

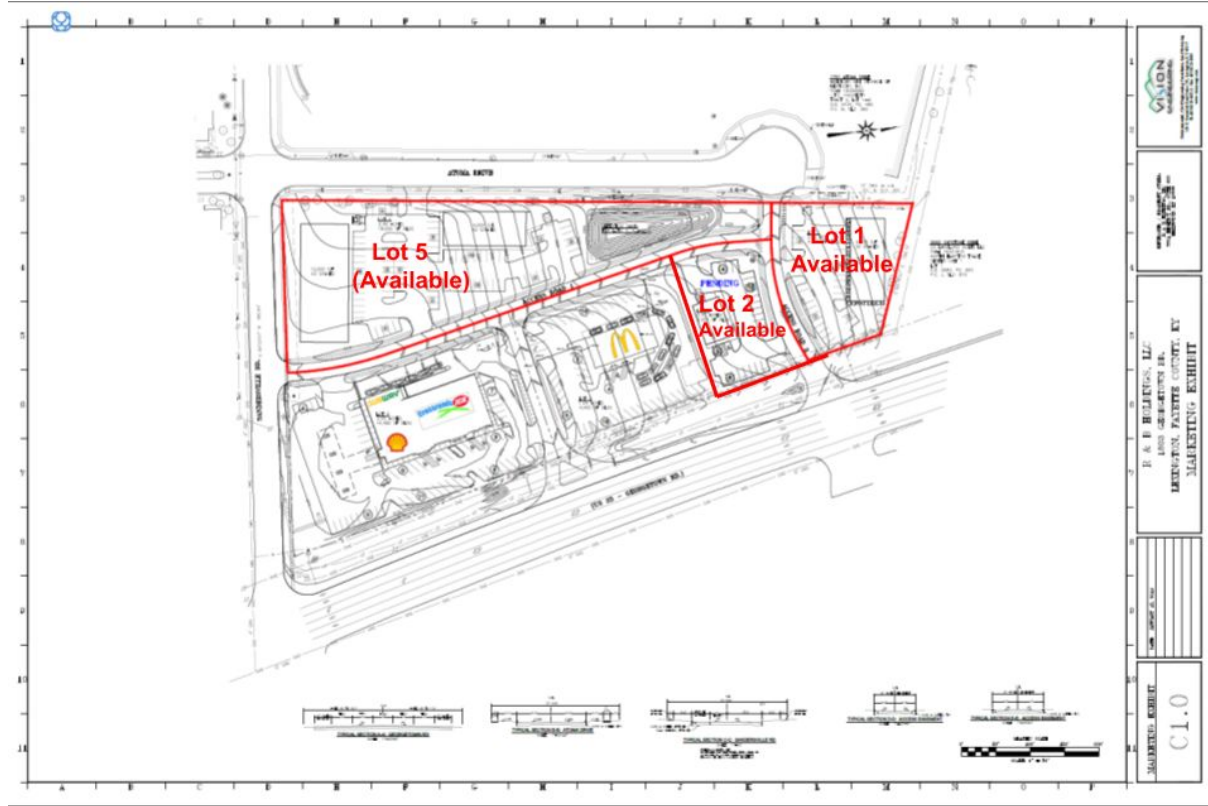
GEORGETOWN ROAD

RETAIL DEVELOPMENT

1803 GEORGETOWN RD, LEXINGTON, KY 40511



SITE PLAN



Lot 1

2,000-3,500 +/- SF Building w/ Drive-Thru
6,000 +/- SF Building w/o Drive-Thru

Lot 2

1,500-2,000 +/- SF Bldg w/ Drive-Thru
3,000 +/- SF Bldg w/o Drive-Thru

Lot 3

McDonald's
Opened February 3, 2021

Lot 4

Houchens Industries, Crossroads IGA
20,000+ Employees
Opened May 25, 2020

Lot 5

6,000 SF Building
12,000 SF Building
18,000 SF Building
Drive-Thru Capabilities Available

Lots 1 & 2 - Outparcel



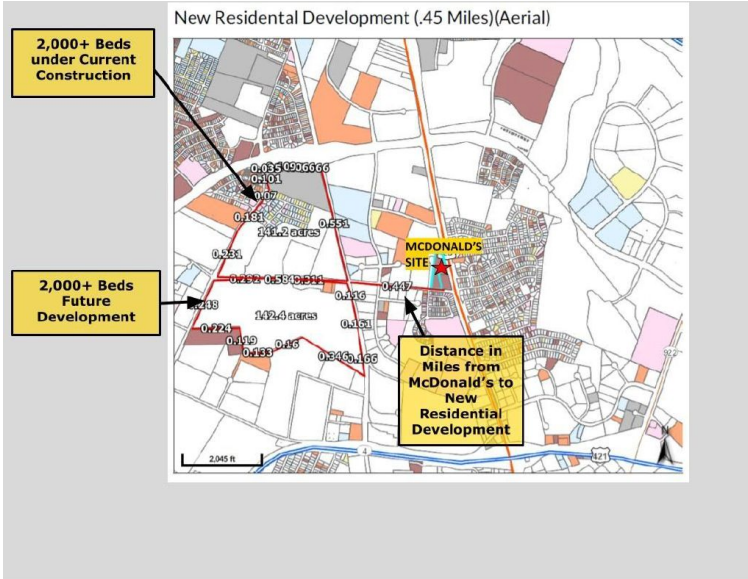
- Georgetown Road Corridor has grown over 35,000 vehicles per day
- To handle the growth, the Kentucky DOT has replaced the New Circle Rd Bridge from 3-lanes to 6-lanes and replaced all on/off ramps

SITE TO SCHOOL



Fayette County Public Schools purchased the former Imani Baptist Church (105,000 SF) for \$10.5 Million and are investing an additional \$26.9 Million to host a new school program and administrative offices (0.2 miles from site)

NEW RESIDENTIAL DEVELOPMENT / ROAD DEVELOPMENT



Ball Homes is developing 200+ additional acres of high density multi-family and single family homes within 1 mile of the site (Housing 4,000+ new residents)

Sandersville Road has connected through Citation Blvd where it picks up again on the existing Sandersville Rd, leading through the center of Masterson Station Neighborhood



JOBS AND RESIDENTS WITHIN 2 MILES OF SITE



The development is in the center of the Bluegrass Business Park and Cold Stream Business Park which employs over 15,000 people within a 2 mile radius

Current Residential Zones within 2 Miles of Development

