



New Retail Buildings

1752 & 1758 West KY 192
London, Kentucky 40741

Spaces	Rate	Type	Size
1758, Suite 400	\$27.50 SF/yr	NNN	1,332 SF

Property Highlights

- New +/-21,411 SF retail space on Highway 192
- +/-1,332 SF remaining for lease
- Join Jersey Mike's Subs, Pizza Hut, Cricket and Cold Stone Creamery, Wetzel's Pretzels, Eyemart Express and Health Express Family Practice
- Pole signage available
- High visibility location adjacent to a Kroger/Marshalls/Kohl's/Five Below center
- Located across the street from Walmart very close to a signalized intersection
- Other nearby retailers include Lowe's, Michaels, Tractor Supply, Office Depot, Walgreens, Planet Fitness, Taco Bell, Burger King, Texas Roadhouse and more
- Traffic count of 28,439 VPD in front of the site on Hwy 192
- Rental Rate: \$27.50 PSF NNN

For More Information

Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

Jim Kemper

Vice President

O: 859 422 4407

jimkemper@naiisaac.com | KY #189559

KY 192 Project/By-Pass Road Improvements (2024/2025)



Source: Kentucky Transportation Cabinet (<https://transportation.ky.gov/DistrictEleven/Pages/KY-192-Project-Laurel.aspx>)

This project will improve safety, and access management in addition to reducing congestion on KY 192. Currently in the construction phase. Estimated completion 2025.



STREET SIDE ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

1752 W Highway 192 - 100% Leased

ADS
ARCHITECTURAL DESIGN
STUDIOS LLC
Architecture, Planning, Management
652.414.8115
Web: www.ADSstudios.co
Email: jason@ADSstudios.co

Email: jason@ADSstudios.co

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH THE EXISTING STRUCTURE AND UTILITIES.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DETAILS AND SPECIFICATIONS FOR THE WORK.

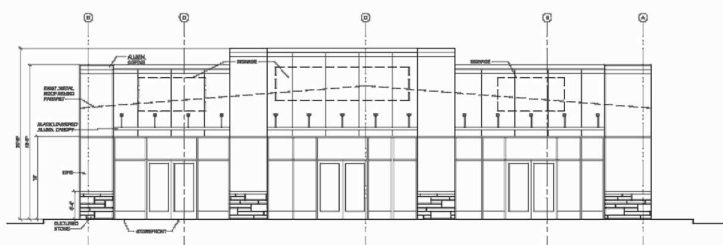
STREET SIDE ELEVATION

RENOVATION

J&G HOLDINGS LLC
1752 W. HWY. 192
LEXINGTON, KENTUCKY

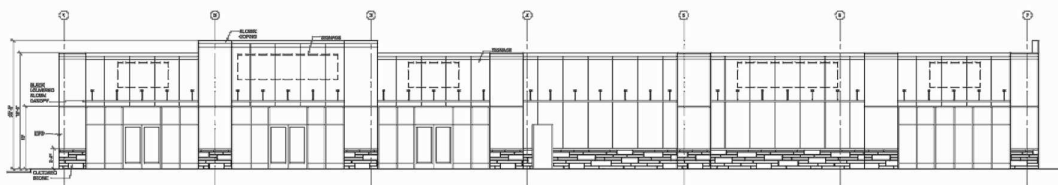
NO.	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMITTING
2	10/1/18	ISSUED FOR CONSTRUCTION
3	10/1/18	ISSUED FOR CONSTRUCTION

EL1.1



FRONT ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION



PARKING AREA SIDE ELEVATION
3/8" = 1'-0"

ADS
ARCHITECTURAL DESIGN
STUDIOS LLC
Architecture, Planning, Management
652.414.8115
Web: www.ADSstudios.co
Email: jason@ADSstudios.co

PRELIMINARY
NOT FOR
CONSTRUCTION

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH THE EXISTING STRUCTURE AND UTILITIES.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DETAILS AND SPECIFICATIONS FOR THE WORK.

ELEVATIONS

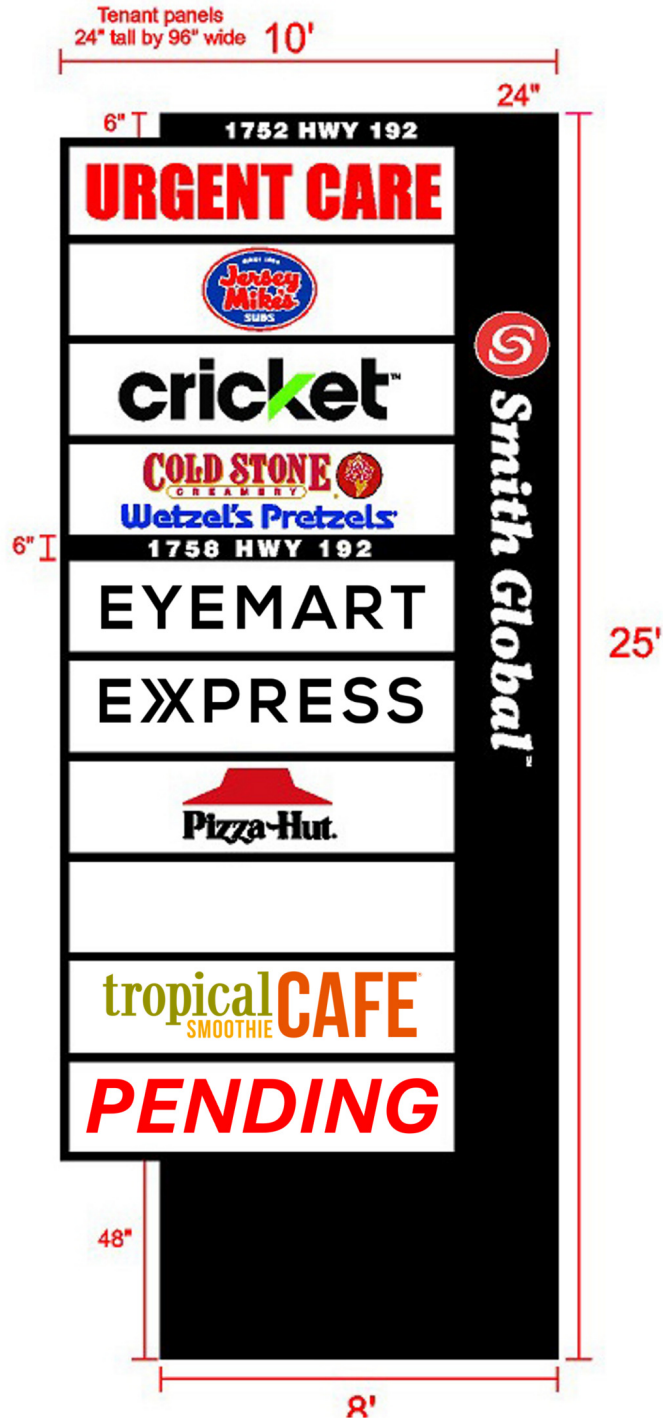
RENOVATION

J&G HOLDINGS LLC
1752 W. HWY. 192
LEXINGTON, KENTUCKY

NO.	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMITTING
2	10/1/18	ISSUED FOR CONSTRUCTION
3	10/1/18	ISSUED FOR CONSTRUCTION

A2.1

1758 W Highway 192

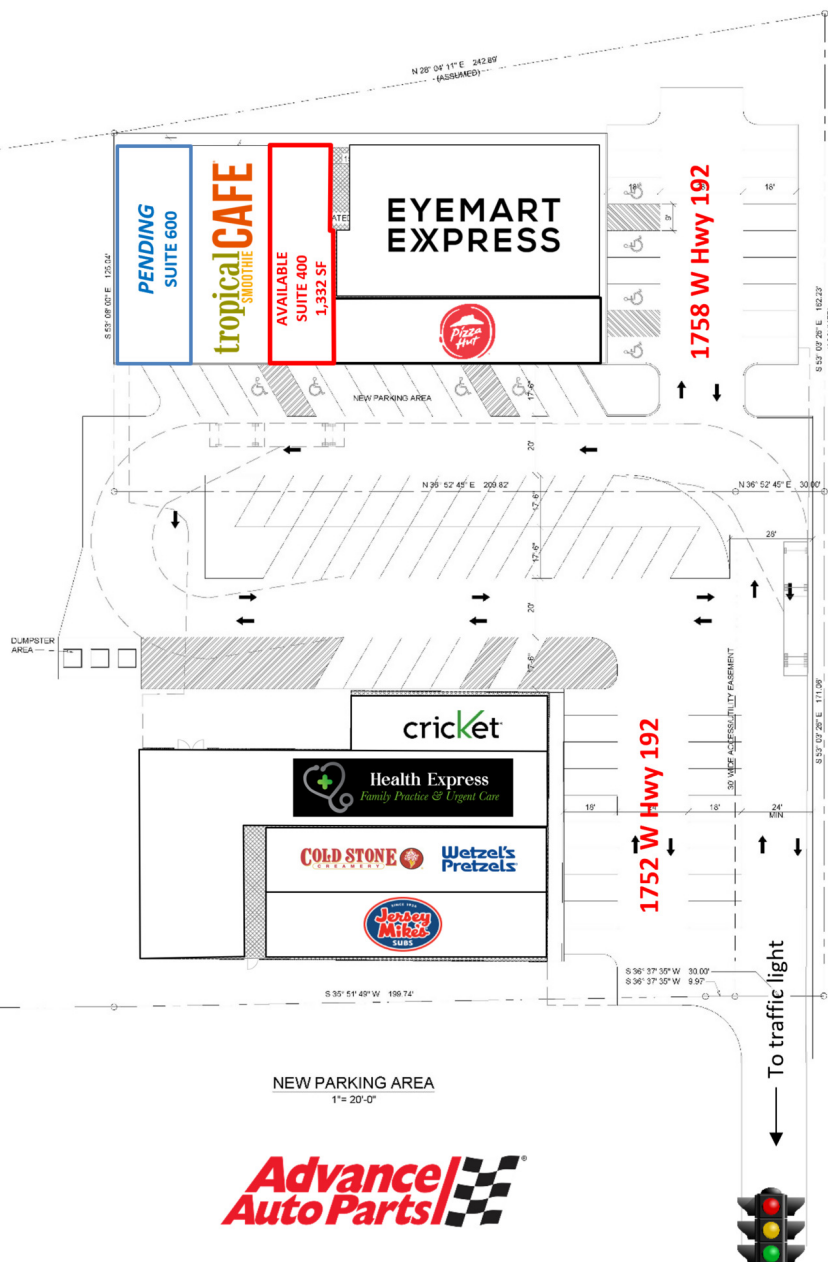


ADS.

ARCHITECTURAL DESIGN
STUDIOS LLC.
Architecture · Planning · Management
602.416.8115
Web: www.ADStudios.co
Email: jason@ADStudios.co

ARC LENGTH/RAIUS	DELTA ANGLE
219.41' 524.00'	23° 32' 20"
CHORD BEARING	CHORD LENGTH
N 75° 00' 54" W	217.67'

PRELIMINARY
NOT FOR
CONSTRUCTION



PRELIMINARY
NOT FOR
CONSTRUCTION

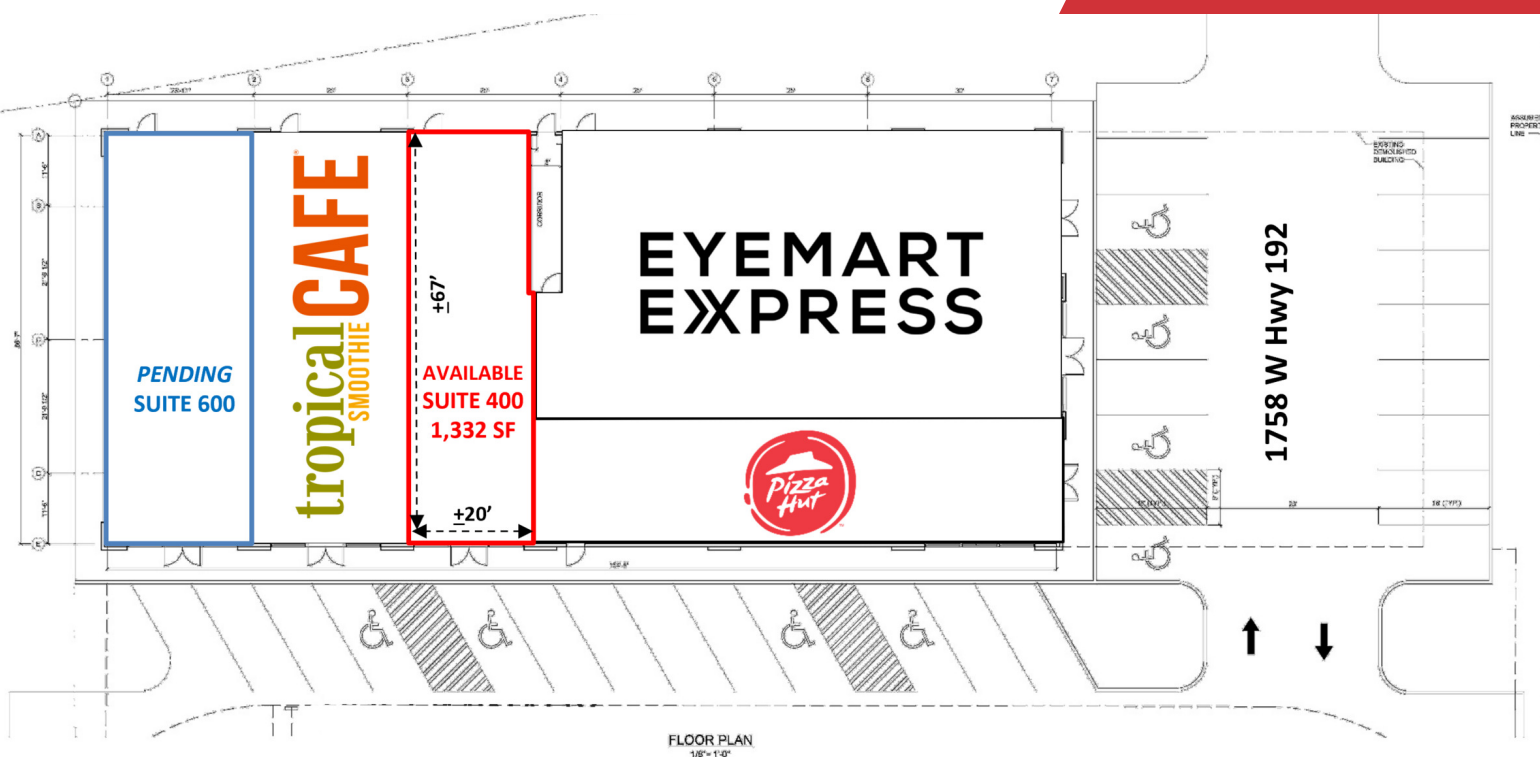
**Advance/
Auto Parts**

ADS
ARCHITECTURAL DESIGN
STUDIOS LLC.
Architecture • Planning • Management
658-412-8115
Web: www.ADSstudios.co
Email: jason@ADSstudios.co



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	100% Leased	Lease Rate:	\$27.50 SF/yr

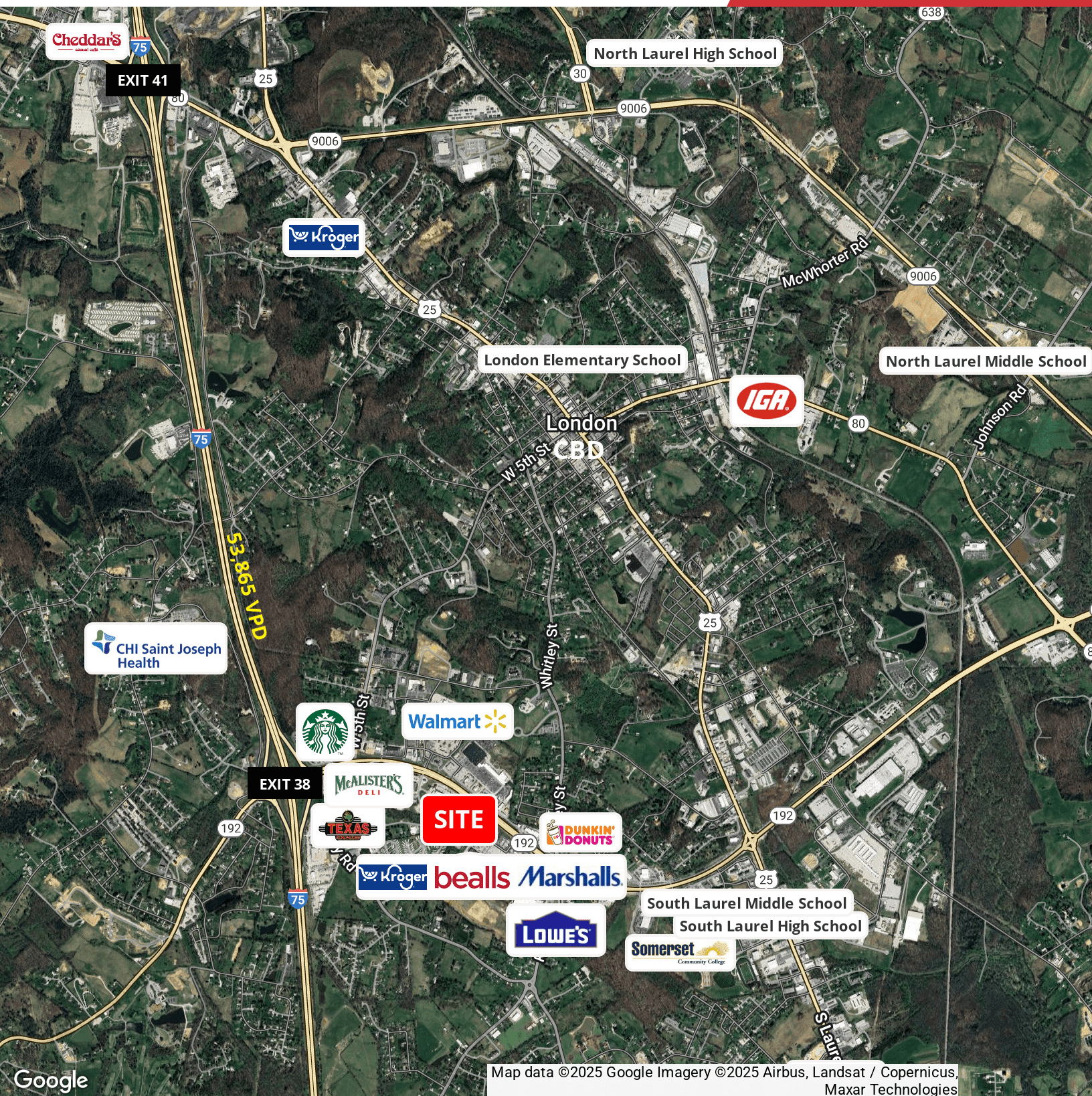


Lease Information

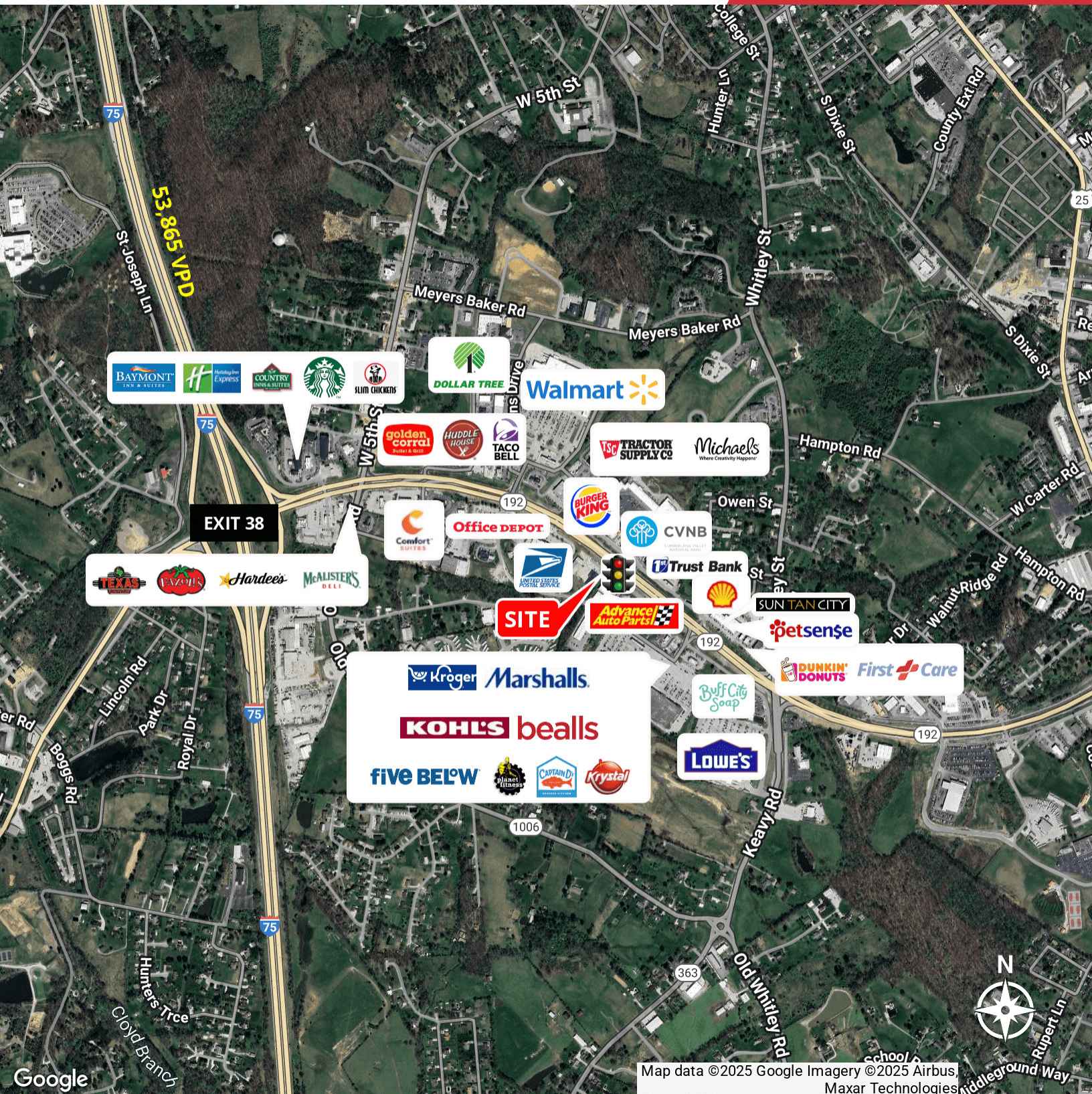
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,332 SF	Lease Rate:	\$27.50 SF/yr

Available Spaces

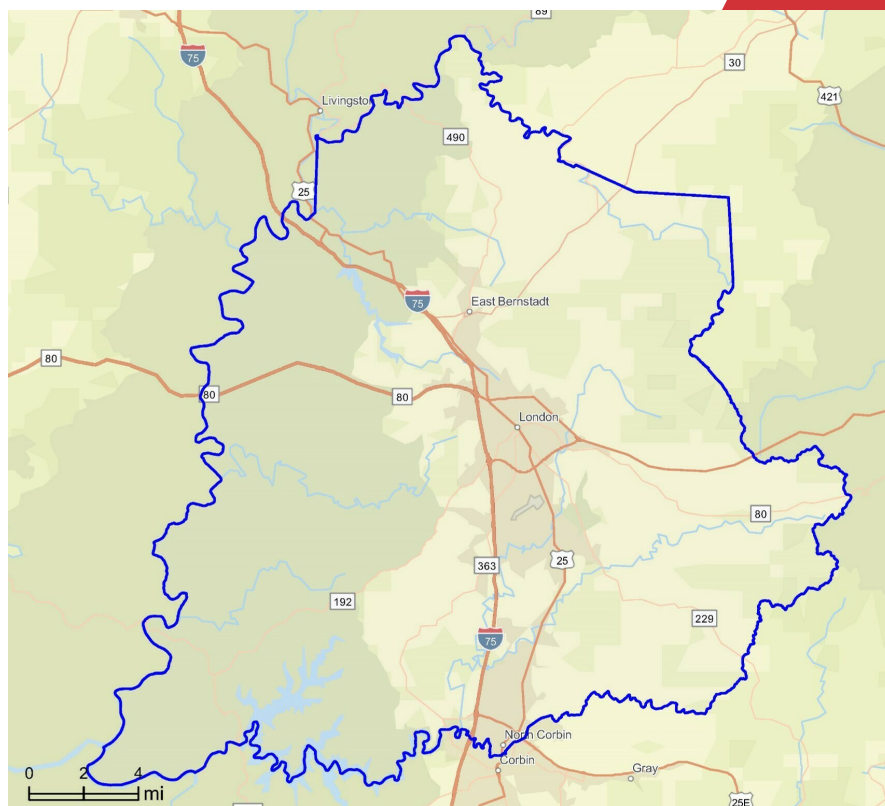
Suite	Size (SF)	Lease Type	Lease Rate	Description
1758, Suite 400	1,332 SF	NNN	\$27.50 SF/yr	-



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies







Laurel County Demographics

2024

Population	63,511
Households	24,555
Average Household Income	\$70,771
Per Capita Income	\$27,411