

Retail For Lease

# The Plaza at Lexington Green



**NAI** Isaac

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## Executive Summary



### Property Details

<b>Suite 110 Endcap</b>	UP TO 5,236 SF
<b>Former Use</b>	Restaurant
<b>Lease Rate</b>	\$21.50 PSF NNN REDUCED!
<b>Building Size</b>	24,165 SF
<b>Zoning</b>	B6-P, Planned Shopping Center

### Property Overview

NAI Isaac is pleased to present leasing opportunities at The Plaza At Lexington Green. The property is situated between Fayette Mall, the highest volume mall in the region, Target, The Mall at Lexington Green, +160,000 SF of Class A office space and a +165,000 SF recently rebranded Embassy Suites Hotel. Lexington Green is an established and well-known retail and office destination in the trade area.

### Property Highlights

- +/-24,165 SF mixed-use development
- Suite 110: Up to 5,236 SF for lease with patio plus mezzanine space
- Join Sola Salon Studios, Peacocks & Pearls, and VetData
- 131 parking spaces; 1 space per 184 SF in addition to shared access to large adjacent parking fields
- Rental Rate: \$25.00 PSF NNN REDUCED TO \$21.50 PSF NNN



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## Additional Photos



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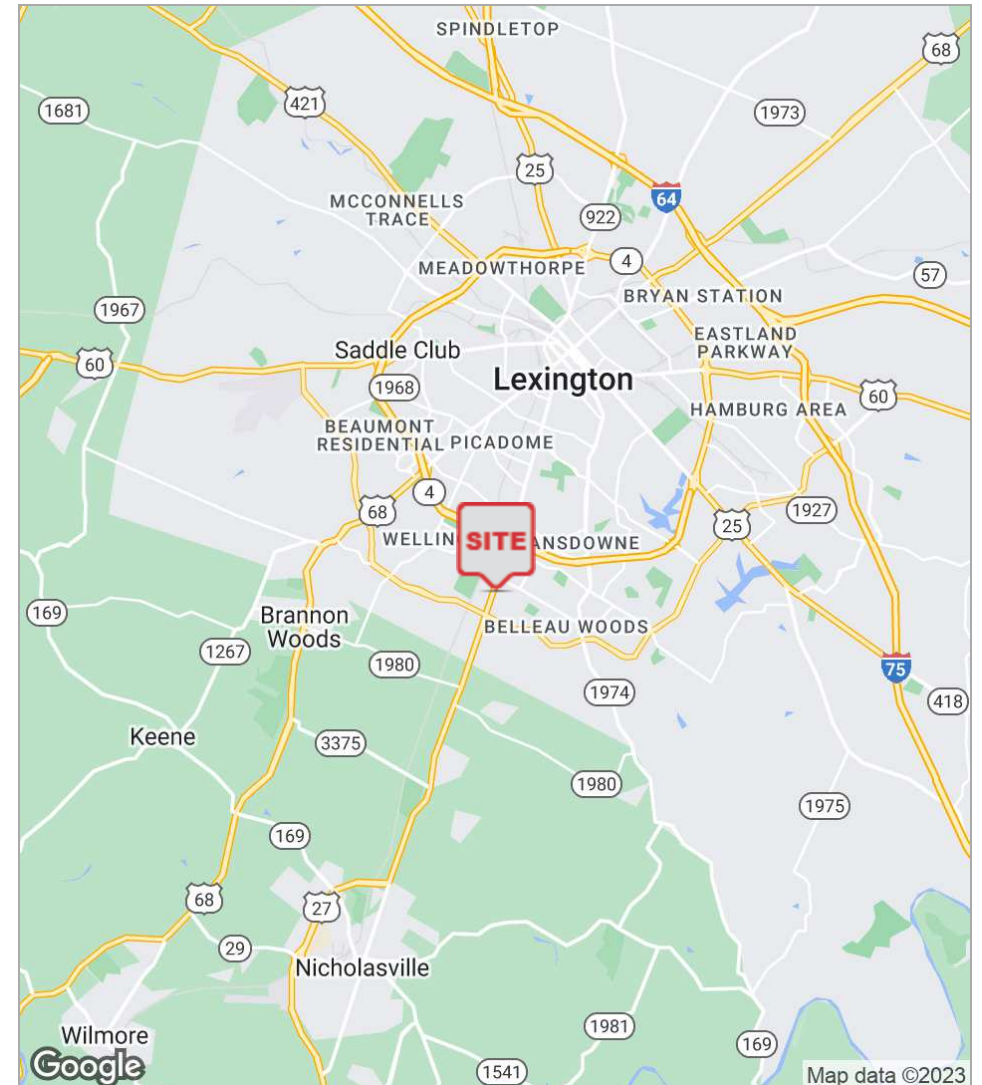
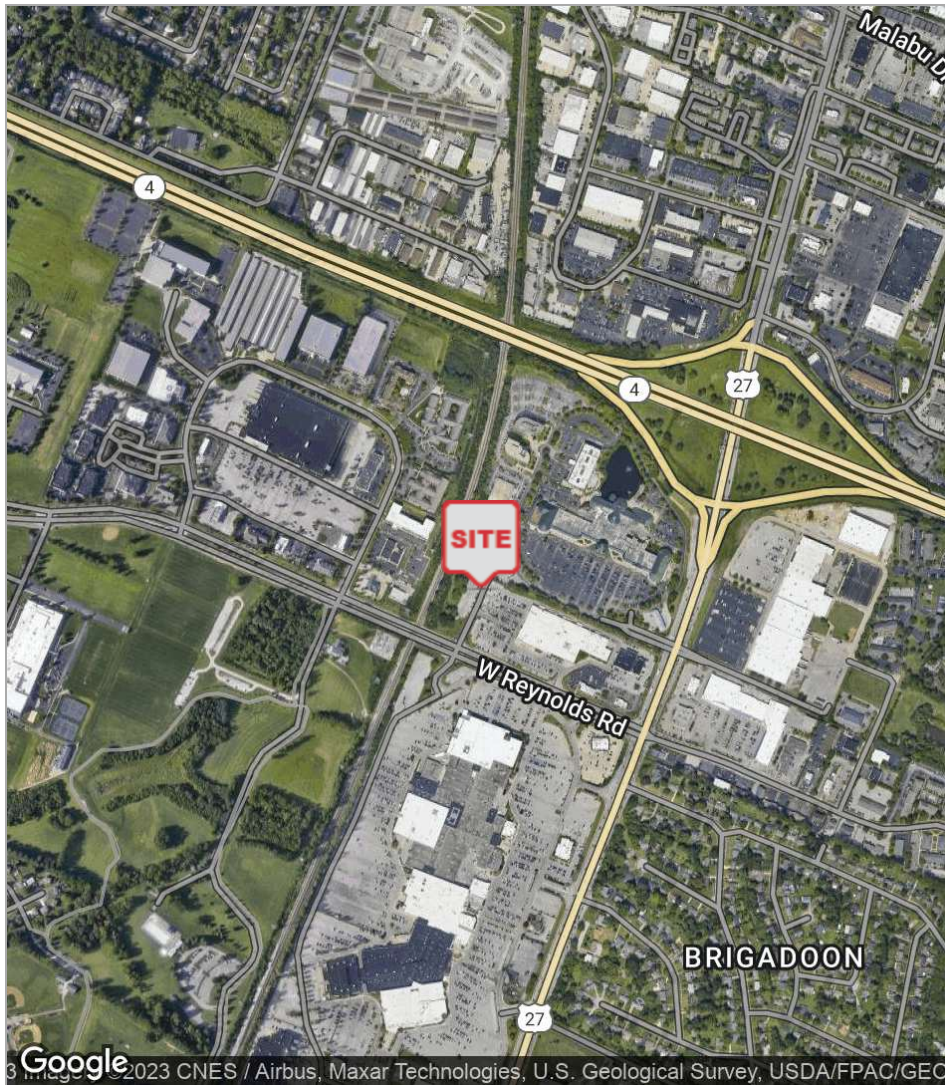




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# The Plaza at Lexington Green

## Location Maps



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# The Plaza at Lexington Green

## Property Description

### PROPERTY OVERVIEW

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### LOCATION OVERVIEW

The Plaza At Lexington Green is situated between Fayette Mall, the highest volume mall in the region, Target, The Mall at Lexington Green, +160,000 SF of Class A office space and a +165,000 SF Embassy Suites Hotel. Lexington Green is an established and well-known retail and office destination in the trade area. This property is located off Nicholasville Road with an annual average daily traffic count of +74,083 ('18) and New Circle Road with an annual average daily traffic count of +62,857 ('16). The Plaza At Lexington Green is just minutes from The Summit at Fritz Farm, Interstates 75/64, Blue Grass Airport, Man O' War Boulevard and downtown Lexington. This location is well-positioned to take advantage of established traffic patterns to the major arteries serving the Lexington region offering quick and convenient access from Nicholasville Road and Reynolds Road/Wellington Way. The Summit at Fritz Farm, Lexington's new finely curated mixed-use destination, is within close proximity offering blended street-level retail, Class A office space, a future boutique hotel and a residential component.

**Lease Rate: \$21.50 SF/Yr (NNN) REDUCED**



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# Aerial Photographs



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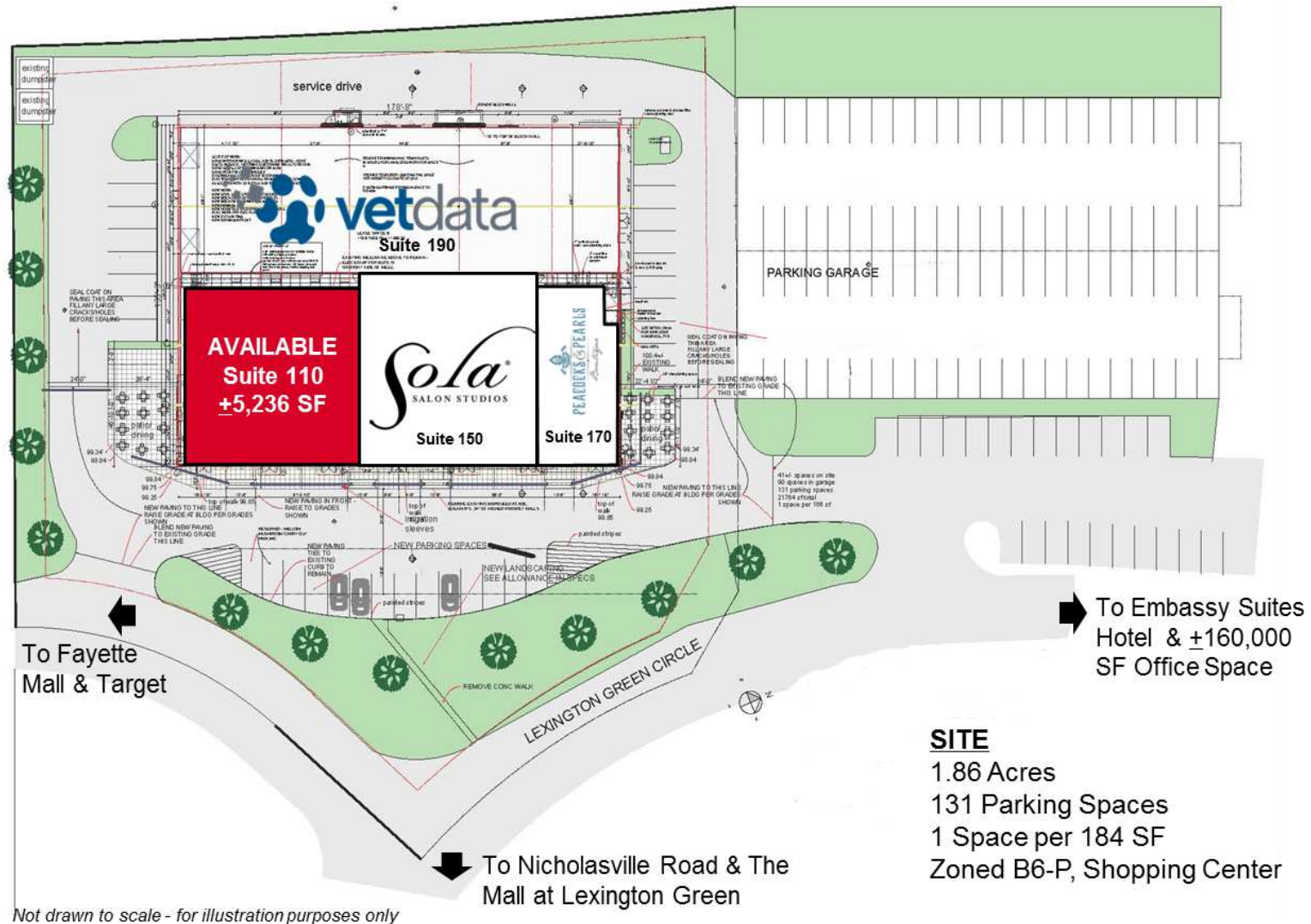
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# The Plaza at Lexington Green

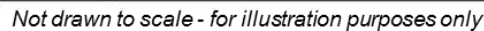
# Site Plan





# The Plaza at Lexington Green

# Floor Plans

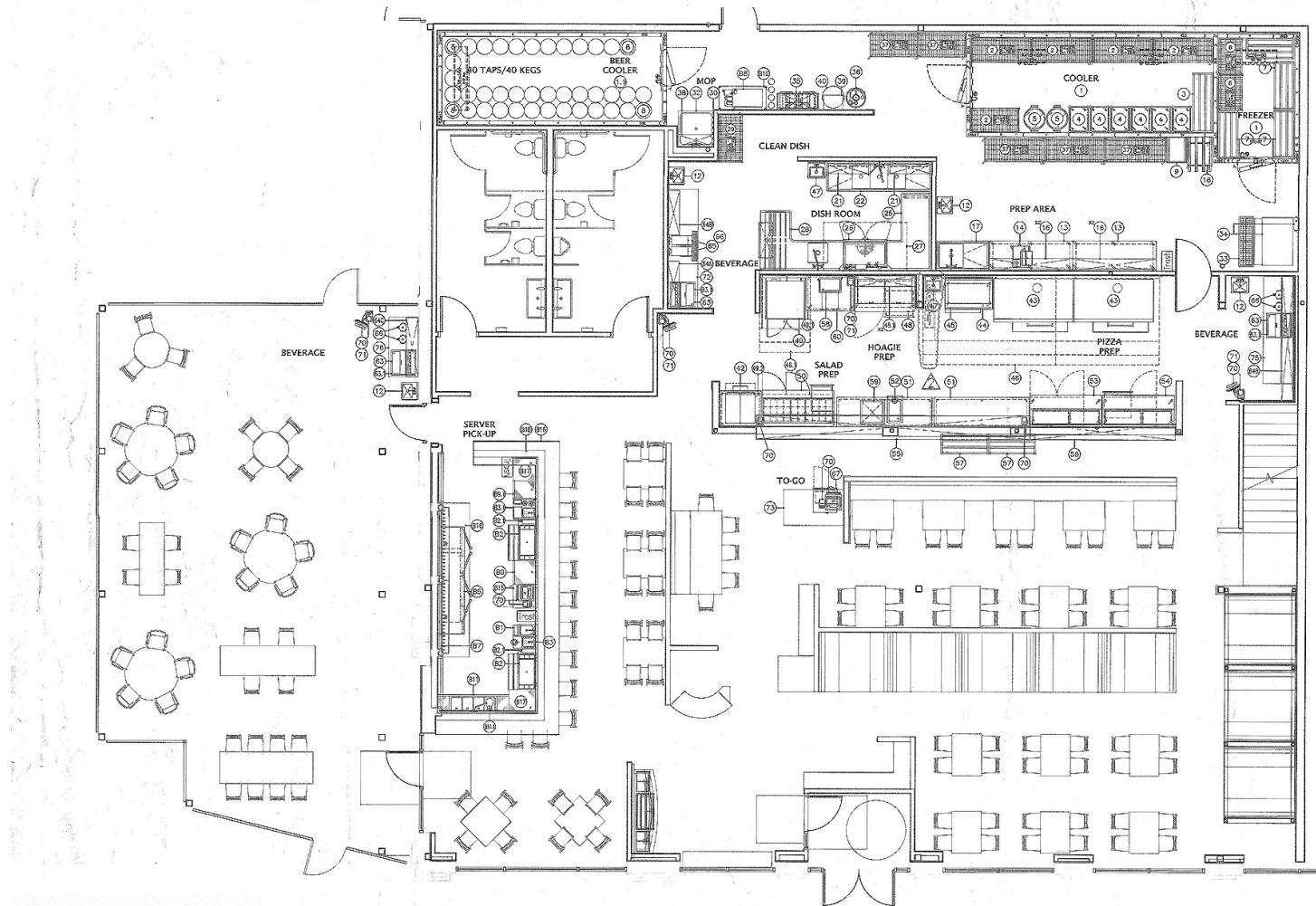




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# The Plaza at Lexington Green

## Floor Plans



OVERSIZED EQUIPMENT FLOOR PLAN



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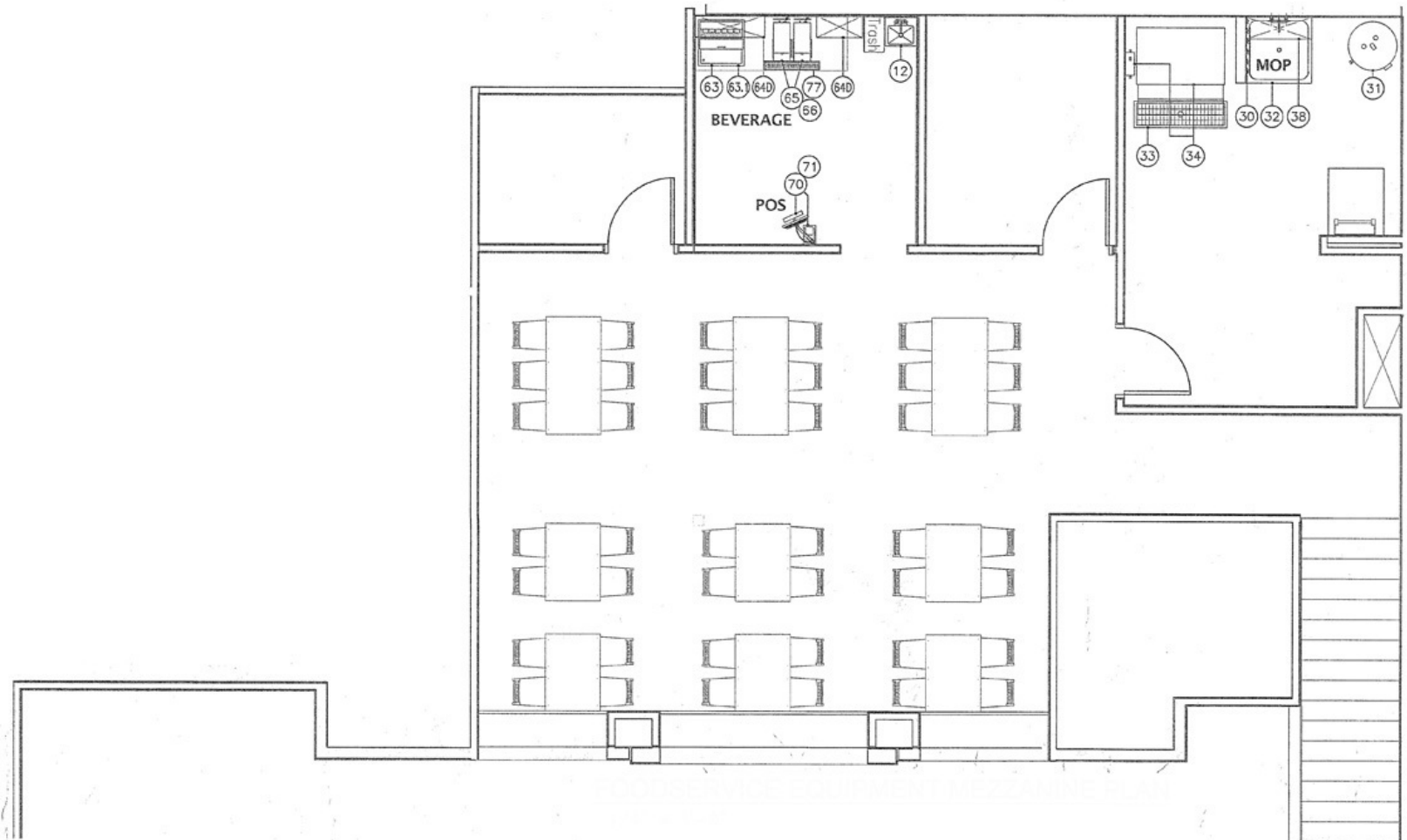
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## Floor Plans



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## Demographics Map & Report



### POPULATION

Total population

Median age

### 1 MILE

10,183

36.7

### 3 MILES

102,507

35.9

### 5 MILES

229,968

34.9

### HOUSEHOLDS & INCOME

Total households

Average HH income

Average house value

### 1 MILE

4,557

\$58,316

\$139,940

### 3 MILES

44,369

\$66,023

\$223,328

### 5 MILES

98,508

\$65,373

\$249,239

\* Demographic data derived from 2020 ACS - US Census



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