

Retail For Lease

Southland Drive Retail



455 Southland Drive

Lexington, Fayette County, Kentucky, 40503

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Southland Drive Retail

Executive Summary



Suite 455-A

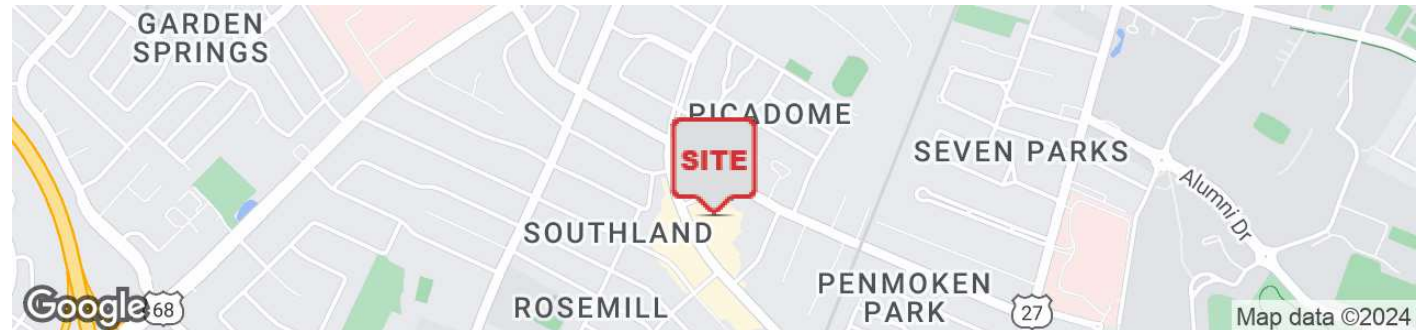
Property Details

Available SF

Lease Rate

NEGOTIABLE

Location Map



Demographics

Total Households:

Total Population:

Average HH Income:

Median HH Income:

	1 Mile	3 Miles	5 Miles
Total Households:	6,261	50,486	105,150
Total Population:	13,340	118,032	249,987
Average HH Income:	\$71,621	\$78,480	\$77,982
Median HH Income:	\$53,226	\$50,384	\$52,628



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Complete Highlights

PROPERTY HIGHLIGHTS

- +/-7,994 SF retail space for lease
- Situated between Good Food Co-op and Habitat for Humanity ReStore
- Full glass storefront and large sign band
- Green property featuring permeable pavers, rain gardens and solar powered LED parking lot lighting
- Traffic count of +/-14,404 VPD on Southland Drive in front of the site
- Pedestrian-friendly Southland Drive is in the process of a reformation that includes new bike lanes, sidewalk reconstruction and an improved streetscape
- Area events and activities include Lexington Farmer's Market, Southland Street Fair and Southland Jamboree
- This retail corridor includes an eclectic mix of both old and new restaurants and shops
- Surrounding neighborhood has benefited from an active residential market, boosting commercial activity
- Rental Rate: \$12.00 PSF NNN



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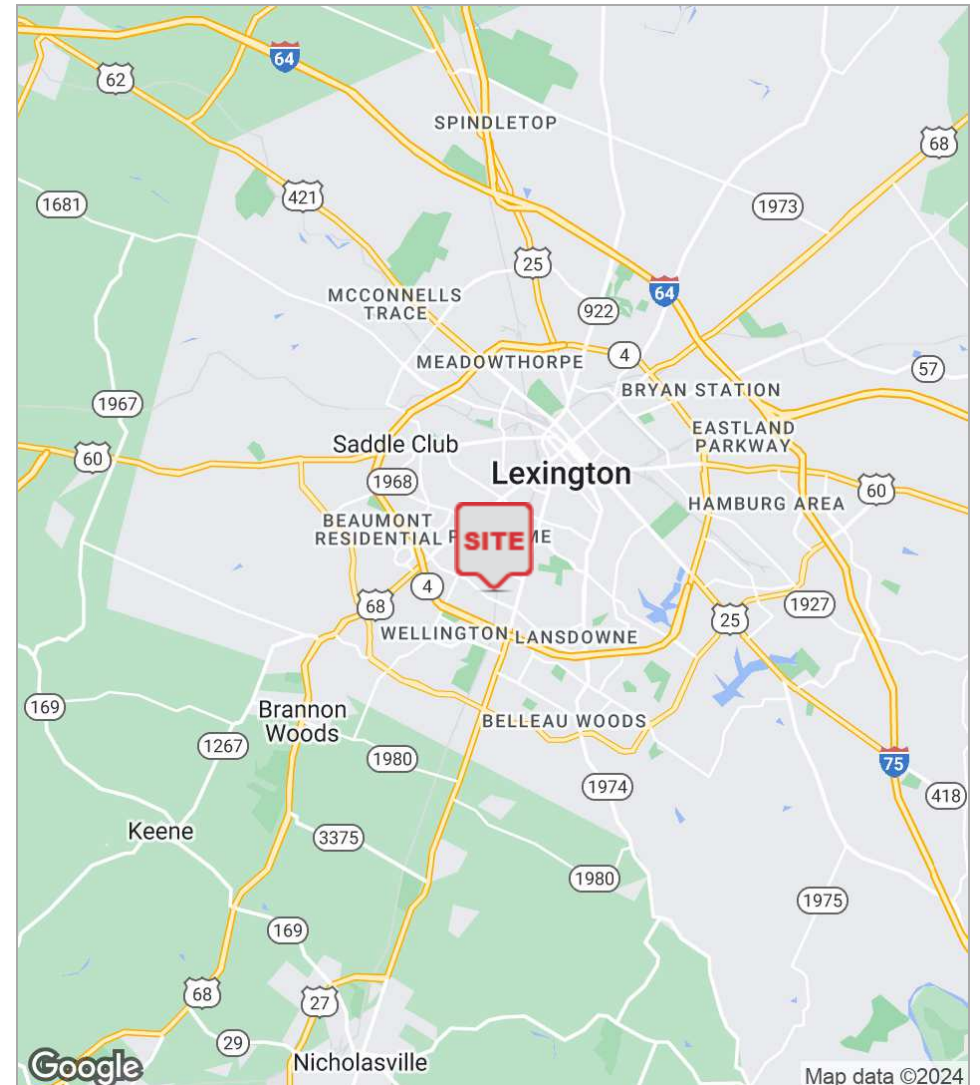
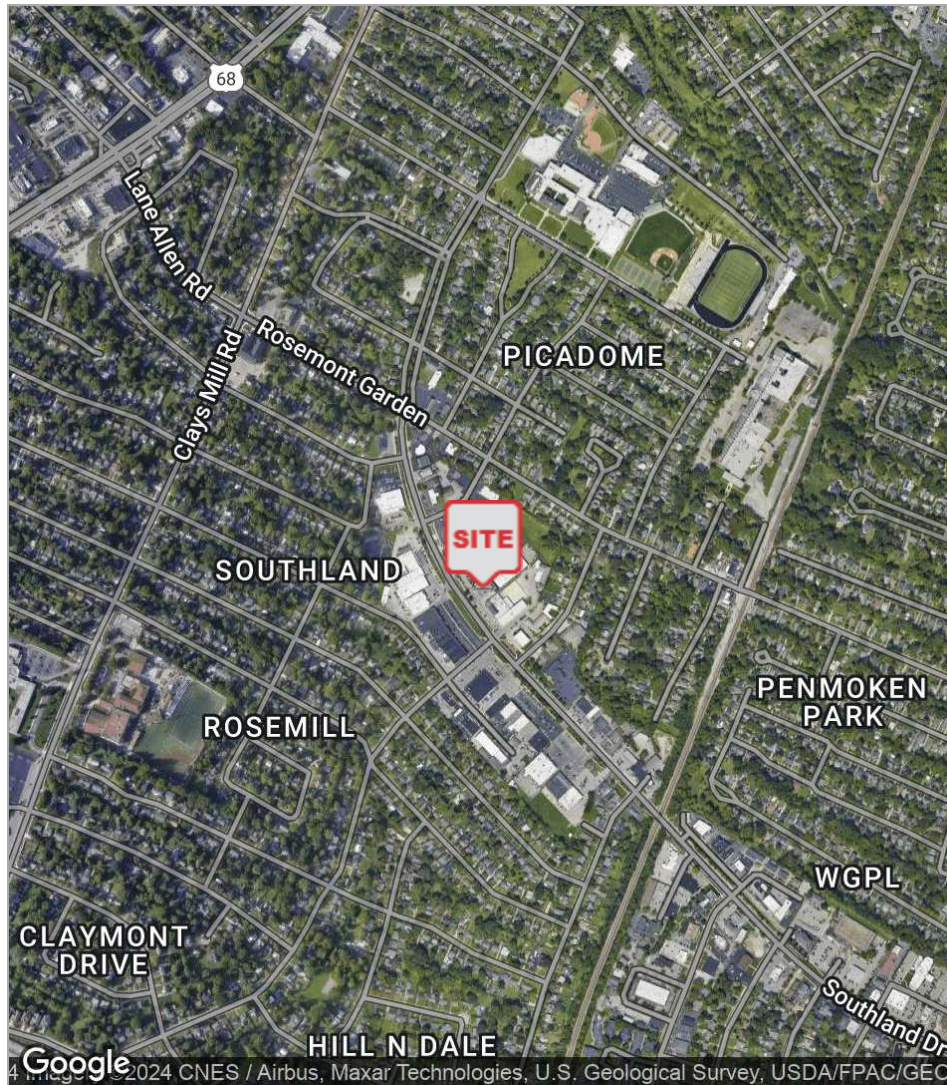
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Location Maps



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Retail Map



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Retail Map



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Additional Photos



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Floor Plans



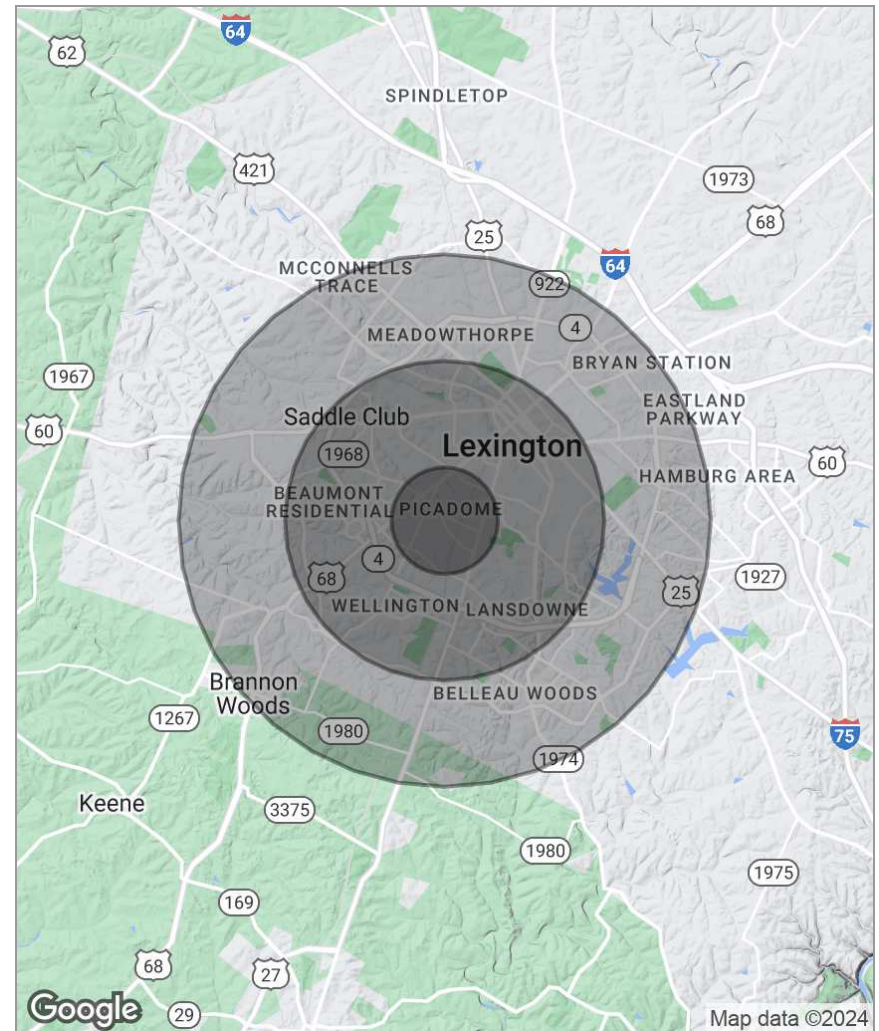
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Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,340	118,032	249,987
MEDIAN AGE	37.0	34.8	35.0
MEDIAN AGE (MALE)	34.7	33.6	33.8
MEDIAN AGE (FEMALE)	38.6	35.9	36.3

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,261	50,486	105,150
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$71,621	\$78,480	\$77,982
AVERAGE HOUSE VALUE	\$161,890	\$233,873	\$238,728



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