



## French Quarter Square

2573 Richmond Road

Lexington, Kentucky 40509

### Property Overview

NAI Isaac is pleased to present French Quarter Square, consisting of +/-37,500 square feet of retail/office space. Currently anchored by Sun Tan City, Posh Salon & Spa and Geno's Formal Affair. The project also features several specialty shops and service businesses. Doubletree by Hilton, a 155-key full-service hotel competes with the highest quality lodging properties in the Lexington market.

Demographics	1 Mile	2 Miles	3 Miles
Total Households	7,006	21,425	45,897
Total Population	15,089	45,142	103,755
Average HH Income	\$64,846	\$86,909	\$84,743

### Spaces

### Rate

### Size

Suite 100	\$35.00 SF/yr	4,258 - 6,087 SF
Suite 150	\$25.00 SF/yr	1,829 - 6,087 SF
Suite 350	\$18.00 SF/yr	980 SF
Suite 370	\$18.00 SF/yr	2,925 SF

### For More Information

**Paul Ray Smith, Jr**

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

**J.L. Cannady, CCIM**

Vice President

O: 859 422 4410

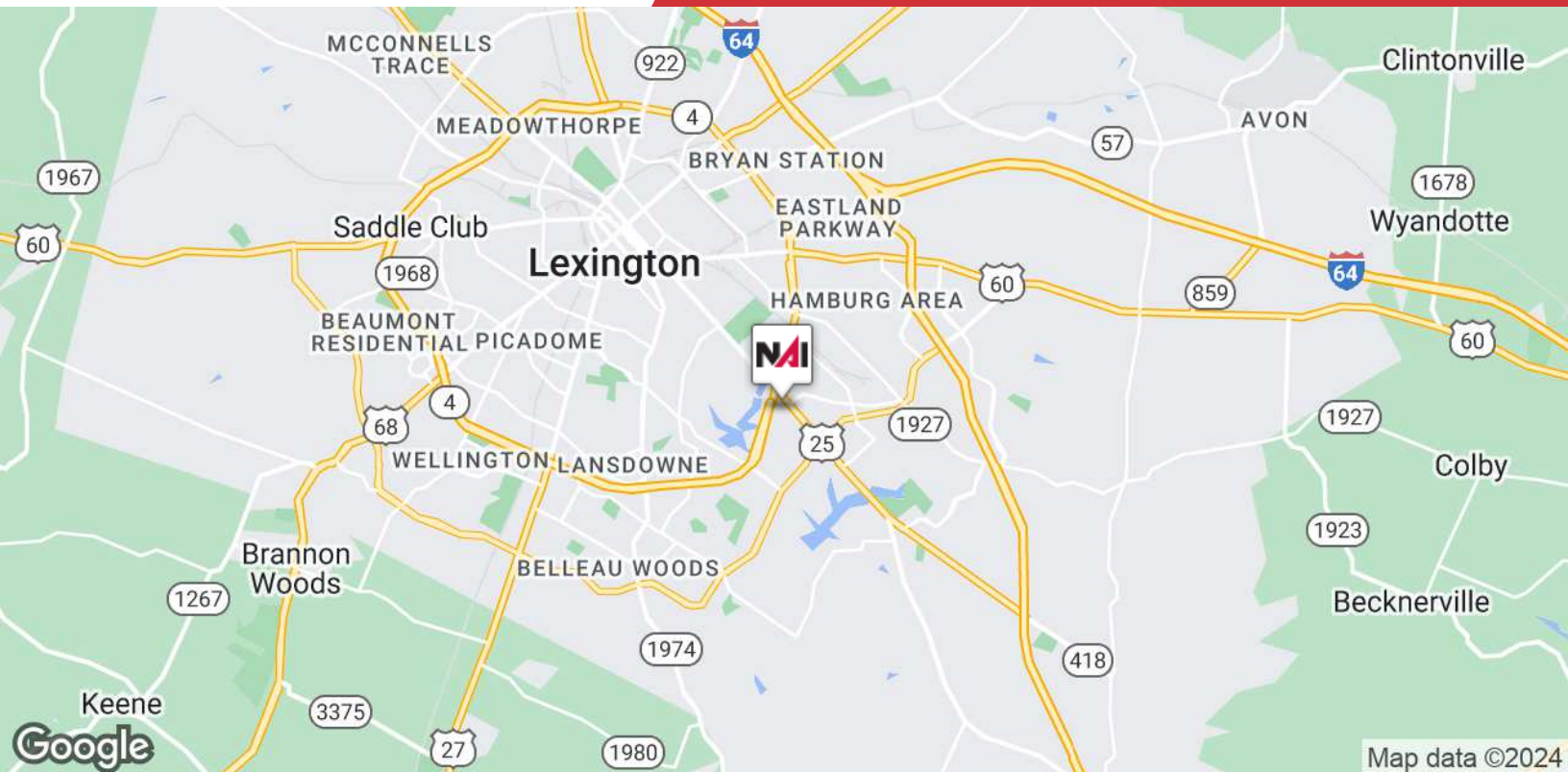
jlcanady@naiisaac.com | KY #218275



## For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

## Retail Space

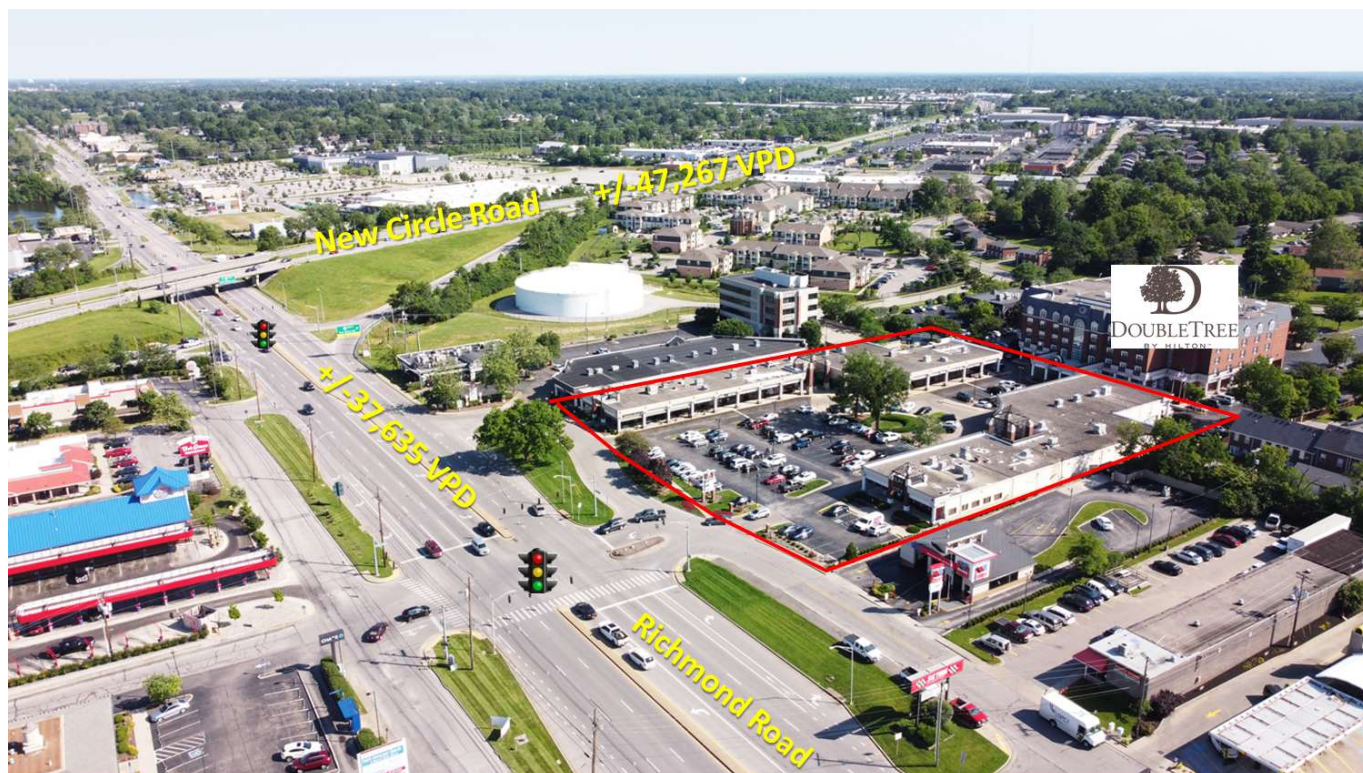




## For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

## Retail Space



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771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



## For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

## Retail Space



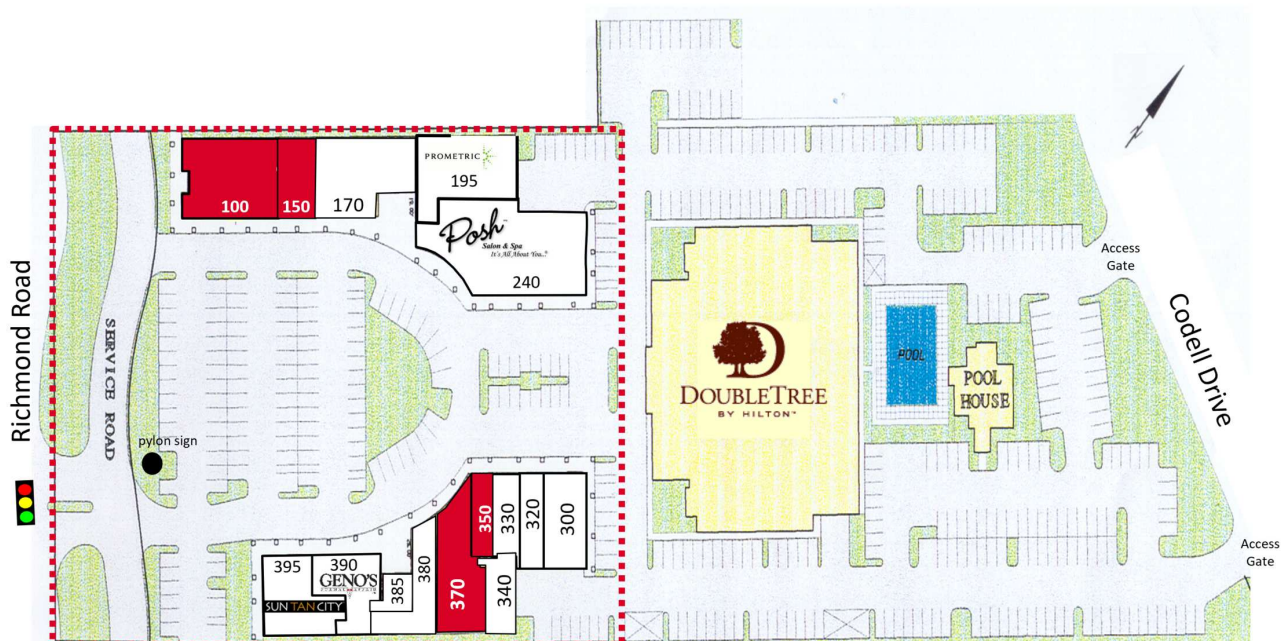
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## For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

## Retail Space



Note: Retail customers and employees have access to and use of the parking spaces which surround the hotel.

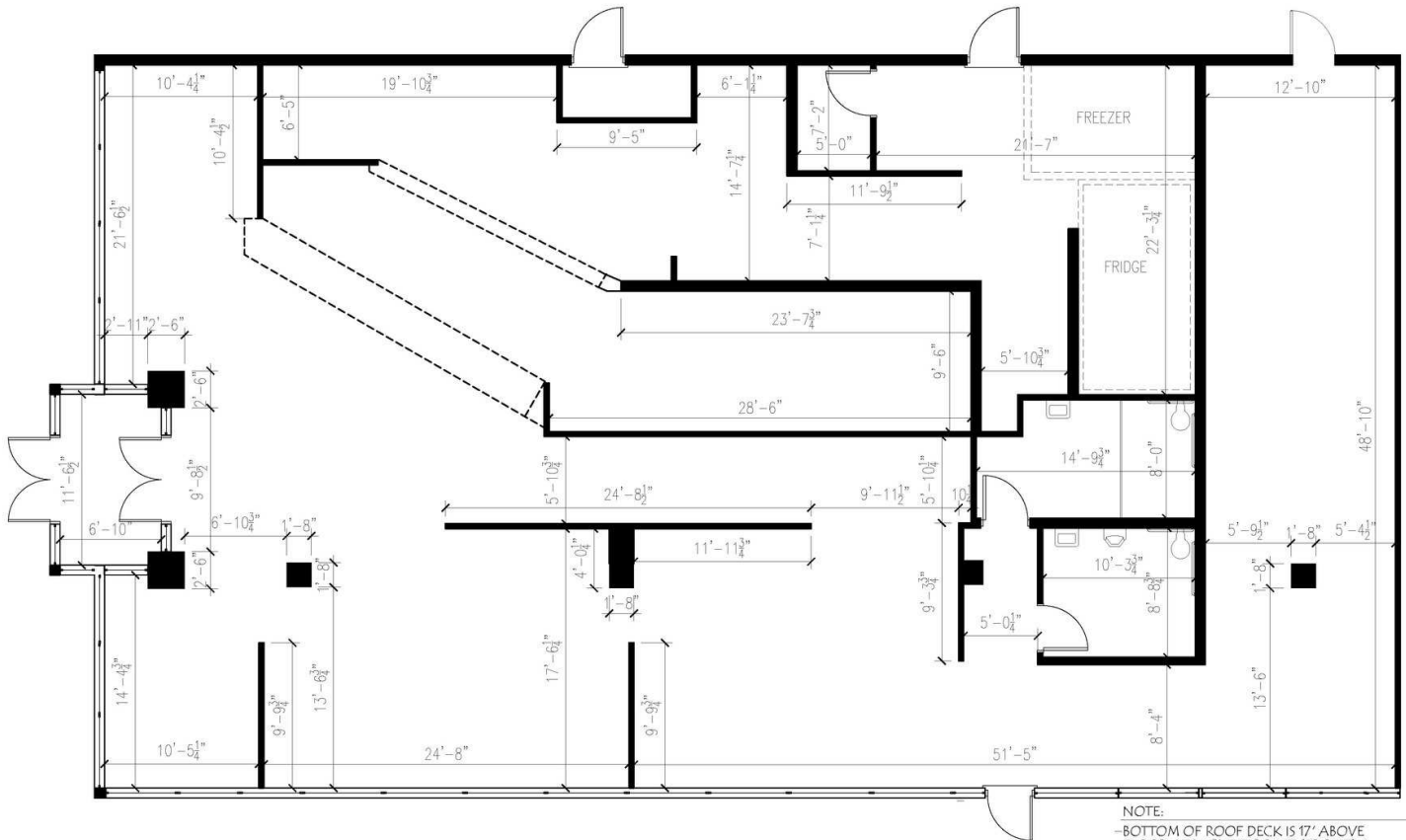
## Lease Information

<b>Lease Type:</b>	NNN (est to be \$5.74 psf); Gross	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	980 - 6,087 SF	<b>Lease Rate:</b>	\$18.00- \$35.00 SF/yr

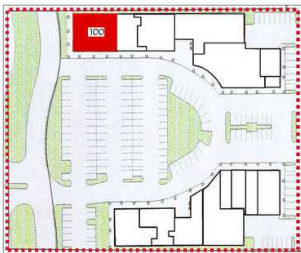
## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 100	4,258 - 6,087 SF	NNN	\$35.00 SF/yr	Endcap former restaurant
Suite 150	1,829 - 6,087 SF	NNN	\$25.00 SF/yr	2nd generation retail
Suite 370	2,925 SF	NNN	\$18.00 SF/yr	-
Suite 350	980 SF	NNN	\$18.00 SF/yr	-





## SUITE 100 - EXISTING FLOOR PLAN



KEY PLAN

**NAI isaac**

Commercial Real Estate Services, Worldwide

771 Corporate Drive, Suite 300  
 Lexington, Kentucky 40503  
 www.naiisaac.com

859 / 224 - 2000

**FRENCH QUARTER SQUARE**  
 SUITE 100

2573 RICHMOND ROAD, LEXINGTON, KY.

AREA: 4,258 SQ. FT.

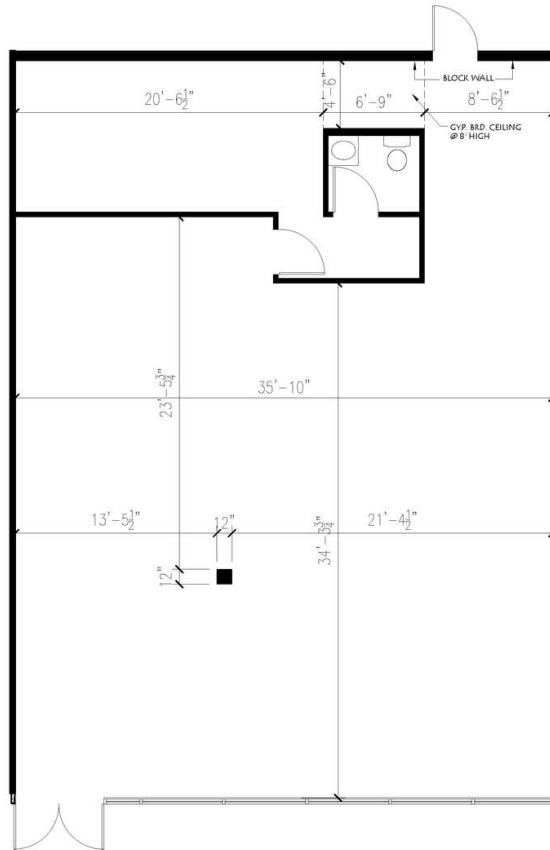


5/31/2022

## For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

Suite 150



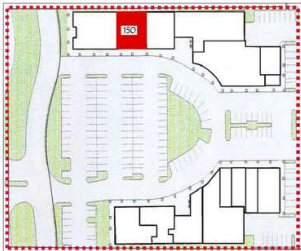
**NOTE:**

-BOTTOM OF ROOF DECK IS 17' ABOVE FLOOR AT HIGHEST POINT (FRONT) & 15' ABOVE FLOOR AT THE LOWEST POINT (BACK).

-BOTTOM OF ROOF STRUCTURAL JOIST RANGE FROM 12" - 24" BELOW ROOF DECK (FIELD VERIFY).

-ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESS ARE ASSUMED 4". FIELD VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.

## SUITE 150 - EXISTING FLOOR PLAN



KEY PLAN

### Naiisaac

Commercial Real Estate Services, Worldwide

771 Corporate Drive, Suite 300  
Lexington, Kentucky 40503  
www.naiisaac.com

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## FRENCH QUARTER SQUARE SUITE 150

2573 RICHMOND ROAD, LEXINGTON, KY.

AREA: 1,829 SQ. FT.



STUDIO "A"  
architecture

ADDRESS: 138 East Reynolds Road, Suite 300, Lexington, KY 40502  
TEL: 859.583.6760 WEB: WWW.STUDIOAARCH.COM

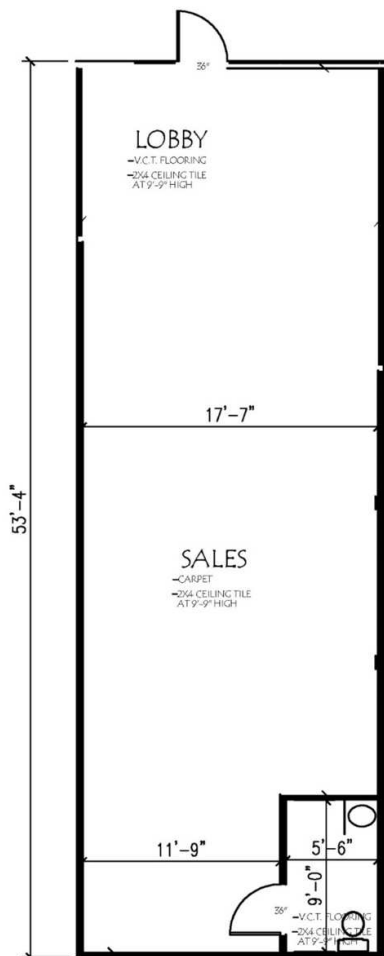
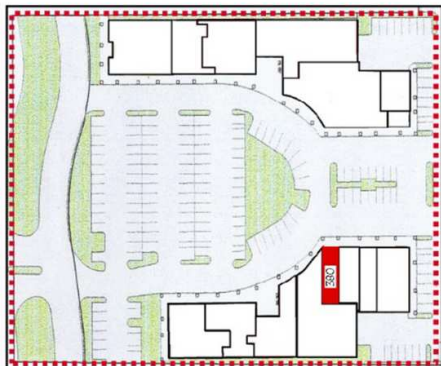
5/31/2022

## For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

Suite 350

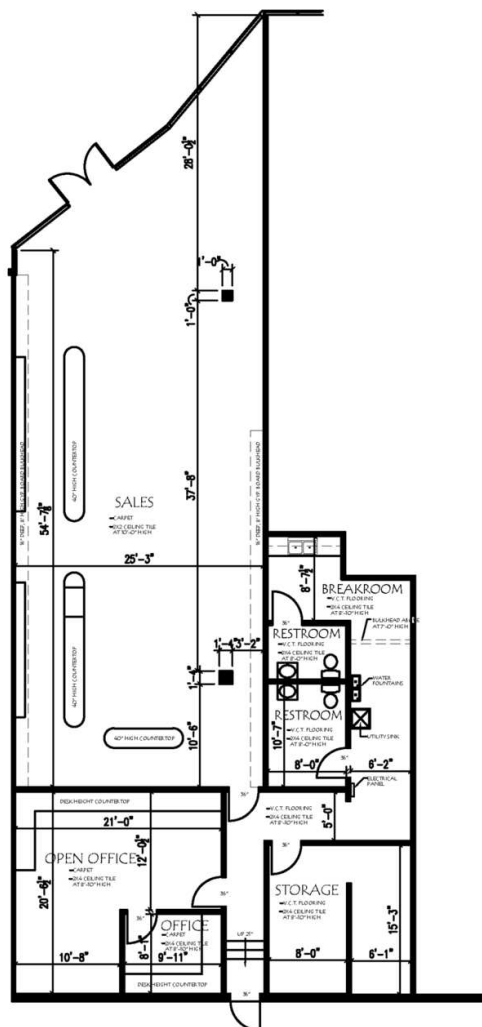
### Suite 350: +980 sf

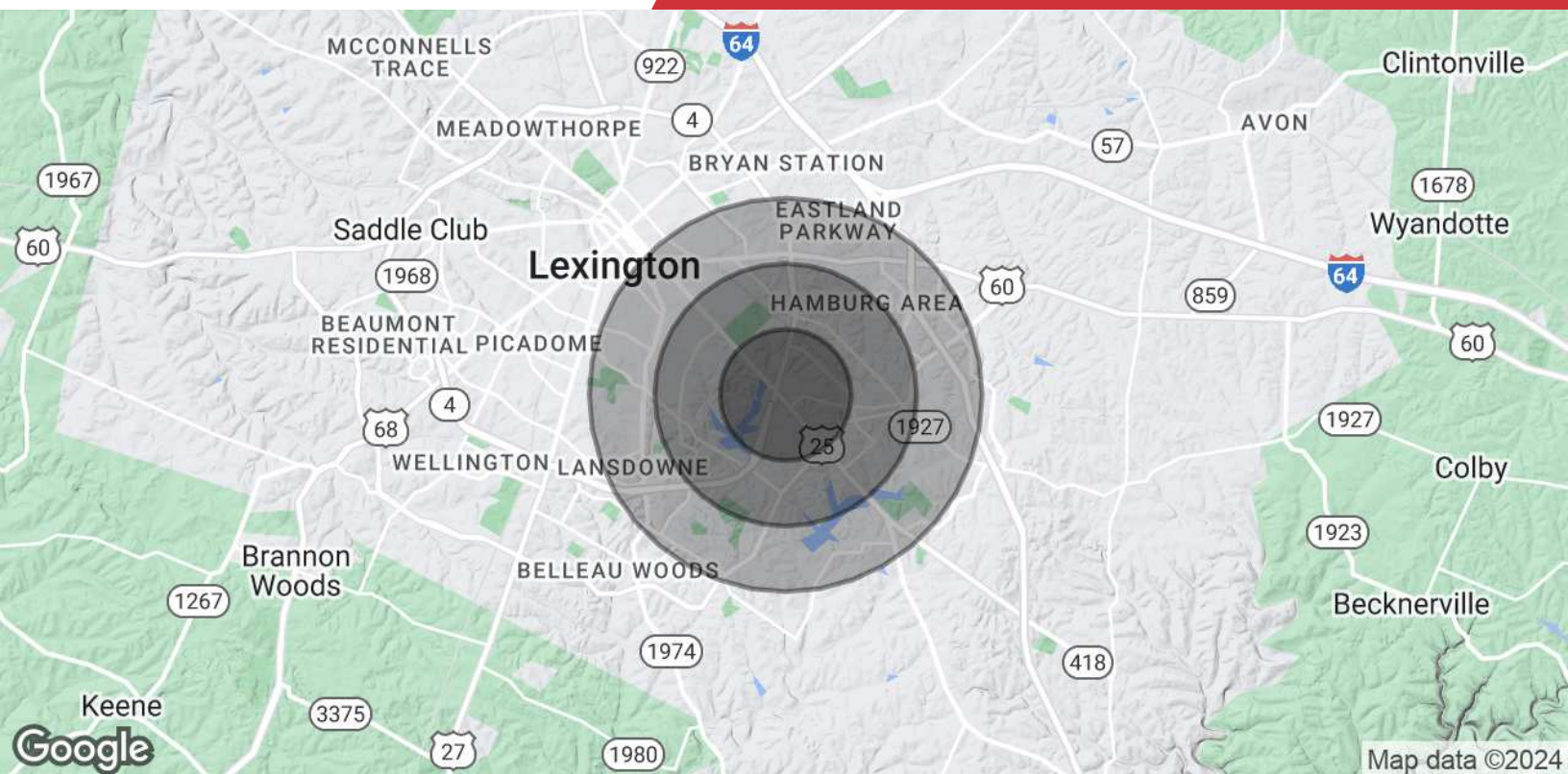


**DONNELLY** *Lea*  
ARCHITECTURE *Design*  
100 DONALD STREET LEXINGTON, KENTUCKY 40503  
Phone: 859.255.1883 Fax: 859.255.1883



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### Population

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	15,089	45,142	103,755
<b>Average Age</b>	30.0	33.2	34.6
<b>Average Age (Male)</b>	29.0	32.2	33.9
<b>Average Age (Female)</b>	32.5	35.3	36.2

### Households & Income

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	7,006	21,425	45,897
<b># of Persons per HH</b>	2.2	2.2	2.2
<b>Average HH Income</b>	\$64,846	\$86,909	\$84,743
<b>Average House Value</b>	\$371,858	\$290,360	\$256,786

\* Demographic data derived from 2121 STDB