



COLBY STATION SHOPPING CENTER

1910-1988 BYPASS ROAD | WINCHESTER, KENTUCKY

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PROPERTY HIGHLIGHTS

COLBY STATION SHOPPING CENTER

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2025 DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
Total Population	8,442	26,072	30,403
2030 Proj. Population	8,520	26,217	30,588
Daytime Population	7,326	27,975	31,690
Total Households	3,496	10,874	12,568
Average HH Income	\$86,198	\$81,244	\$82,693

LOCATION

NEC of Bypass Road & Colby Road
1910-1988 Bypass Road, Winchester, Kentucky 40391

AVAILABLE

±9,500 - 13,153 SF

RATES

Asking Rent: \$10/SF + NNN (\$3.75/SF)

TRAFFIC COUNTS (KYDOT)

20,942 VPD ('24)	8,160 VPD ('22)	11,230 VPD ('24)
Bypass Rd West of Site	Colby Rd	Bypass Rd East of Site

HIGHLIGHTS

- » ±57,466 SF shopping center located on Bypass Rd
- » Building Type: Retail
- » Monument sign on-site
- » Multiple access points
- » Located across from Walmart
- » Current Tenants include Dollar Tree, Kay Jewelers, Rent ACenter, Little Caesars, Resilience Physical Therapy, Don Senor's Restaurant and Scooters Coffee



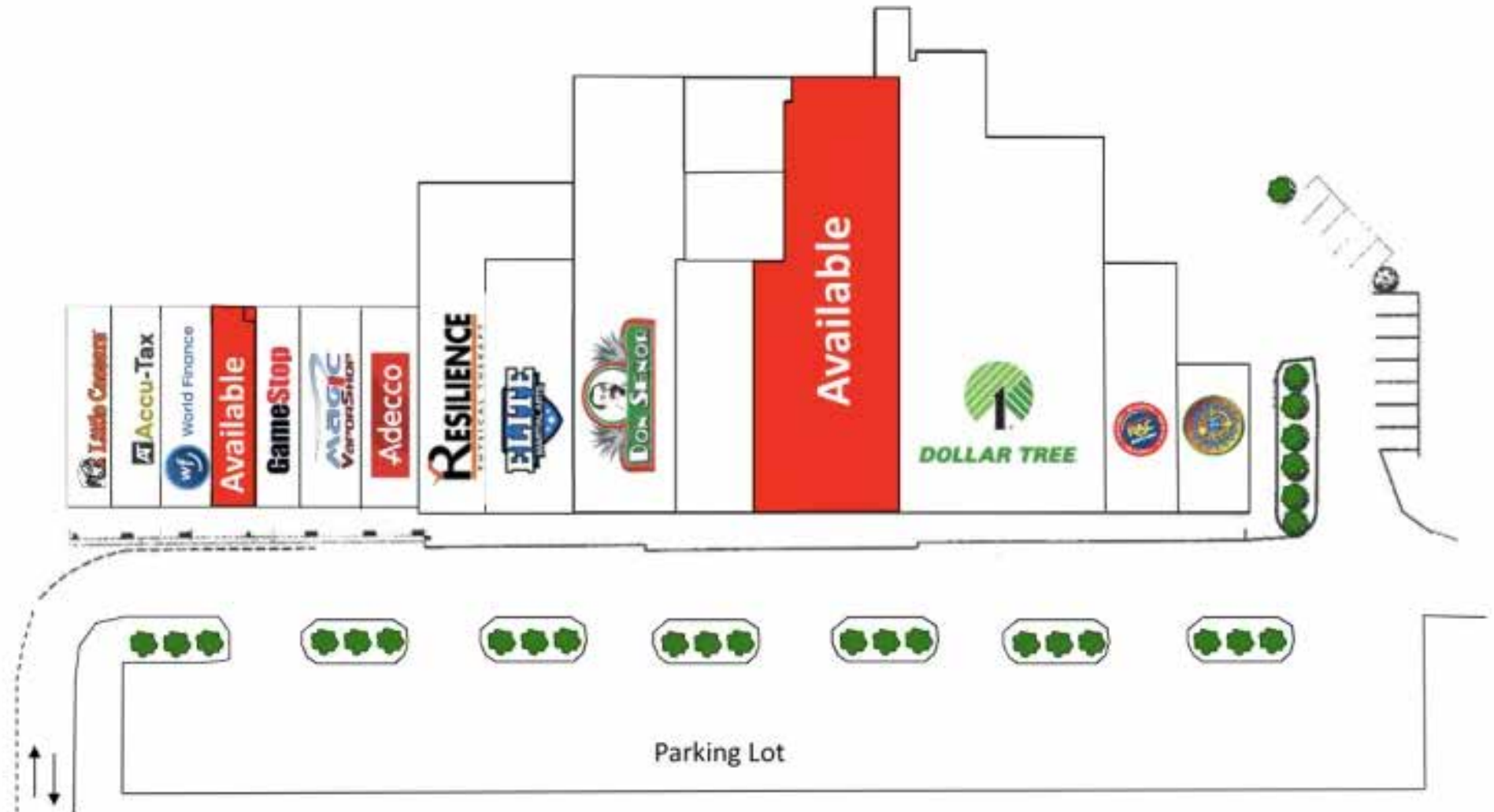
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1908 Bryant Road, Suite 250, Lexington, KY 40509
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SITE PLAN

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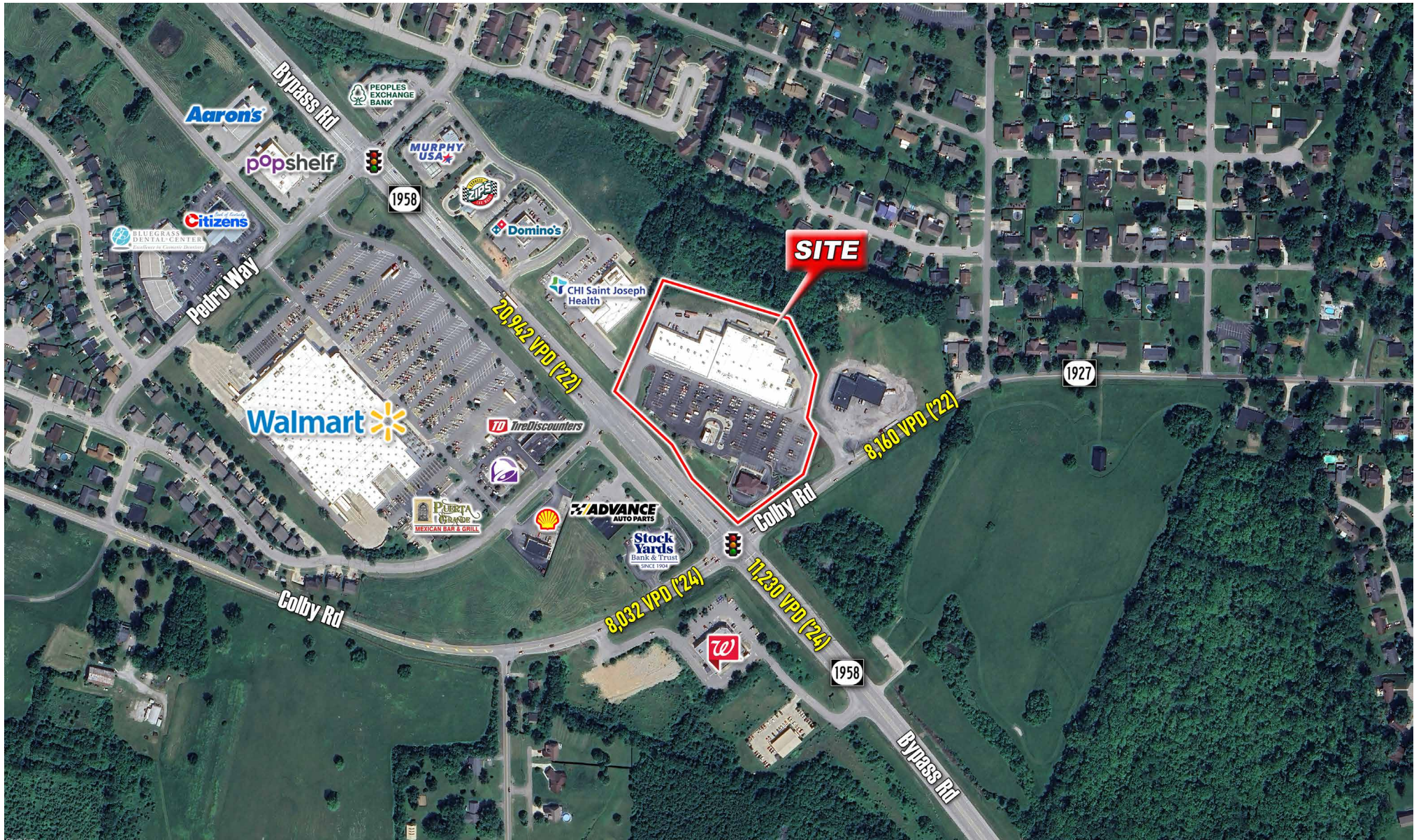
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SITE AERIAL

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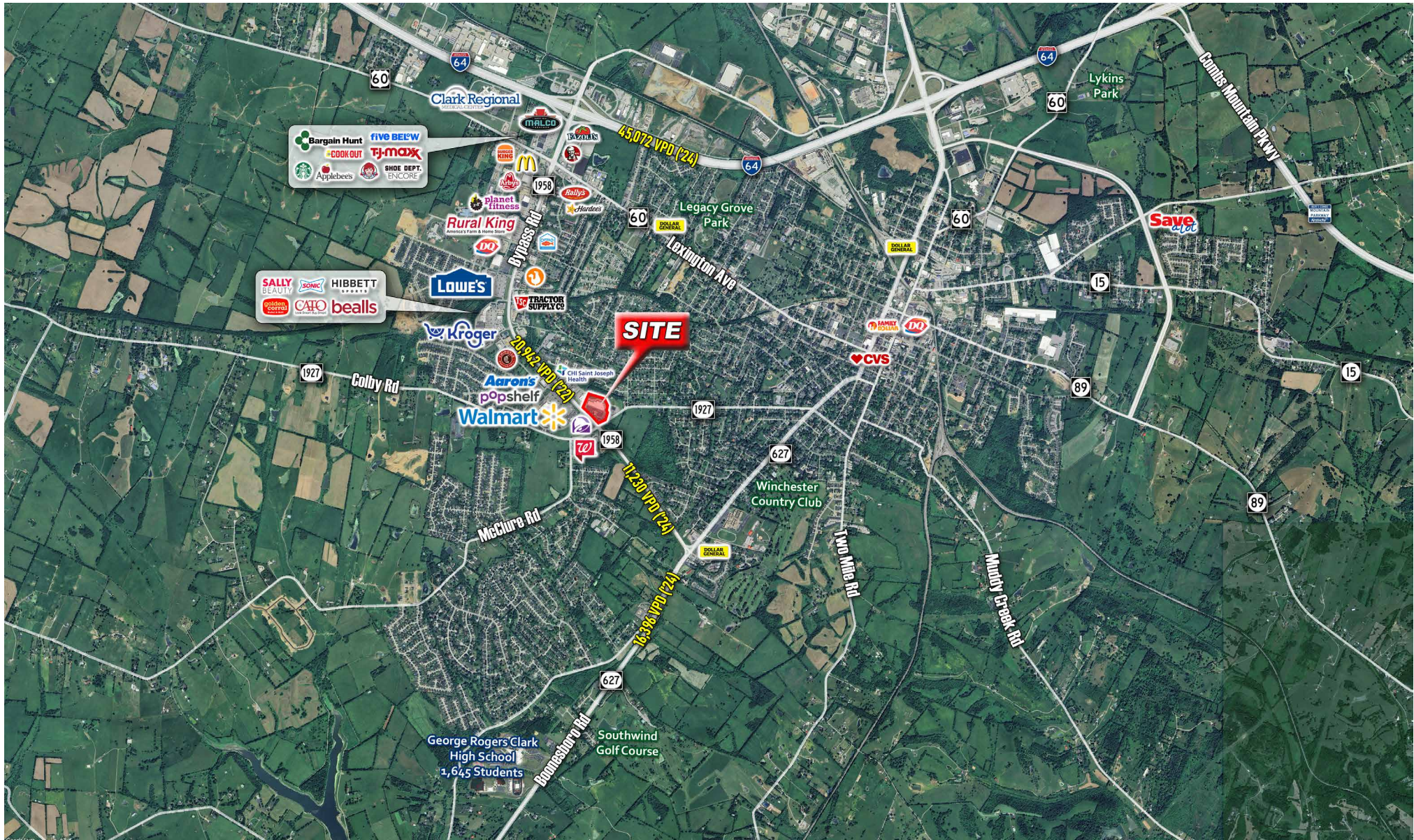
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MARKET AERIAL

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PROPERTY PHOTOS

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