

LEASING OPPORTUNITY

CROSSROADS SHOPPING CENTER

Nicholasville & E. Reynolds, Lexington, Kentucky



OPPORTUNITIES

- * Located at signalized intersection across from 1.2M SF Fayette Mall.
- * Facade and street scape renovations just completed!
- * Anchored by Walgreens and Jo-Anns.
- * 1,800 and 10,500 SF Retail Suites available.



Equity
Management
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

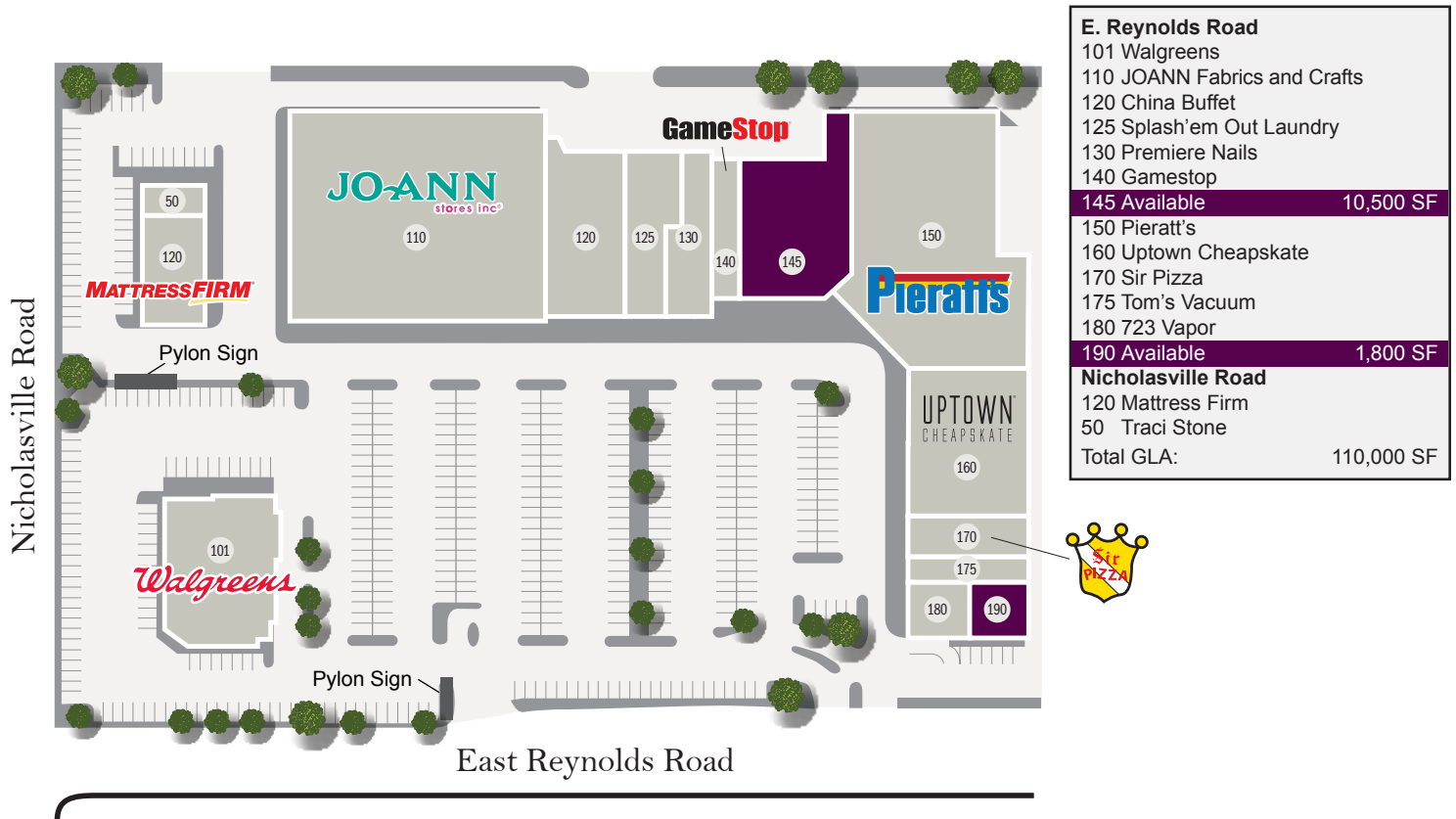
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Equity Management Group * 840 East High Street * Lexington, KY 40502

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E. Reynolds Road	
101 Walgreens	
110 JOANN Fabrics and Crafts	
120 China Buffet	
125 Splash'em Out Laundry	
130 Premiere Nails	
140 Gamestop	
145 Available	10,500 SF
150 Pieratt's	
160 Uptown Cheapskate	
170 Sir Pizza	
175 Tom's Vacuum	
180 723 Vapor	
190 Available	1,800 SF
Nicholasville Road	
120 Mattress Firm	
50 Traci Stone	
Total GLA:	110,000 SF

PROPERTY SPECIFICS

Anchor Tenant:	Jo-Ann Fabrics
Total Land Area:	8 acres
Total GLA:	110,000 SF
Traffic Count:	90,624
Parking Spaces:	475
Occupancy:	89%

PROPERTY ADVANTAGES

#1 retail shopping area in central KY.
Nicholasville Road signage available.

LOCATION

Located at: the intersection of Nicholasville & East Reynolds roads in Lexington, Kentucky. Diagonally across from Fayette Mall, adjacent to South Park, Lexington Green

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	10,398	112,328	227,018
Average Household Income:	\$55,026	\$78,883	\$75,460
Average Household Value:	\$183,788	\$236,692	\$243,218

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THE SUMMIT AT FRITZ FARM

- WHOLE FOODS MARKET
- Apple
- FLEET FEET
- SHAKE SHACK
- J. ALEXANDER'S RESTAURANT
- lululemon
- athletica
- POTTERY BARN
- ANTHROPOLOGIE
- BLAZE PIZZA
- WHITE | BLACK
- SEPHORA

FAYETTE MALL

- Dillard's
- H&M
- macy's
- OLD NAVY
- CHIPOTE MEXICAN GRILL
- FRIDAYS
- Chick-fil-A
- The Cheesecake Factory
- Moe's southwest grill
- STARBUCKS COFFEE
- P.F. CHANG'S CHINA RESTAURANT
- Guitar Center

FAYETTE PLACE SHOPPING CENTER

- LEXINGTON ATHLETIC CLUB
- Party City
- ROSS DRESS FOR LESS
- carter's
- Schlotsky's Deli
- SHOE CARNIVAL
- CINEMARK

SOUTH PARK SHOPPING CENTER

- Academy SPORTS+OUTDOORS
- BEST BUY
- MAIN EVENT
- VCF
- ULTA

MALL AT LEXINGTON GREEN

- LOFT
- Hilton
- Palmers
- LENSCRAFTERS

Other Brands on Map: Man O War Blvd., Shell, LOWE'S Home Improvement Warehouse, SUPER CUTS, Walmart, McDonald's, Bank of America, West Tiverton, The Vitamin Shoppe, Pier 1 Imports, Clays, ACURA, DICK'S SPORTING GOODS, ALDI, Dillard's, PNC, JCPenney, Olive Garden, macy's, Target, ARBYS, JARED, at&t, Shell, UPTOWN CHEAPSKEAT, MATTRESS FIRM, JO-ANN, JO-ANN stores inc., PIER 1, STAYBRIDGE SUITES, goodwill, meijer, HOMWOOD SUITES, Hilton, NEW CIRCLE ROAD

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