

## COLBY STATION SHOPPING CENTER

1910-1988 BYPASS ROAD | WINCHESTER, KENTUCKY



CONTACT: **BRYAN LITTLE**  
859.619.4969 | [bryan@littlerealestateky.com](mailto:bryan@littlerealestateky.com)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease; or withdrawal without notice.



[kycommercial.net](http://kycommercial.net)

# PROPERTY HIGHLIGHTS

## COLBY STATION SHOPPING CENTER

1910-1988 Bypass Road | Winchester, Kentucky



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



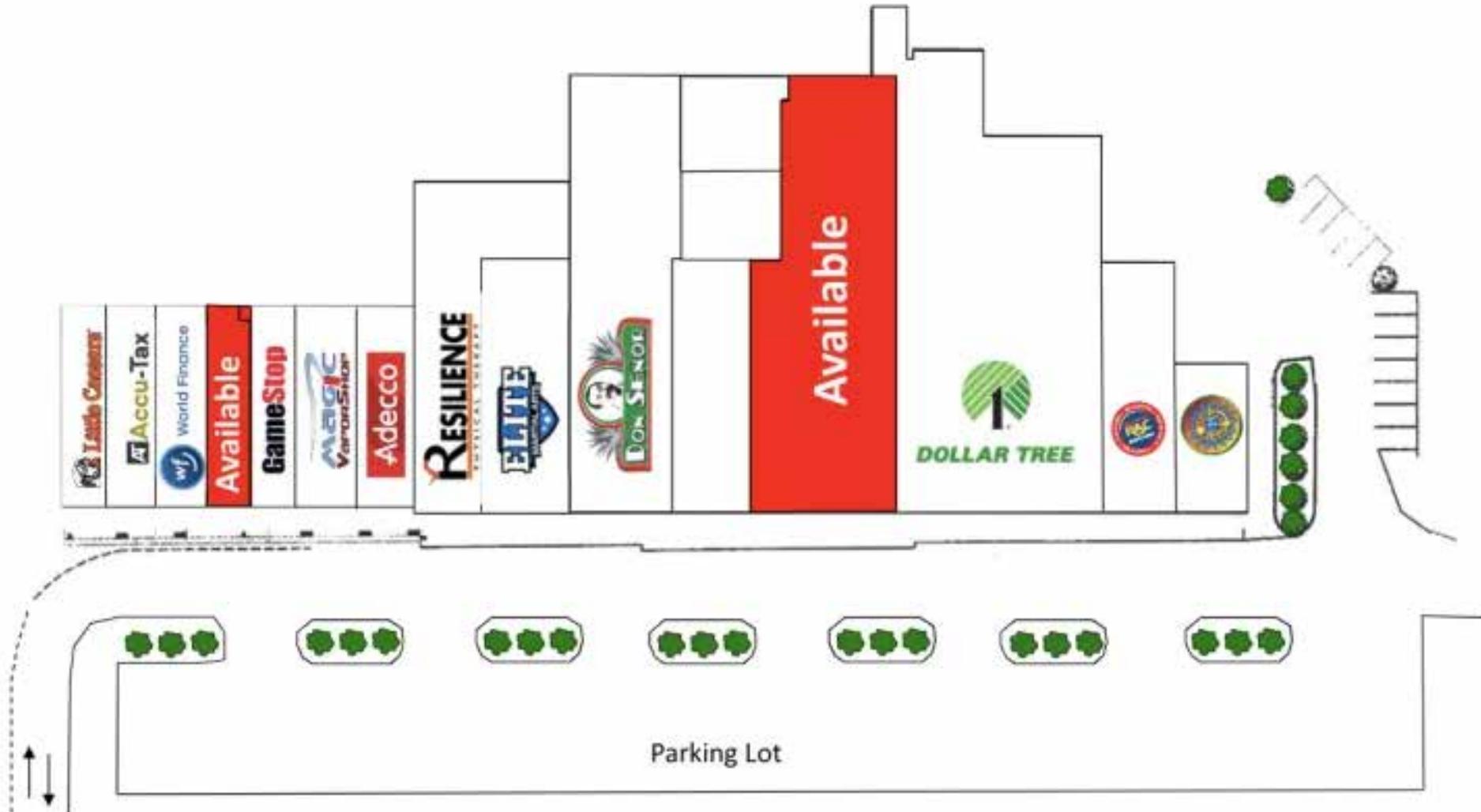
**KY COMMERCIAL**  
1908 Bryant Road, Suite 250, Lexington, KY 40509  
[www.kycommercial.net](http://www.kycommercial.net)

**BRYAN LITTLE**  
**p:** 859.619.4969  
**e:** [bryan@littlerealestateky.com](mailto:bryan@littlerealestateky.com)

# SITE PLAN

## COLBY STATION SHOPPING CENTER

1910-1988 Bypass Road | Winchester, Kentucky



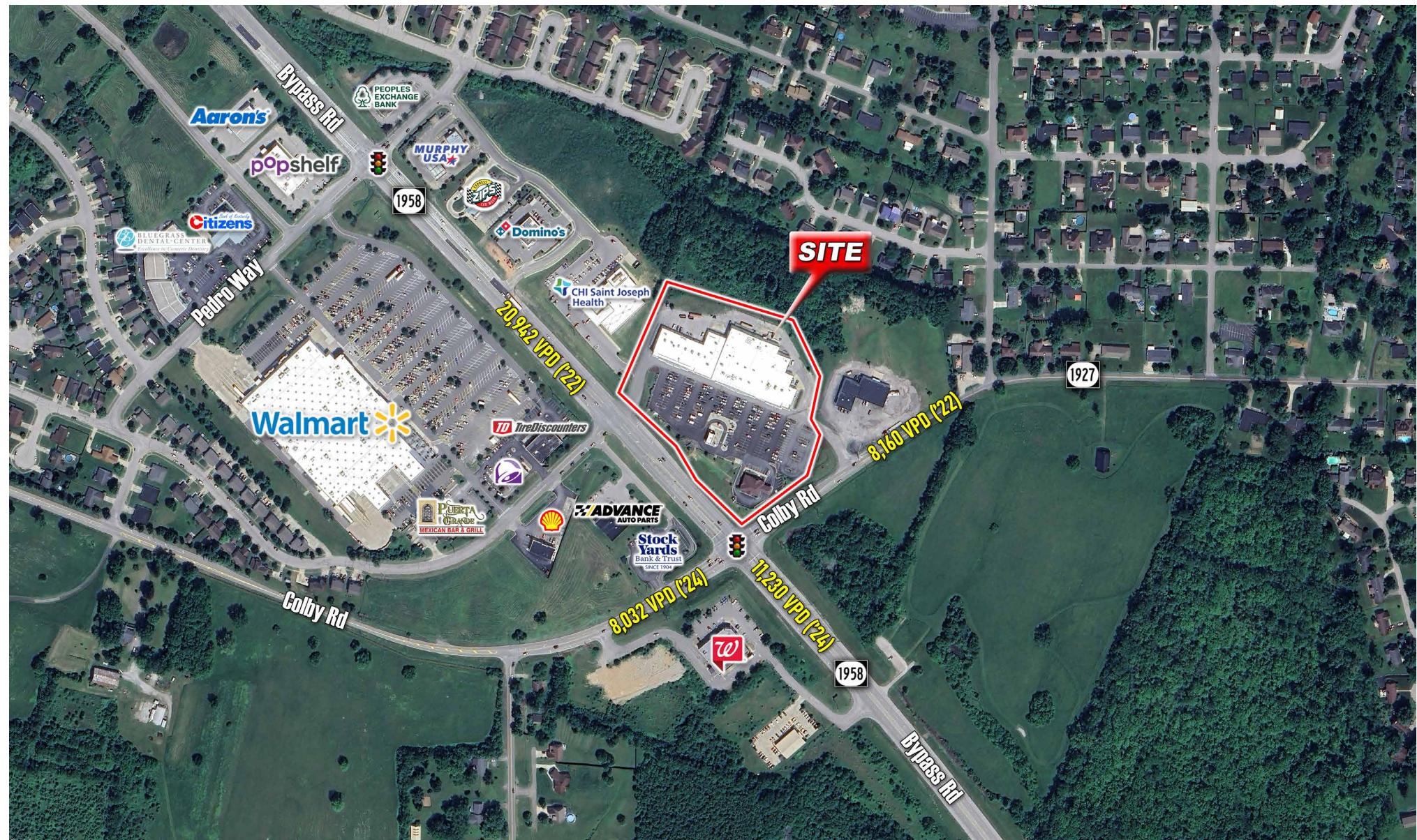
**KY COMMERCIAL**  
1908 Bryant Road, Suite 250, Lexington, KY 40509  
[www.kycommercial.net](http://www.kycommercial.net)

**BRYAN LITTLE**  
p: 859.619.4969  
e: [bryan@littlerealestateky.com](mailto:bryan@littlerealestateky.com)

# SITE AERIAL

## COLBY STATION SHOPPING CENTER

1910-1988 Bypass Road | Winchester, Kentucky



KY COMMERCIAL

1908 Bryant Road, Suite 250, Lexington, KY 40509  
[www.kycommercial.net](http://www.kycommercial.net)



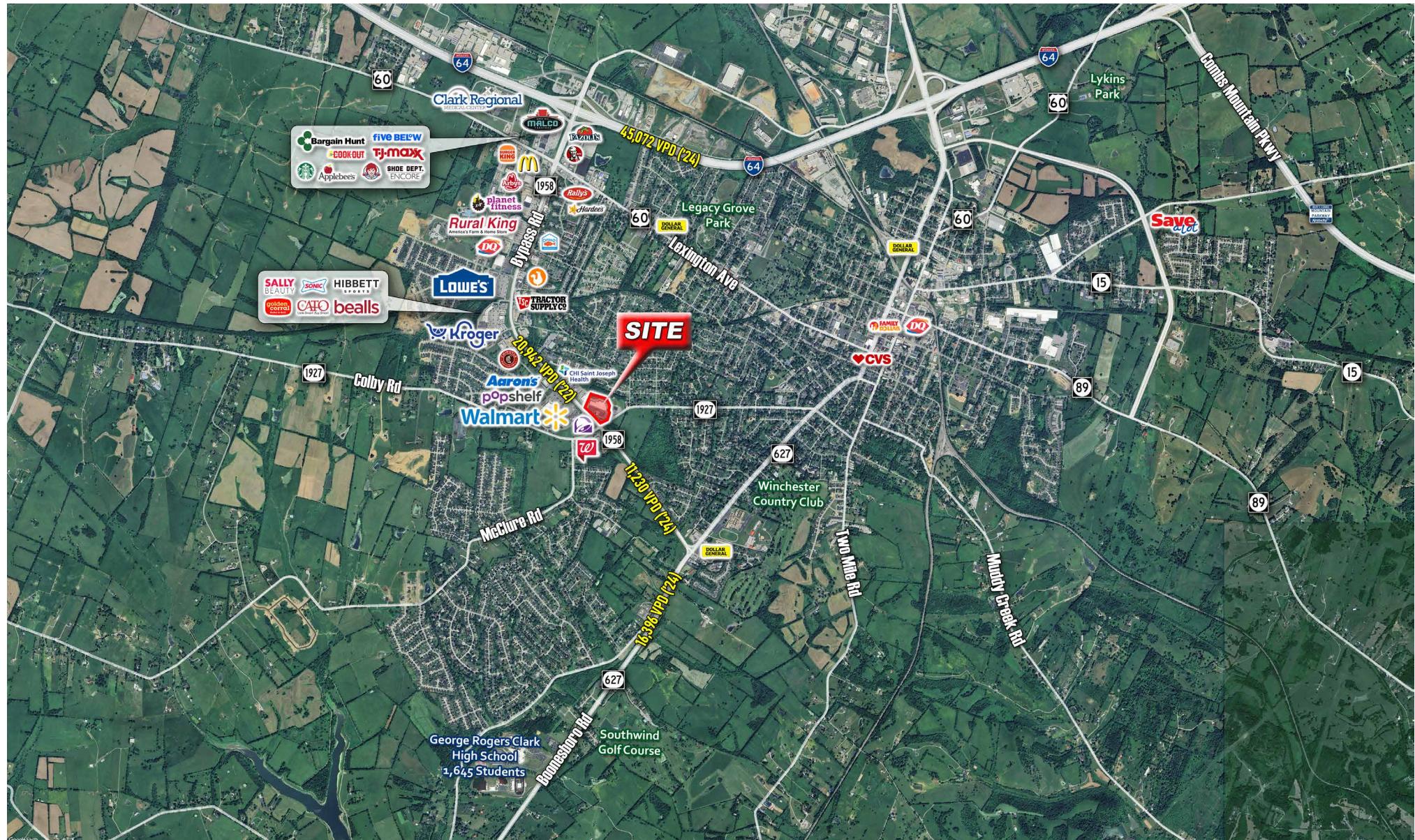
BRYAN LITTLE

p: 859.619.4969  
e: [bryan@littlerealestateky.com](mailto:bryan@littlerealestateky.com)

# MARKET AERIAL

## COLBY STATION SHOPPING CENTER

1910-1988 Bypass Road | Winchester, Kentucky



**KY COMMERCIAL**  
1908 Bryant Road, Suite 250, Lexington, KY 40509  
[www.kycommercial.net](http://www.kycommercial.net)

**BRYAN LITTLE**  
p: 859.619.4969  
e: [bryan@littlerealestateky.com](mailto:bryan@littlerealestateky.com)

# PROPERTY PHOTOS

## COLBY STATION SHOPPING CENTER

1910-1988 Bypass Road | Winchester, Kentucky



**KY COMMERCIAL**  
1908 Bryant Road, Suite 250, Lexington, KY 40509  
[www.kycommercial.net](http://www.kycommercial.net)

**BRYAN LITTLE**  
**p:** 859.619.4969  
**e:** [bryan@littlerealestateky.com](mailto:bryan@littlerealestateky.com)