



Commercial Real Estate Services, Worldwide.  
Confidential Offering Memorandum

# Prime Hamburg Retail Outparcel

For Lease

Freestanding Restaurant / 1.02 Acres

1816 Alysheba Way Lexington, KY 40509



EXECUTIVE SUMMARY

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MARKET OVERVIEW



Commercial Real Estate Services, Worldwide.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating an offer is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Isaac in compliance with all applicable fair housing and equal opportunity laws.



# Executive Summary



## Offering Procedure

**The subject of this offering is an approximately 1.02 AC outparcel with an existing 3,208 SF 2nd generation restaurant retail building.**

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Isaac may, in its sole discretion, amend or update (provided that NAI Isaac has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers).

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:



**Paul Ray Smith, Jr**  
O: 859 422 4401 | C: 859 420 2200  
prsmith@naiisaac.com  
KY #183529

**Zach Smith**  
O: 859 422 4406 | C: 859 333 8029  
zachsmith@naiisaac.com

### **Distribution of Offering Materials and Review Period:**

All due diligence materials that will be provided will be made available through NAI Isaac (<https://bit.ly/AlyshebaDueDiligenceDocuments>).

### **Tour Dates:**

Private tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience, by sending an email to Paul Ray Smith, Jr. at [prsmith@naiisaac.com](mailto:prsmith@naiisaac.com) or Zach Smith at [zachsmith@naiisaac.com](mailto:zachsmith@naiisaac.com).

### **Initial Offers Due:**

The official call for offers date is no later than 5:00 pm EST on June 9, 2023.

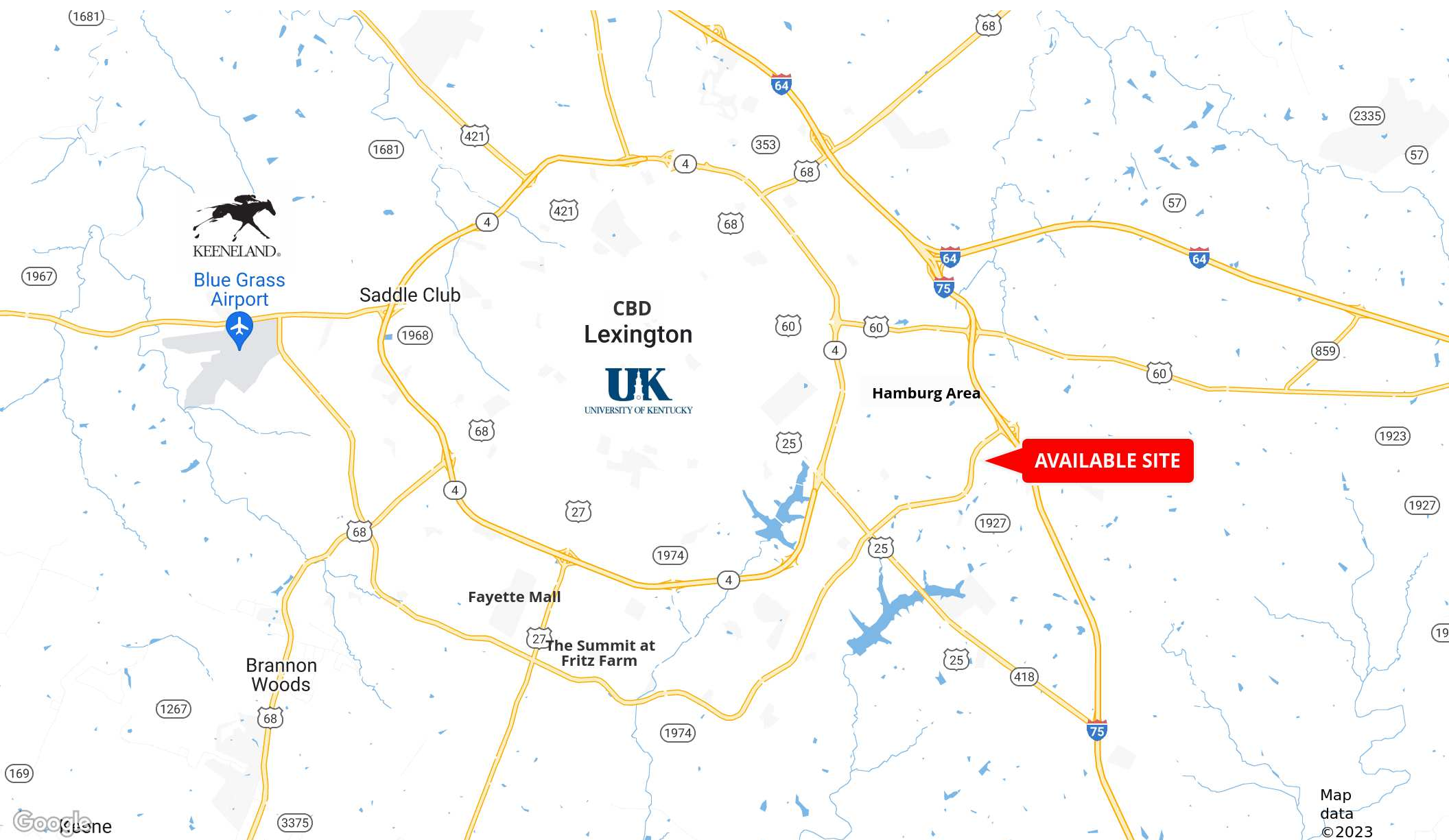
Guidelines: The Landlord desires a ground lease with a minimum initial lease term of 15 years with an "as-is" delivery. Depending upon the proposed term, credit/guaranty, and rental rate, the Landlord is willing to consider providing a Tenant Improvement Allowance. Each prospect may submit its offer on the Landlord's preferred format (<https://bit.ly/1816AlyshebaWayLOIForm>) or the Tenant's LOI form.





## Property Highlights

- 1st row outparcel fronting Man O' War Boulevard
- Strong daily traffic counts on Sir Barton Way and Man O' War Blvd
- +/-3,208 SF freestanding restaurant with drive-thru situated on +/-1.02 AC lot
- Currently 47 marked parking spaces
- Ground leasing opportunity available in the highly desirable Hamburg Trade Area
- Zoned B-6P (<https://bit.ly/B6-PZoning>)
- Call for Offers Deadline: June 9, 2023 by 5:00 pm EST
- Hamburg Place is a regional shopping center and office development located off I-75 and minutes from downtown Lexington
- The development is home to 160 acres of professional offices, and 1,200 acres of residential development, and over 3 million square feet of retail space
- Total trade area (30-minute drive time) population of more than 443,000 features 60,000 households in the \$75K+ segments
- Of the 75 largest cities in the US, Lexington ranks 8th in the percentage (35.6%) of population with bachelor's degrees or higher





# Property Overview











Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO





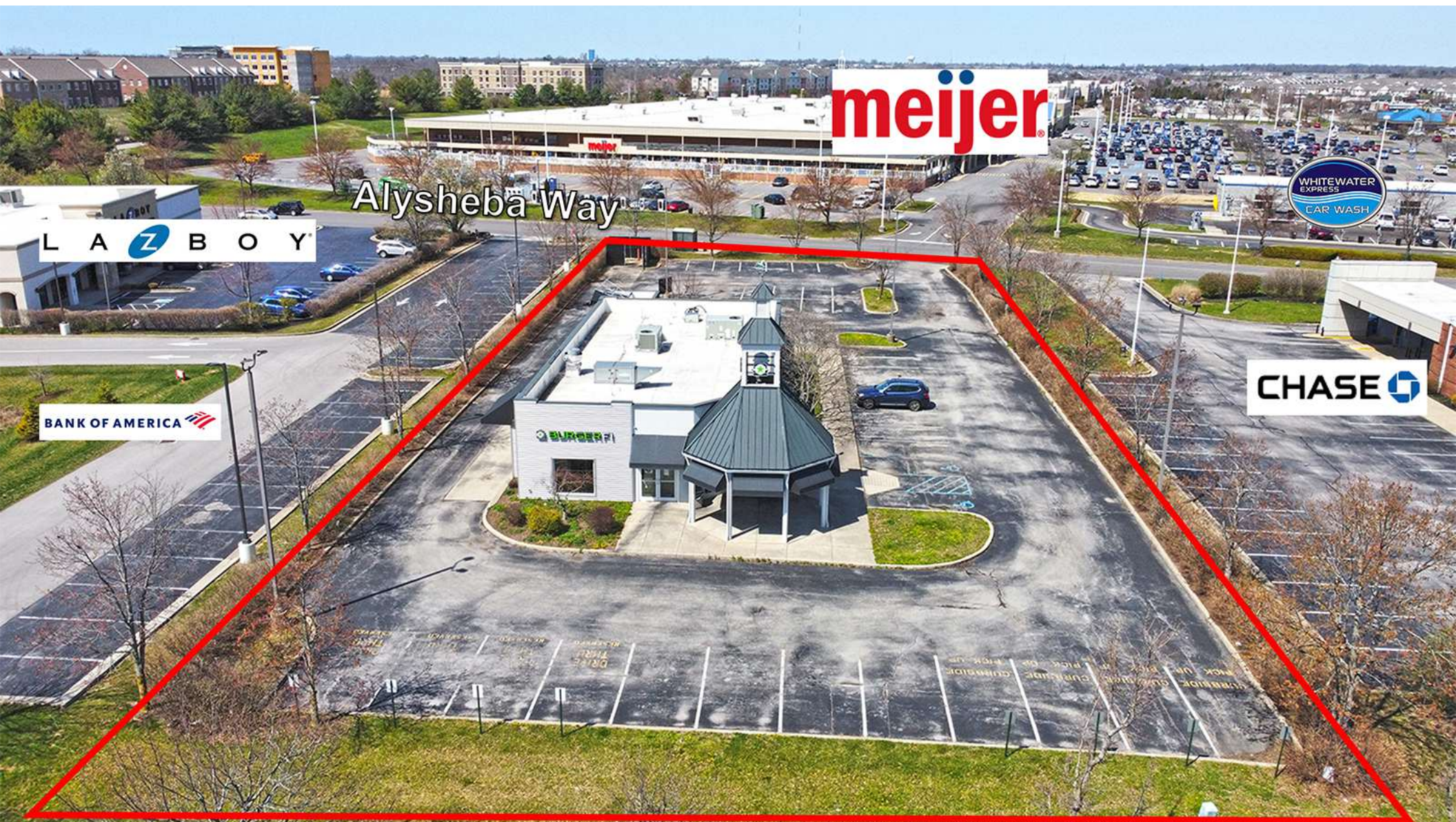




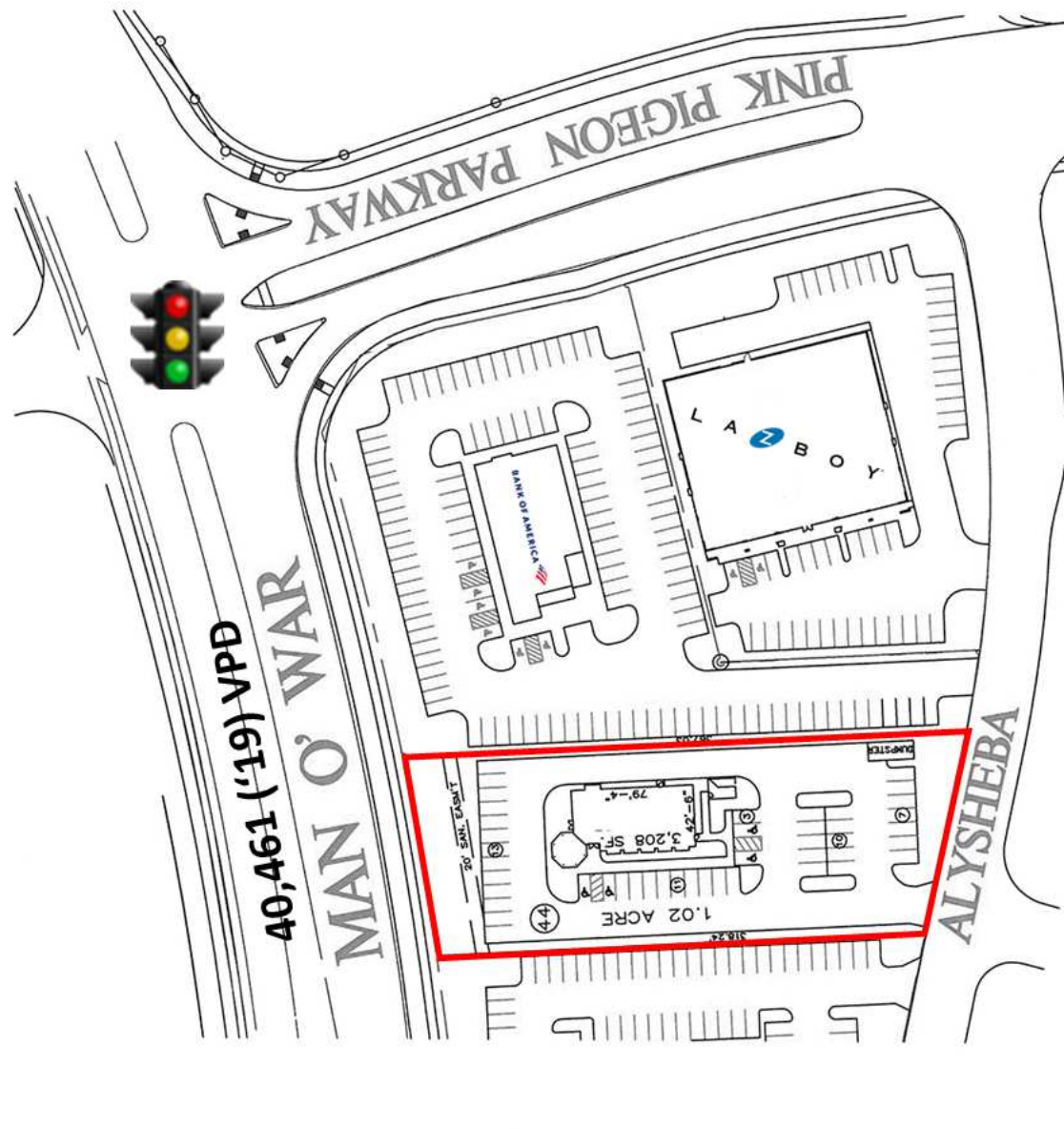




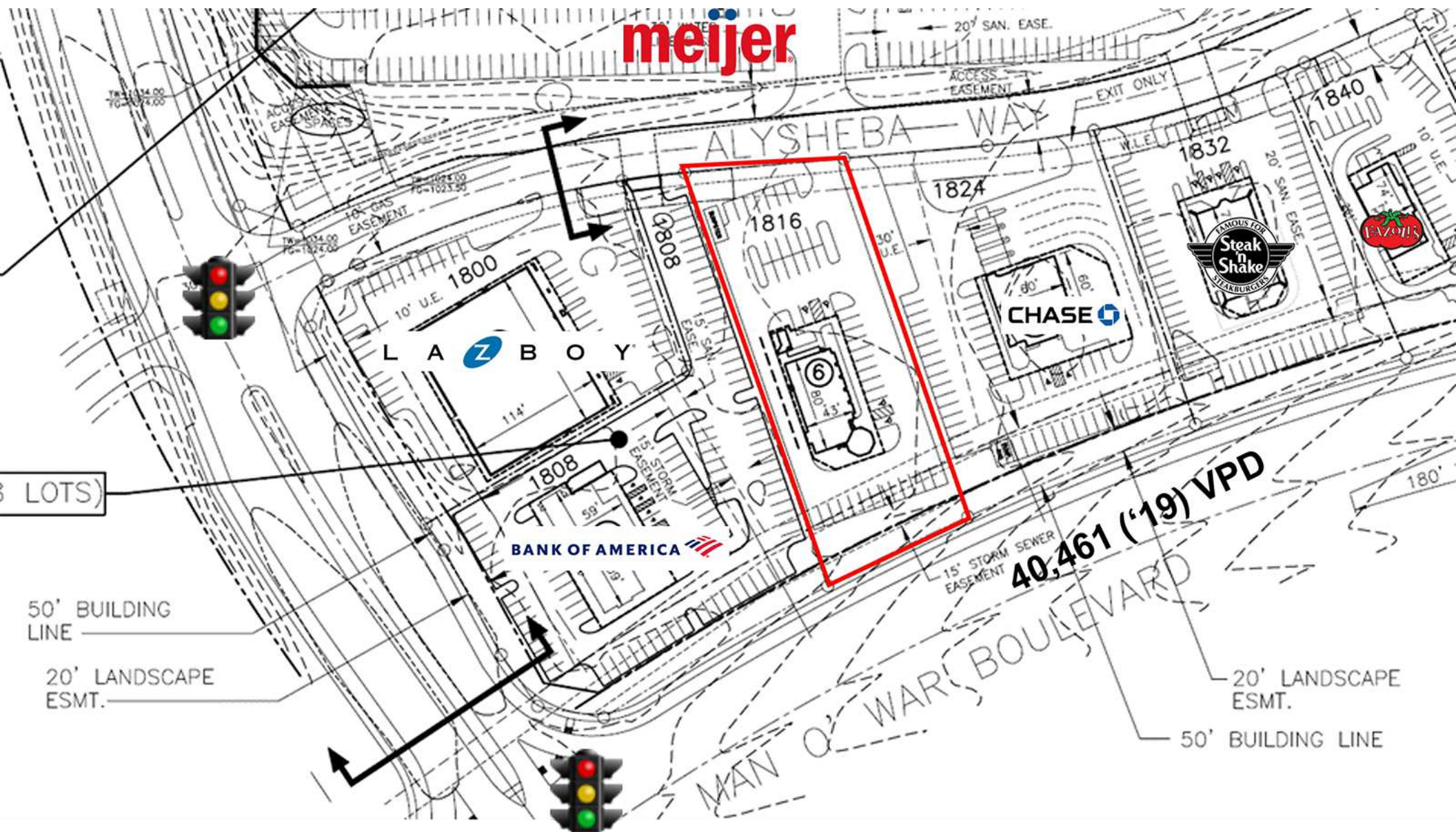




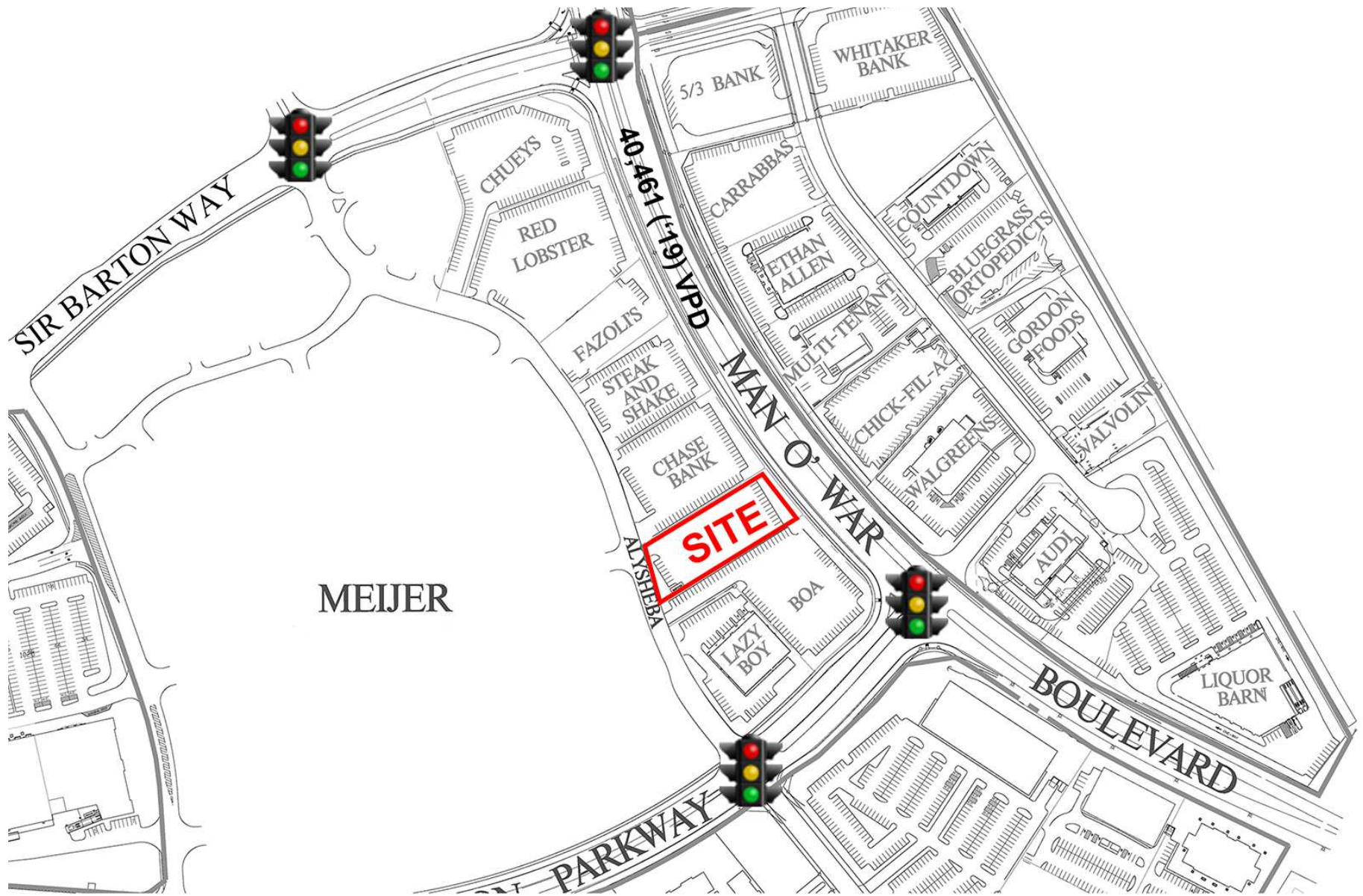
























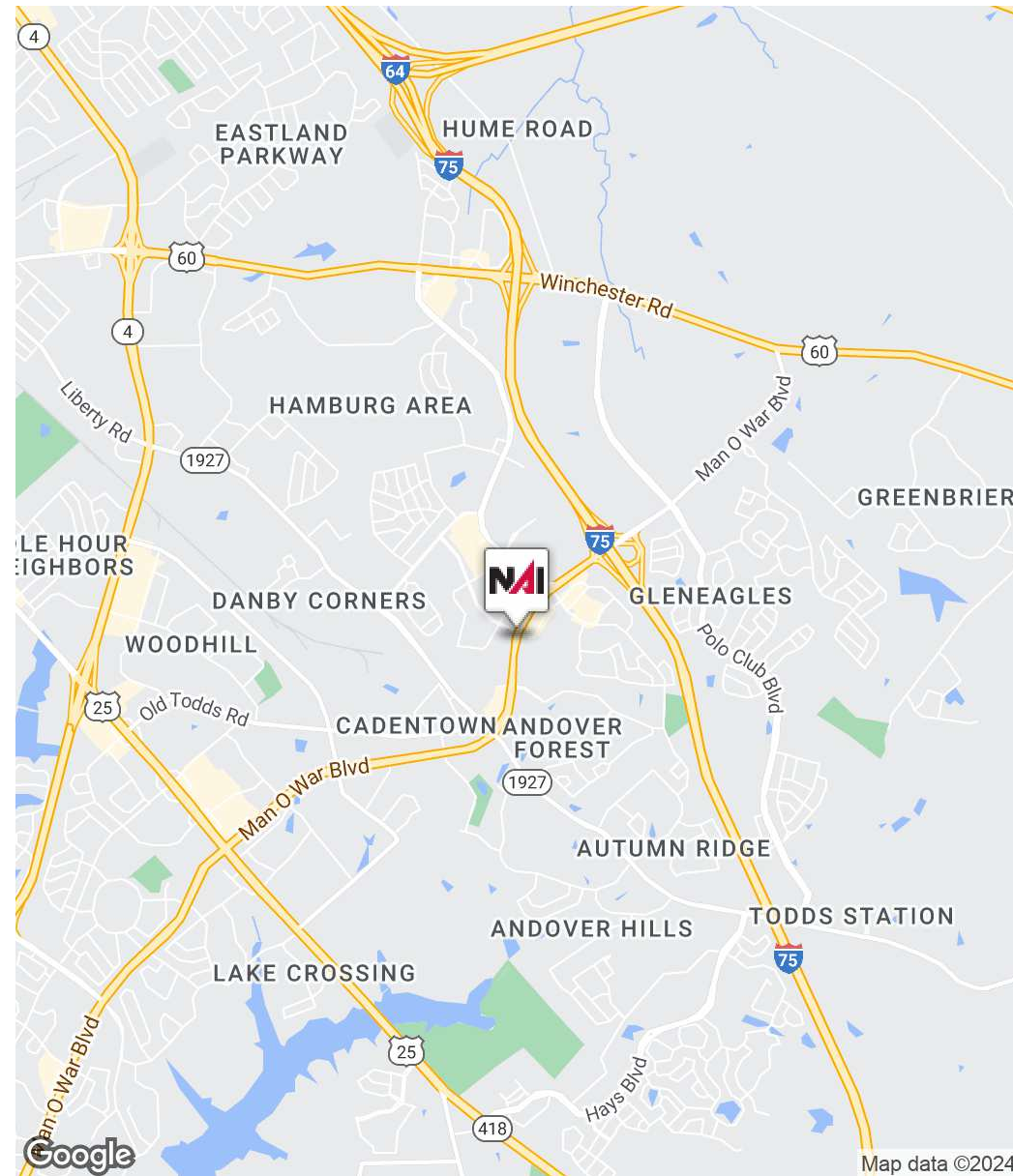
## Market Overview



## Market Information

### Hamburg Place Highlights

- Hamburg Place is a regional shopping center and office development located off I-75 and minutes from downtown Lexington. The Hamburg Place community is home to 160 acres of professional office, and 1,200 acres of residential development, and over 3 million square feet of retail space including War Admiral Place shopping center, Sir Barton Place shopping center, Plaudit/Alysheba Way businesses, and Polo Club shopping center.
- Total trade area (30-minute drive time) population of more than 443,000 features 60,000 households in the \$75K + segments.
- Average daily traffic counts of 40,461 VPD on Man O' War Boulevard and 76,583 VPD on I-75.
- Of the 75 largest cities in the US, Lexington ranks 8th in the percentage (35.6%) of population with bachelor's degrees or higher.





## TRAFFIC

**37,200**

daily count along  
**WINCHESTER ROAD**

**76,583**

daily count along  
**I-75**

**18,604**

daily count along  
**Sir Barton Way (midpoint)**

## RESIDENTIAL

**+1,680**

**Single family homes**  
inside Hamburg

**+1,915**

**Multi-housing units**

**+330**

**Senior Living units**

## INSIDE HAMBURG

**1 million**

square feet  
**OFFICE DEVELOPMENT**

**3 million**

square feet  
**RETAIL**

**1,000**

acres  
**RESIDENTIAL**



# LEXINGTON-FAYETTE URBAN COUNTY DEMOGRAPHIC SNAPSHOT

## People

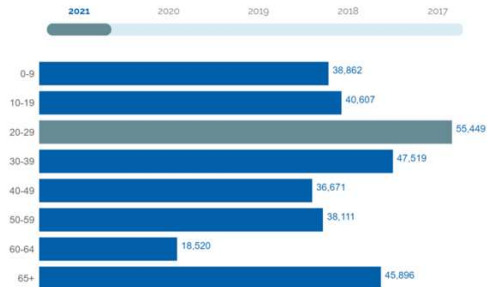
The total population of Lexington-Fayette is 321,635. The median age is 34.11

Download Image

321,635  
Total Population

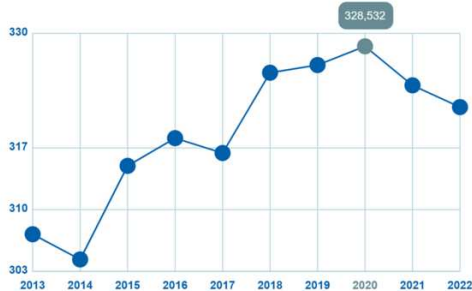


Age Distribution



Median Age  
34

Population Growth (in thousands)



## Educational Attainment

52.57% of the population in Lexington-Fayette have an associate's degree or higher. 45.12% have a Bachelor's degree or higher.



## Labor Force

Lexington-Fayette has a labor force of 176,115 people, with an unemployment rate of 3%.



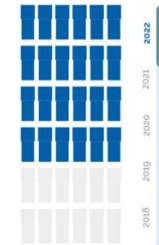
## Talent

What are the largest job counts by occupation?



Total Employees

174,042



The work distribution of total employees in Lexington-Fayette is:



Total Establishments

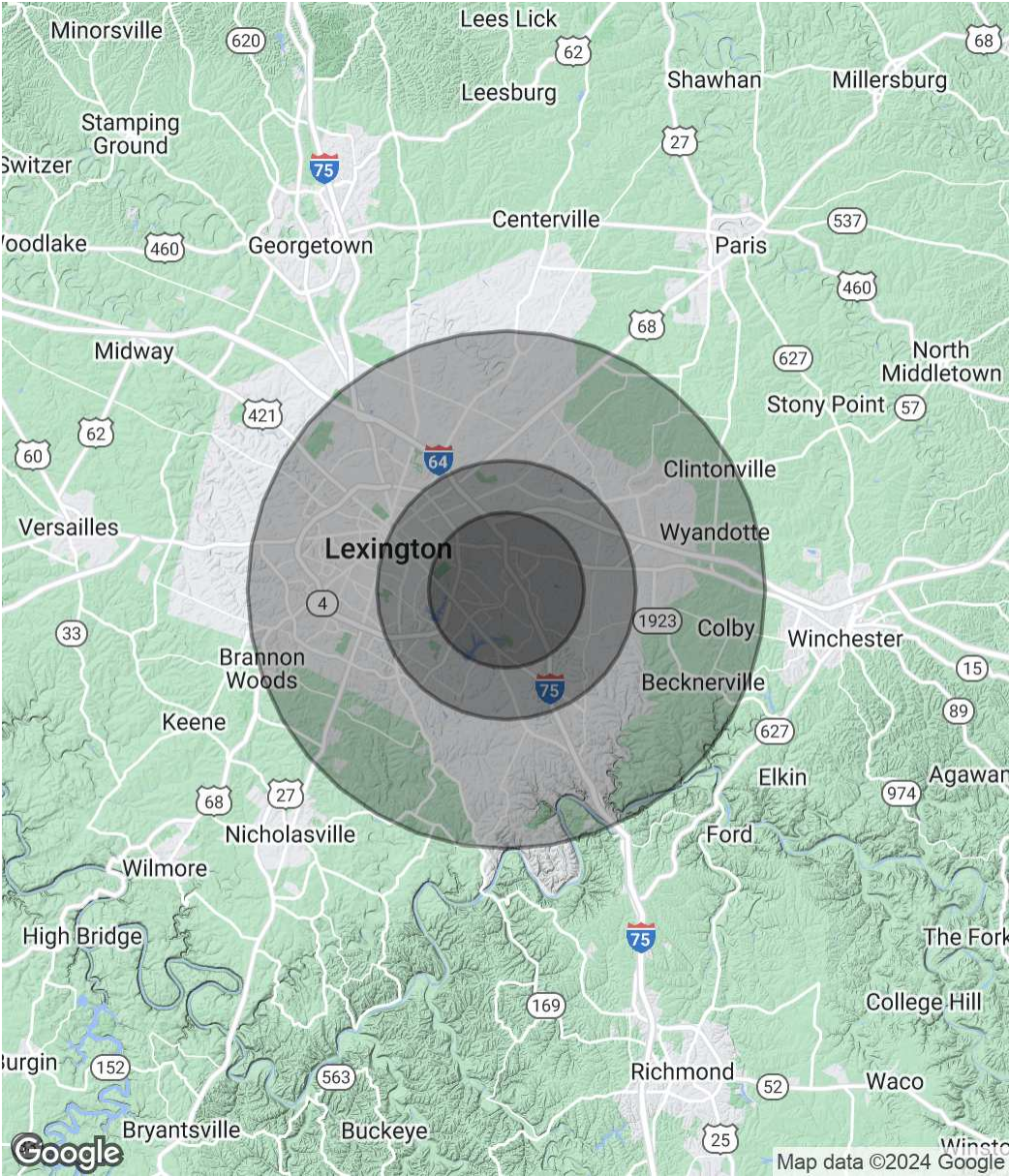
15,878





Population	3 Miles	5 Miles	10 Miles
Total Population	64,013	153,598	329,648
Average Age	36.5	35.9	37.0
Average Age (Male)	35.9	34.6	35.9
Average Age (Female)	37.9	37.7	38.5
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	29,296	69,015	146,136
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$83,811	\$77,187	\$78,826
Average House Value	\$197,767	\$210,389	\$208,655

\* Demographic data derived from 2022







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