

For Lease

# Carriage Gate Shopping Center



**829-859 Eastern Bypass**  
Richmond, Madison County, Kentucky

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# Carriage Gate Shopping Center

## Executive Summary



### Property Details

|                    |                      |
|--------------------|----------------------|
| <b>Suite 859</b>   | 23,599 SF            |
| <b>Lease Rate</b>  | \$8.00 PSF NNN       |
| <b>Center Size</b> | +/-200,000 SF        |
| <b>NNN</b>         | Est To Be \$2.00 PSF |

### Property Highlights

- +/-200,000 SF community shopping center
- Anchored by Hobby Lobby, Office Depot, Dunham's Sports, Sims Furniture, Harbor Freight and Dollar Tree
- Located on the Eastern By-Pass and close to the campus of Eastern Kentucky University
- Nearby retailers and restaurants include Walmart Supercenter, Lowes, Kroger Marketplace, Planet Fitness, Walgreen's, O'Charley's, Red Lobster and Outback Steakhouse

### Demographics

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Households:  | 2,613    | 13,781   | 18,429   |
| Total Population:  | 6,164    | 35,723   | 47,194   |
| Average HH Income: | \$61,406 | \$64,758 | \$69,665 |
| Median HH Income:  | \$25,746 | \$31,921 | \$36,402 |



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## Property Description

### PROPERTY OVERVIEW

Carriage Gate Shopping Center is a +/-200,000 SF community shopping center anchored by Hobby Lobby, Office Depot, Dunham's Sports, Sims Furniture, Harbor Freight and Dollar Tree. Located on the Eastern By-Pass and close to the campus of Eastern Kentucky University. Nearby retailers and restaurants include Walmart, Lowes, Kroger Marketplace, Planet Fitness, Walgreen's, O'Charley's, Red Lobster and Outback. Ample parking. Average daily traffic count in excess of +/-36,000 near the site.

### LOCATION OVERVIEW

The property is situated on the Eastern By-Pass on busy US 25 and approximately 1 mile from the Eastern Kentucky University campus in Richmond. Richmond, Madison County is one of the fastest growing areas within Kentucky. Several identifiable factors contribute to this growth, such as easy interstate access, proximity to Lexington, lower cost of housing, good employment base, large university (+16,000 students), and cultural and educational opportunities.



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## Tenant Roster

# HOBBY LOBBY®

*Super Savings, Super Selection!™*

# Office DEPOT®

**SIMS**  
SINCE 1927  
FURNITURE

**HARBOR  
FREIGHT**  
Quality Tools at Ridiculously Low Prices

**Dunham's**  
SPORTS®

**CATO**

*Gwen's*  
FINE JEWELERS



**results**  
PHYSIOTHERAPY  
Get better, faster™

**DOLLAR TREE**

**GameStop®**

**Surge!**

| SPACE      | TENANT  | SIZE (SF) |
|------------|---|-----------|
| Suite 829  | Dollar Tree                                   | 7,680     |
| Suite 831  | Sims Furniture/Harbor Freight-Owned by others |           |
| Suite 833  | Dunham's Sports                               | 29,000    |
| Suite 837A | CORE Health Centers of Richmond               | 2,105     |
| Suite 837B | GameStop                                      | 2,060     |
| Suite 837C | Cyrilla's Consignment                         | 1,303     |
| Suite 839  | China King                                    | 2,463     |
| Suite 839B | Khin's Sushi                                  | 1,212     |
| Suite 841  | Hoof N' Paw                                   | 1,209     |
| Suite 841B | Gwen's Fine Jewelers                          | 2,467     |
| Suite 843B | OneMain Financial                             | 1,500     |
| Suite 843  | Results Physiotherapy                         | 3,401     |
| Suite 845  | Cato  | 4,818     |
| Suite 855  | Hobby Lobby                                   | 56,238    |
| Suite 857  | Surge Promotions                              | 13,066    |
| Suite 859  | Office Depot (AVAILABLE)                      | 23,599    |
| Outparcel  | Starbucks - COMING SOON!                      | 2,225     |

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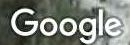
## Retailer Map





# Carriage Gate Shopping Center

# Retailer Map



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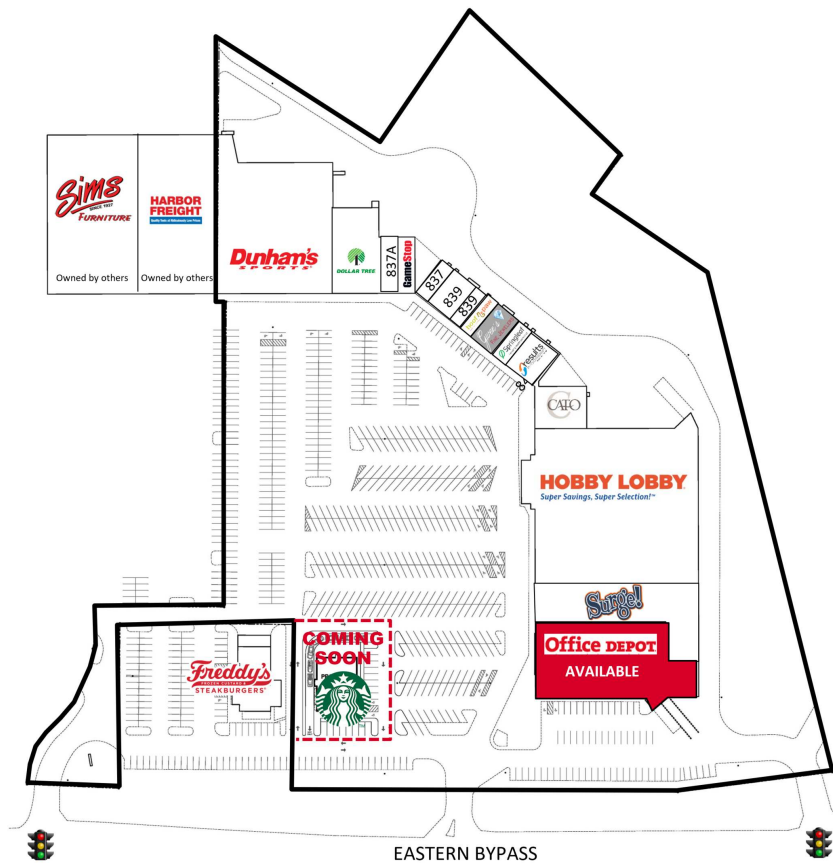
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## Available Spaces



SUITE

SIZE

LEASE RATE

AVAILABILITY

NNN's estimated to be \$2.00 PSF



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## Retailer Map



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## Site Plan



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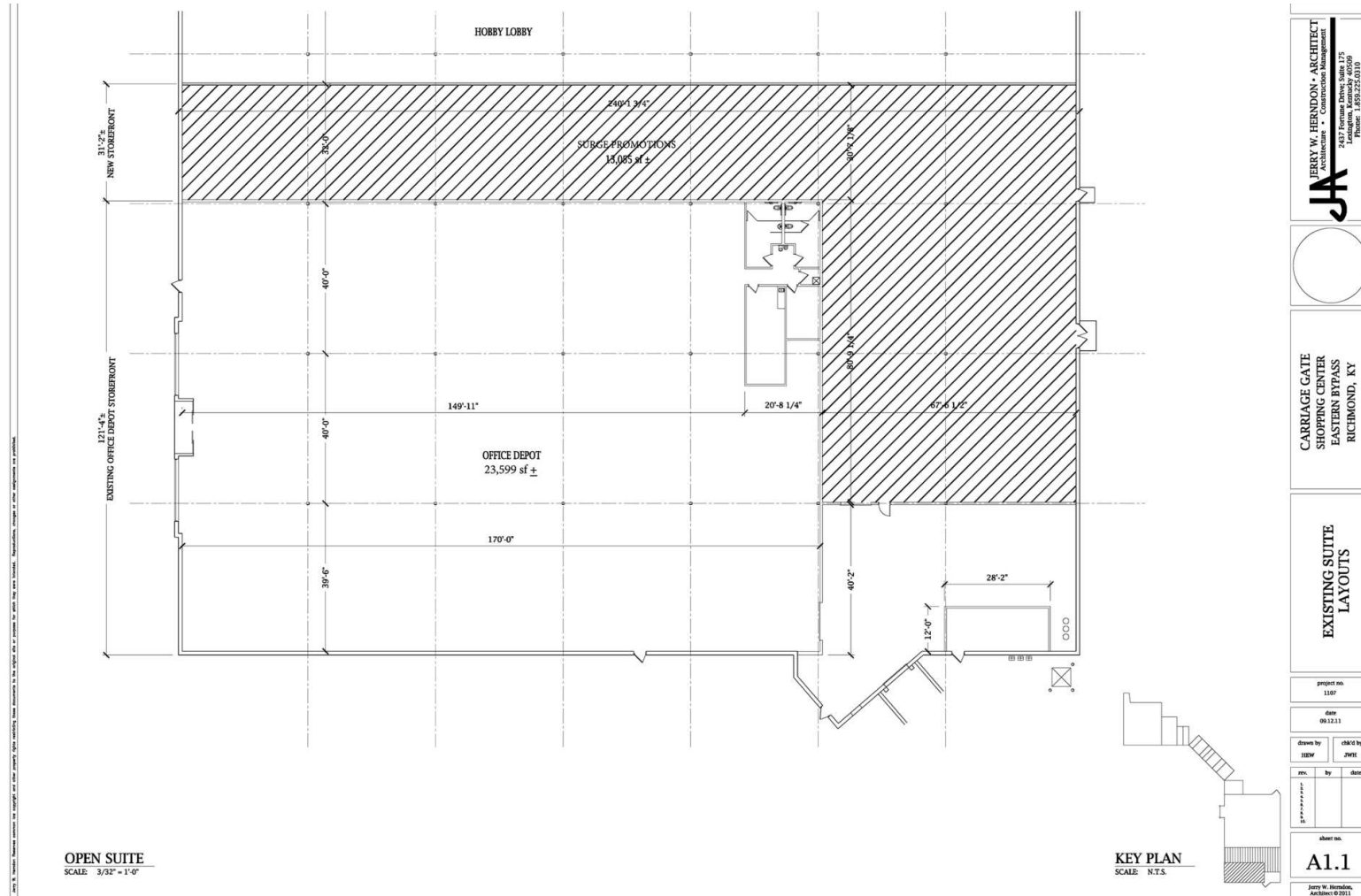
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## Suite 859 Floor Plan



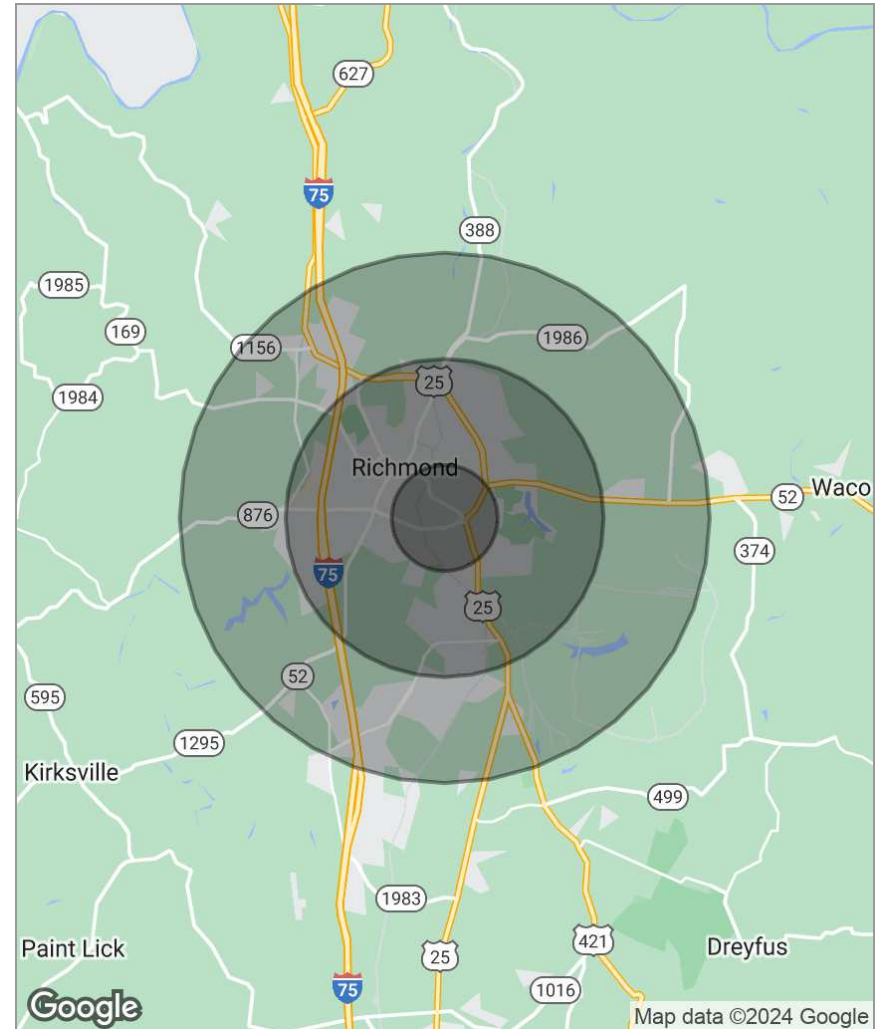


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