

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 Pieratt's.
- \* 1,800, 10,500 and 30,000 SF Retail Suites available.

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.



**Equity  
Management  
Group, Inc.**

Leasing Representative: **Jason Taylor**  
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Equity Management Group \* 840 East High Street \* Lexington, KY 40502

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### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	Pieratt's
<b>Total Land Area:</b>	8 acres
<b>Total GLA:</b>	110,000 SF
<b>Traffic Count:</b>	90,624
<b>Parking Spaces:</b>	475
<b>Occupancy:</b>	62%

### 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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