

Retail For Lease

New Retail Center



Wellington Retail Development

1009-1017 Wellington Way
Lexington, Fayette County, Kentucky, 40513

For More Information:

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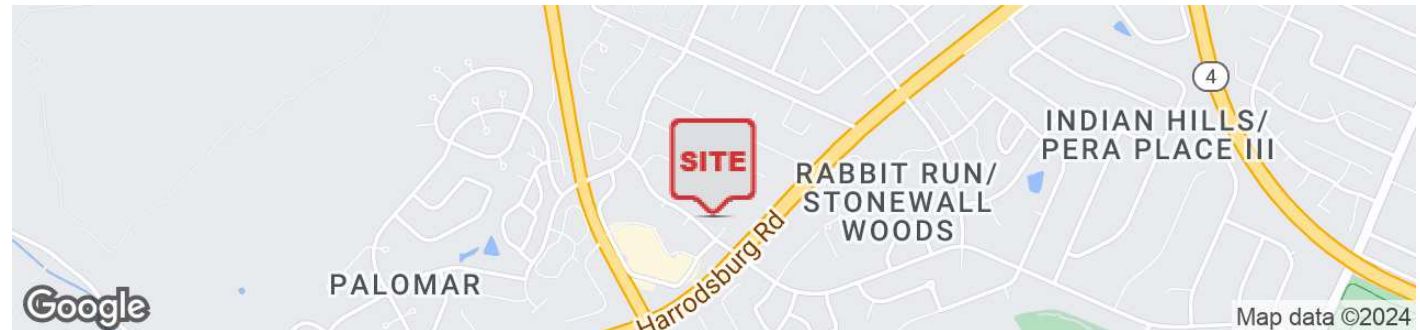
Executive Summary



Property Details

Available SF	
Lease Rate	NEGOTIABLE
Lot Size	1.7 Acres
Zoning	B-1, Neighborhood Business
Cross Streets	Harrodsburg Rd & Wellington Way

Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	4,485	27,813	66,631
Total Population:	11,284	67,081	161,496
Average HH Income:	\$130,518	\$100,815	\$87,139
Median HH Income:	\$103,481	\$77,163	\$57,802



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Complete Highlights

PROPERTY HIGHLIGHTS

- NEW RETAIL SPACE AVAILABLE!
- +/-16,500 SF multi-tenant retail buildings to be constructed; Estimated completion Summer/Fall 2020
- Cross parking is available with adjacent office condos
- Located on Wellington Way across from Panera Bread and LA Fitness near the signalized intersection of Harrodsburg Road
- Adjacent to Palomar Center, in the heart of the highest-valued zip code and within close proximity to Keeneland Racetrack and the Blue Grass Airport
- Great location surrounded by a great tenant mix, high traffic counts and high-density population
- Traffic count of +/-31,582 VPD on Harrodsburg Road near the site
- Zoned B-1, Neighborhood Business
- Rental Rate: \$35.00 PSF NNN

Join Us



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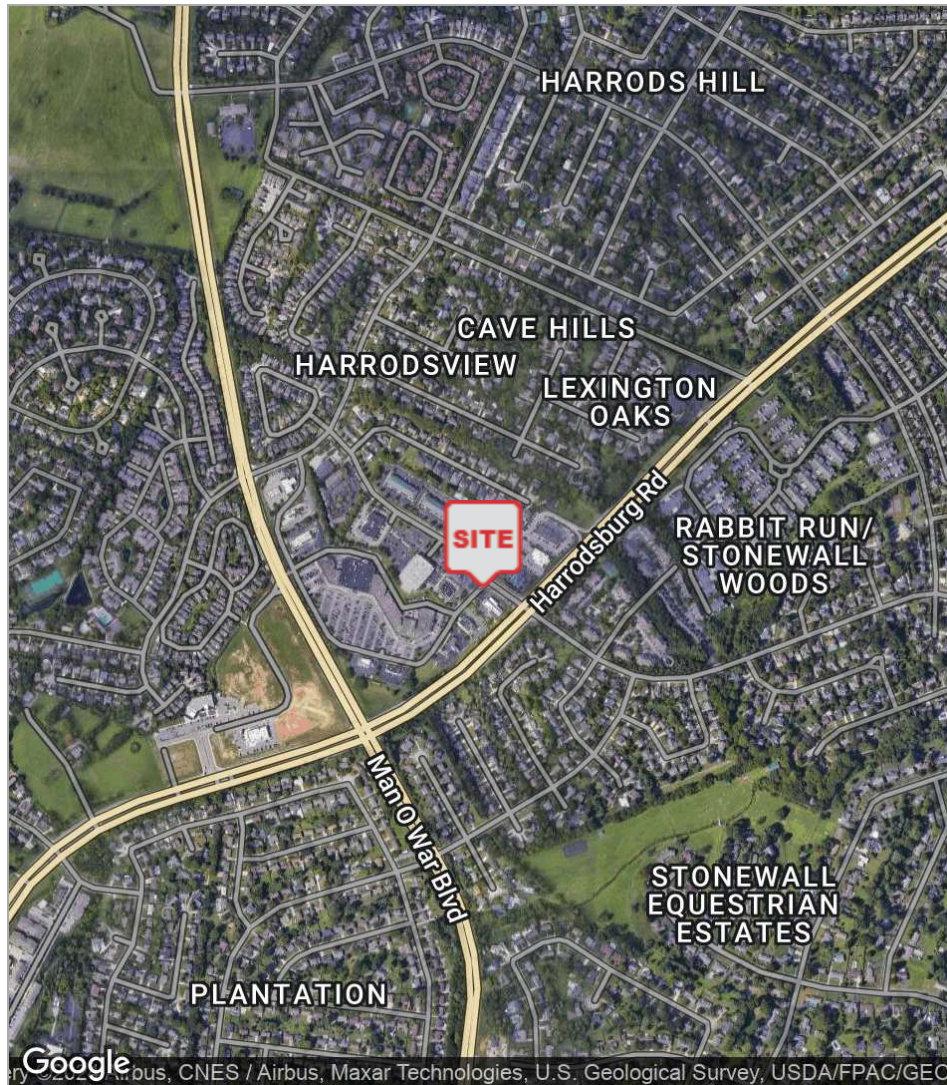
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Location Maps



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Aerial Photographs



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Retail Map



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Additional Photos



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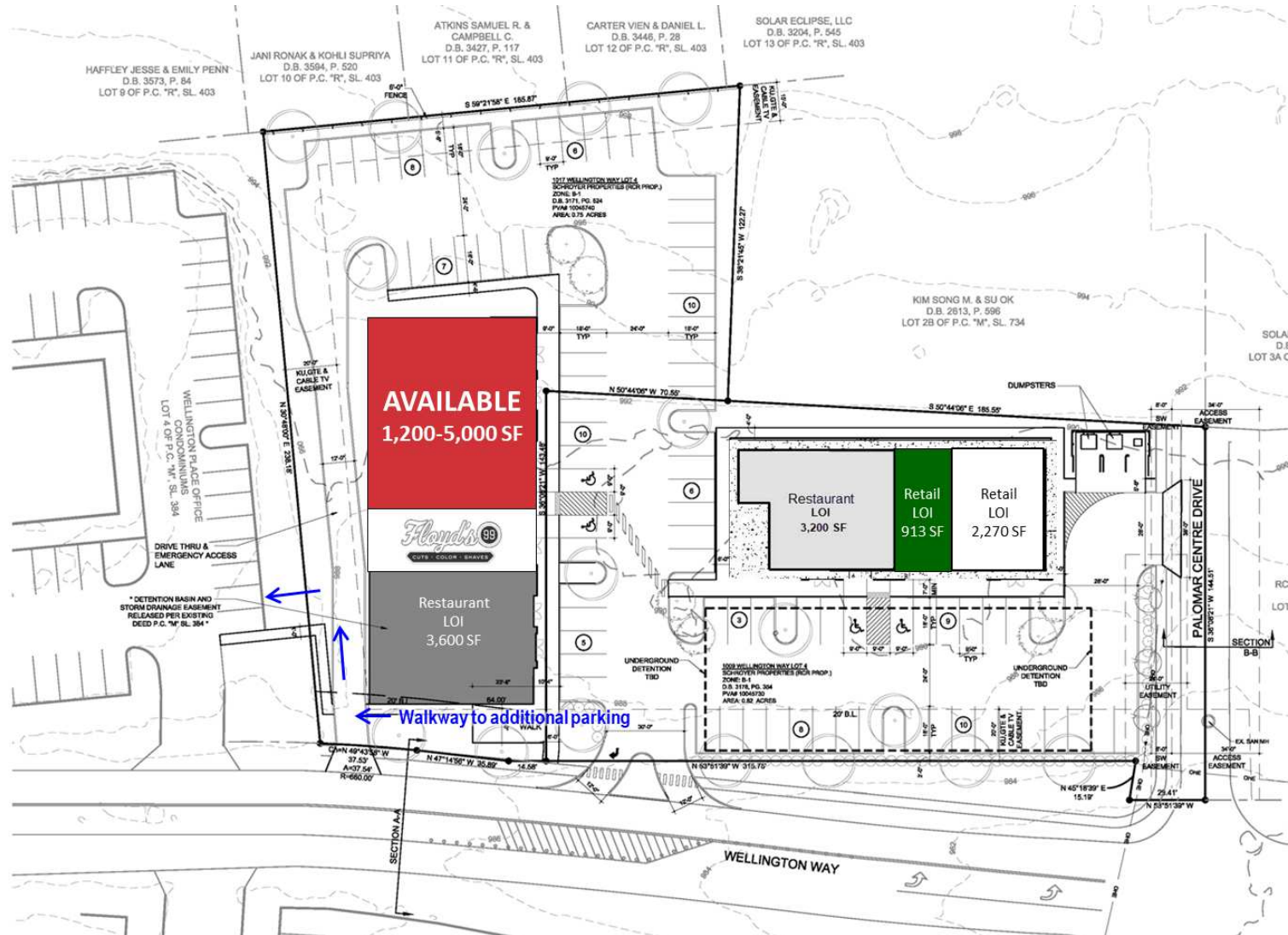
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Site Plan



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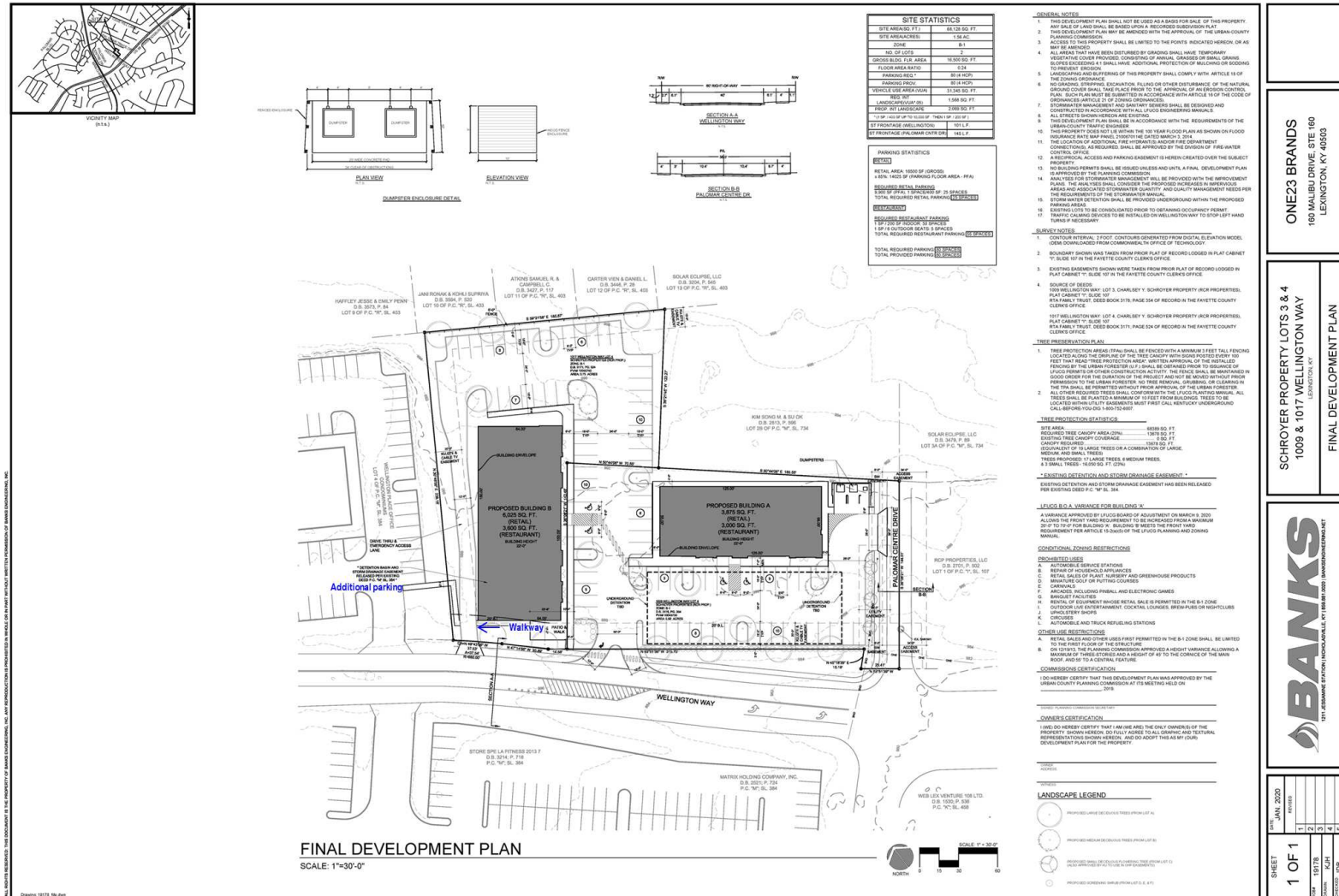
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Site Plan



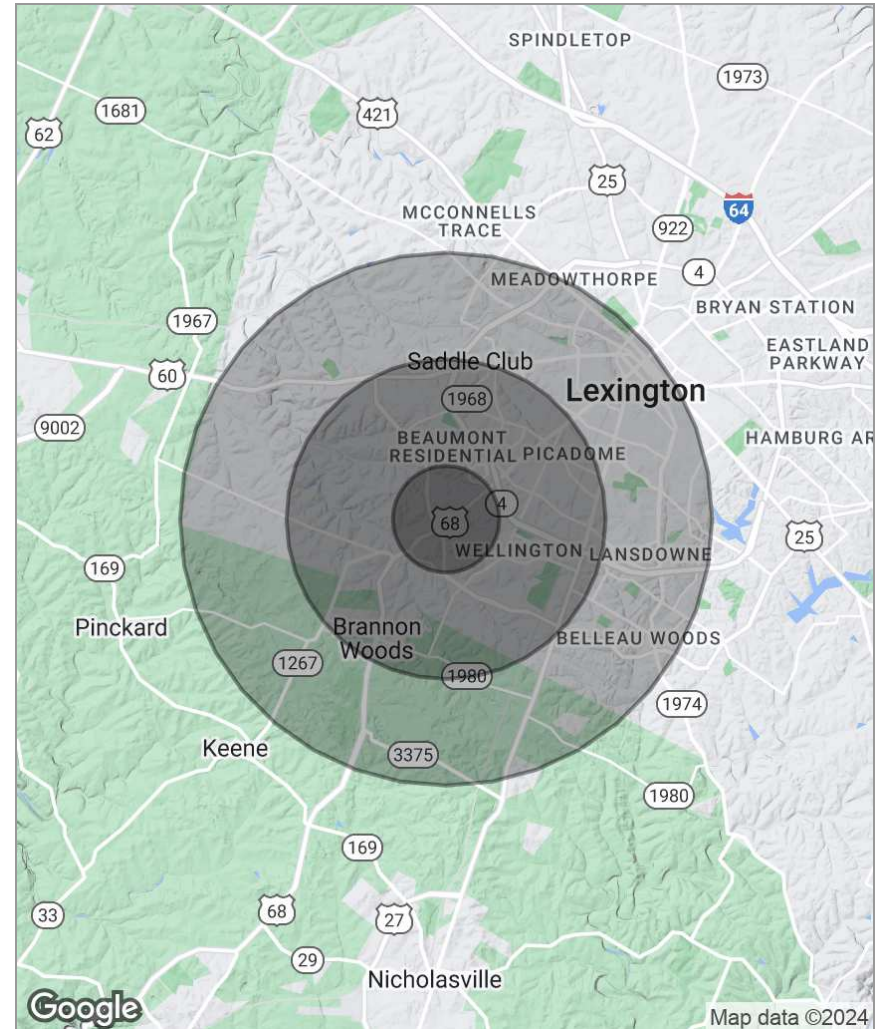
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Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,284	67,081	161,496
MEDIAN AGE	44.2	41.1	36.1
MEDIAN AGE (MALE)	42.4	38.9	34.7
MEDIAN AGE (FEMALE)	45.6	42.9	37.4

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,485	27,813	66,631
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$130,518	\$100,815	\$87,139
AVERAGE HOUSE VALUE	\$268,486	\$236,338	\$235,595



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