gardenside Shopping Center, immediately across the street from the newly renovated Kroger, is a 101,000 sf, 2 level center. There is expansive parking for tenants as well as a potential outlot for a restaurant, or stand alone retail or service business.

Current availability offers 1380 sf up to 49,000 sf suites available for your new location! This neighborhood center is an ideal location for casual dining, boutique retail, office users and additional service retail locations.

Gardenside Plaza boasts an average daily traffic count of 14,629 ('19) near the site with excellent visibility and multiple access points.

The property is located between Harrodsburg Road and Versailles Road, and is close to New Circle Road, I-75/ I-64, Bluegrass Airport, and Keeneland Thoroughbred Race Course in the west end of Fayette County.

Key Points

- Kroger Shadow anchored and Dollar Tree anchored Center
- Property is across from the newly renovated Kroger
- Out Lot development potential for land lease or build to suit with drive thru
- Zoned B-1, Neighborhood Business.
- Large office suite option as well.
- 647' Street Frontage
- Lot Size: 8.176 Acres
- Building Size: 101,000 SF
- Market: Lexington



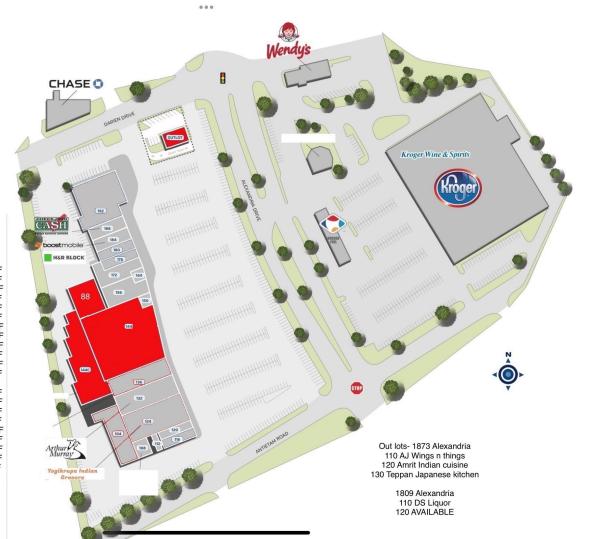


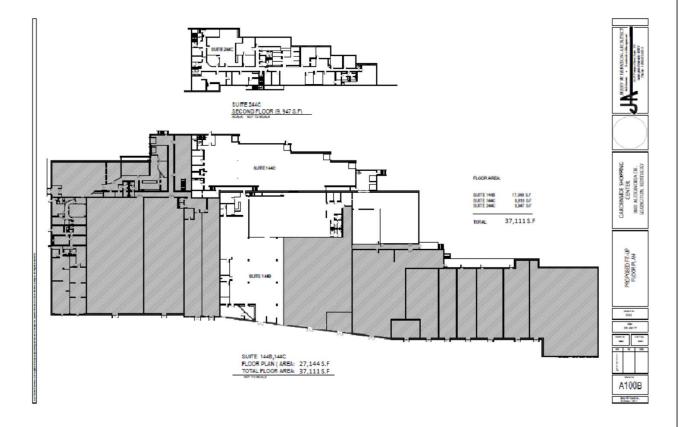
Gardenside Shopping Center

1801 Alexandria Drive Lexington, KY 40504

Site Plan

104	Destiny church	5,164 SF
108	Goldenrod Tattoo	1,145 SF
112	Landlord Office	830 SF
116	Metro by T-Mobile	1,459 SF
120	Golden Nails	1,320 SF
124	Dollar Tree	9,920 SF
132	Arthur Murray Dance	3,987 SF
136	Liquidation store	5,200 SF
144.	Available	20,418 SF
88	Available	4,210 SF
144C	Available	9,816 SF
244C	Second Floor Office -	9,947 SF
	Available	
150	Kentucky Insurance Group	625 SF
156	El Gran Tako	5,217 SF
164	Shine Nutrition	500 SF
172	La Prefrida Grocery	3,421 SF
176	La Michoacana Ice cream	1,574 SF
180	H&R Block	1,664 SF
184	Boost Mobile	2,320 SF
188	Check Into Cash	2,362 SF
192	Bombay Indian Cuisine	7,294 SF







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OFFERING SUMMARY

Lot Size: 8.176 Acres

Building Size: 101,000 SF

Zoning: B-1

Market: Lexington

Major Tenant Information

Tenant

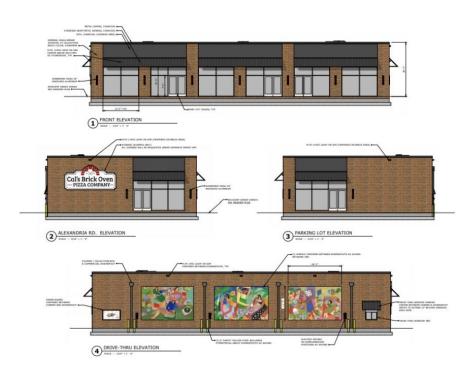
- Arthur Murray Dance Centers
- Everest Nepalese Cuisine
- Boost Mobile
- Check Into Cash
- Yogikrupa Indian Grocers
- El Gran Tako
- H&R Block
- Metro by T-Mobile

Spaces Available

Space	Sq Ft	Rate	NNN
144- Retail	20,418	9 psf	1.5 psf
144C Warehouse	9,816	6 psf	1 psf
88- Warehouse	4,210	6 psf	1 psf
Combinable	27,164	Negotiable	
244 2nd floor Office	9,947	Negotiable	

Outlots- 2 Suite and 3 Suite drive thru buildings





Outlots



Location Map

