

For Lease

Chinoe Center



1060-1070 Chinoe Road
Lexington, Fayette County, Kentucky, 40502

For More Information:

Al Isaac, President

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Chinoe Center

Executive Summary



Property Details

Suite 132	+/-1,435 SF
NNN's	\$2.76 PSF
Center Size	111,835 SF
Zoning	B-6P

Location Map



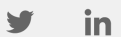
Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	5,212	22,112	52,277
Total Population:	11,010	53,922	116,645
Average HH Income:	\$83,813	\$66,818	\$66,215
Median HH Income:	\$49,462	\$47,396	\$48,682



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present Chinoe Center nestled in one of Lexington's oldest and most prominent neighborhoods. The center includes a diverse tenant mix, with several long-term tenants operating stable, successful businesses for over fifteen years. Chinoe Center thrives on a solid customer base and strong residential support, with average daily traffic counts of 9,196 ('19) occurring near the property on Chinoe Road. The traditionally styled brick design accents the retail center, setting it apart from the more typical styles of shopping centers. Parking at Chinoe Center is ample, convenient and well lit. Chinoe Center is professionally managed by the NAI ISAAC Property Management Team.

LOCATION OVERVIEW

Chinoe Center is located between Alumni Drive and Bates Creek Road on the southeast side of Lexington, approximately one mile from New Circle Road, providing easy access to the major city corridors. The University of Kentucky campus provides an additional trade base and is located within close proximity to the center.

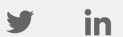
- Chinoe Center is a +/-111,835 SF retail/office center anchored by Kroger
- Suite 132: 1,435 SF for lease
- NNN's estimated to be \$2.76 PSF



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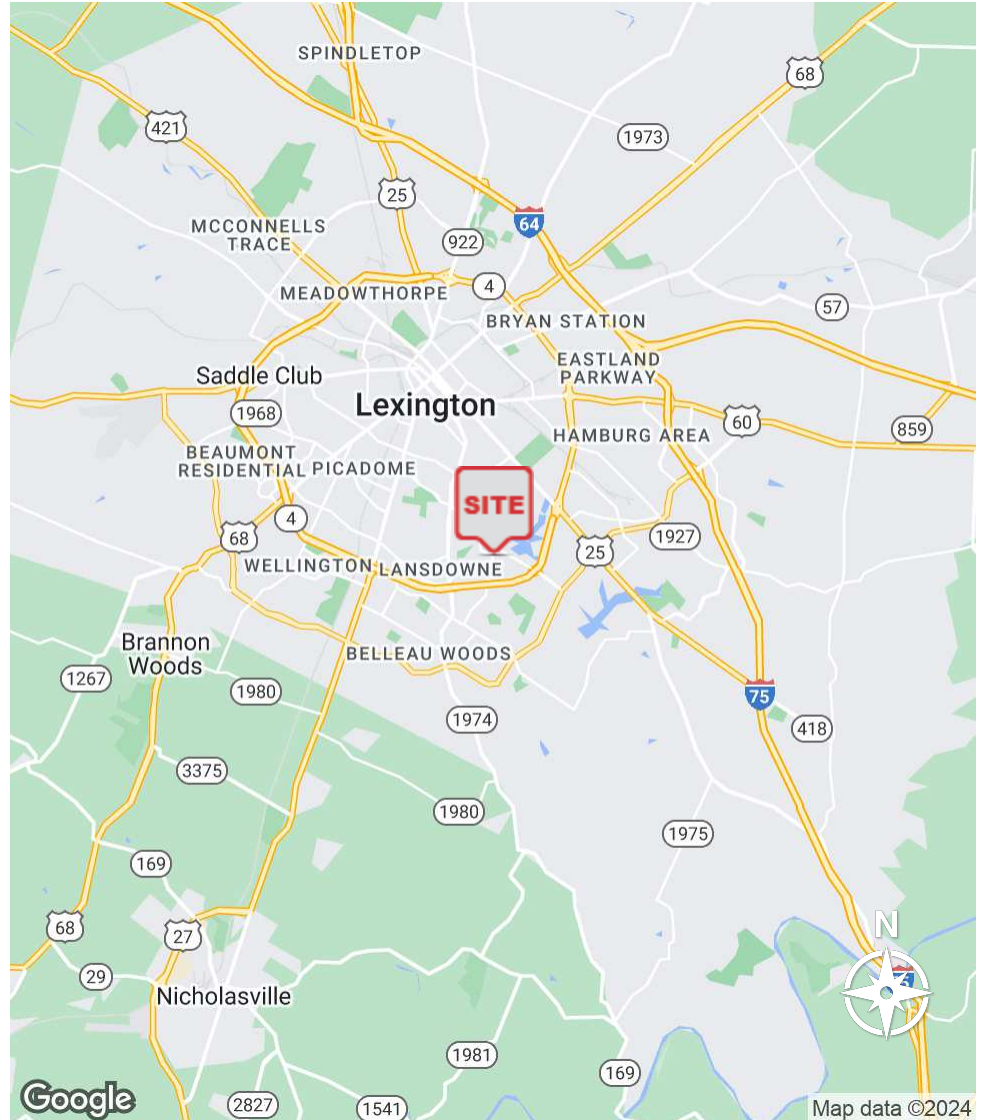
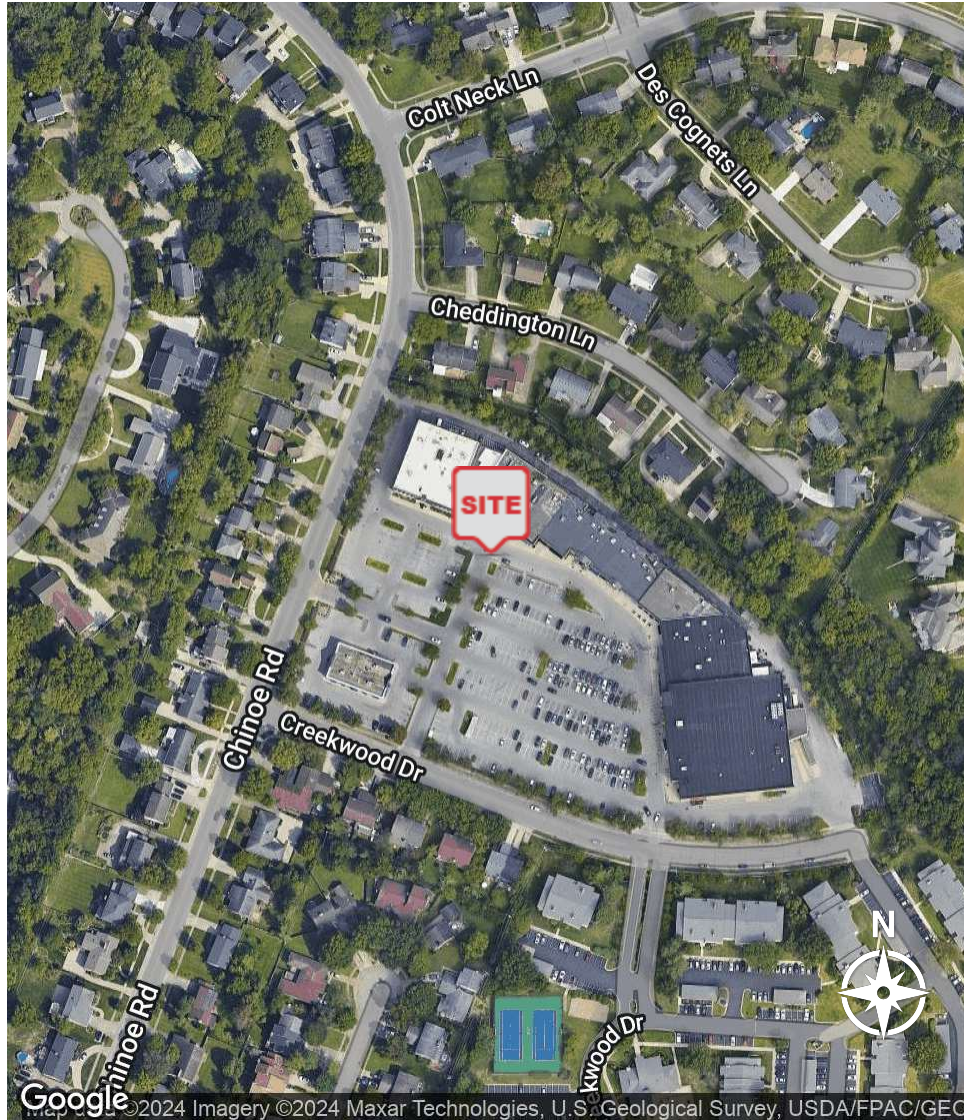
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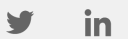
Location Maps



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Aerial Map

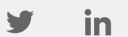


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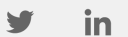
Additional Photos



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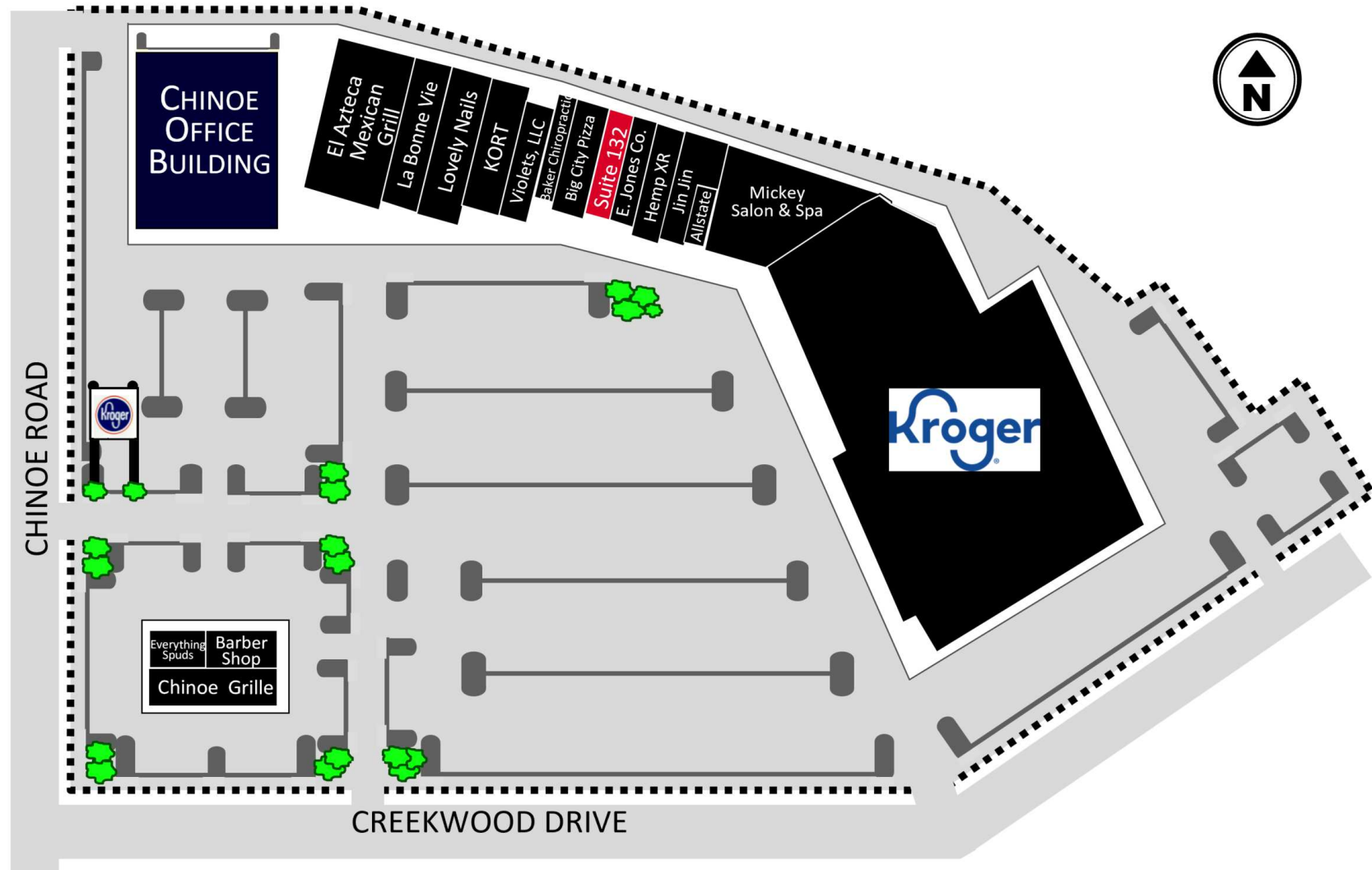
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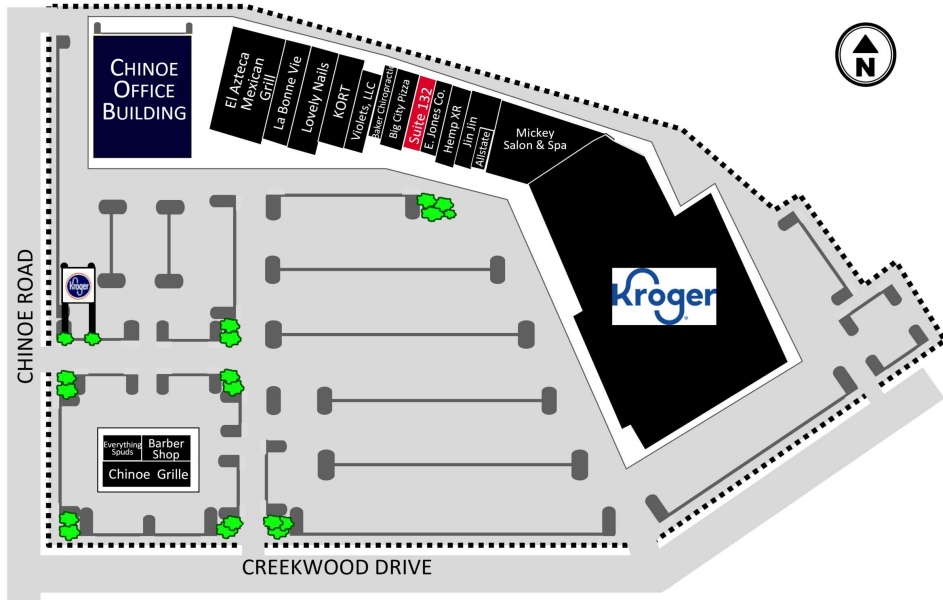
Site Plan



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Chinoe Center

Available Spaces



SUITE

SIZE

LEASE RATE

AVAILABILITY

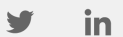
LEASE
TYPE

NNN's estimated to be \$2.76 PSF



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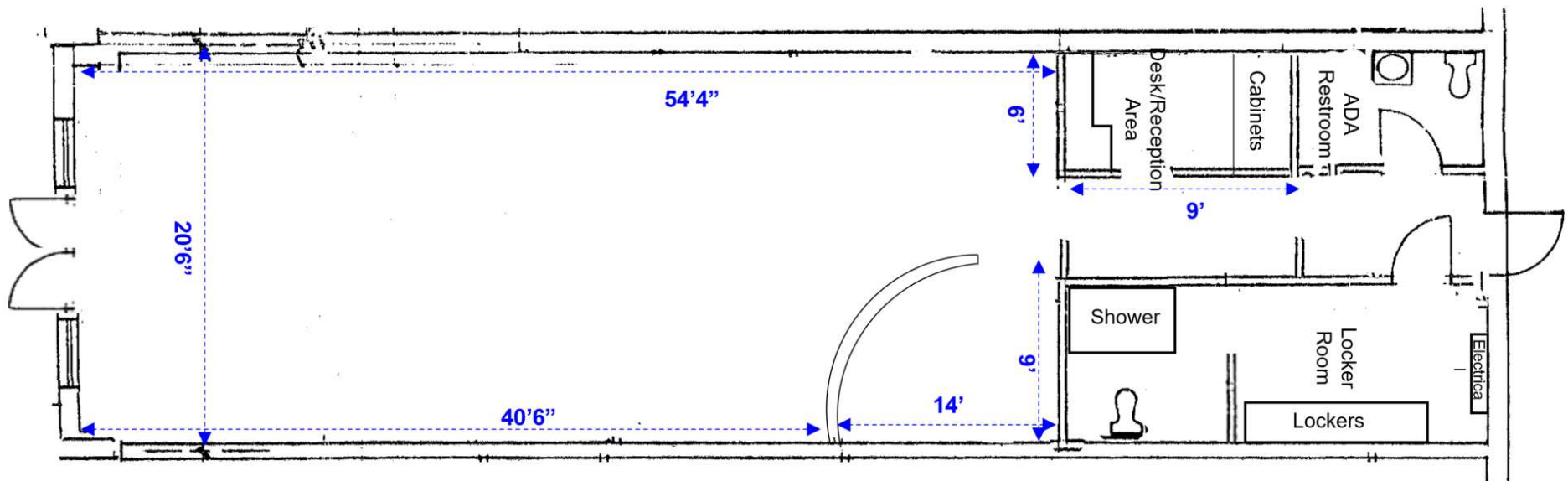


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Suite 132 Floor Plan

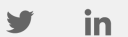


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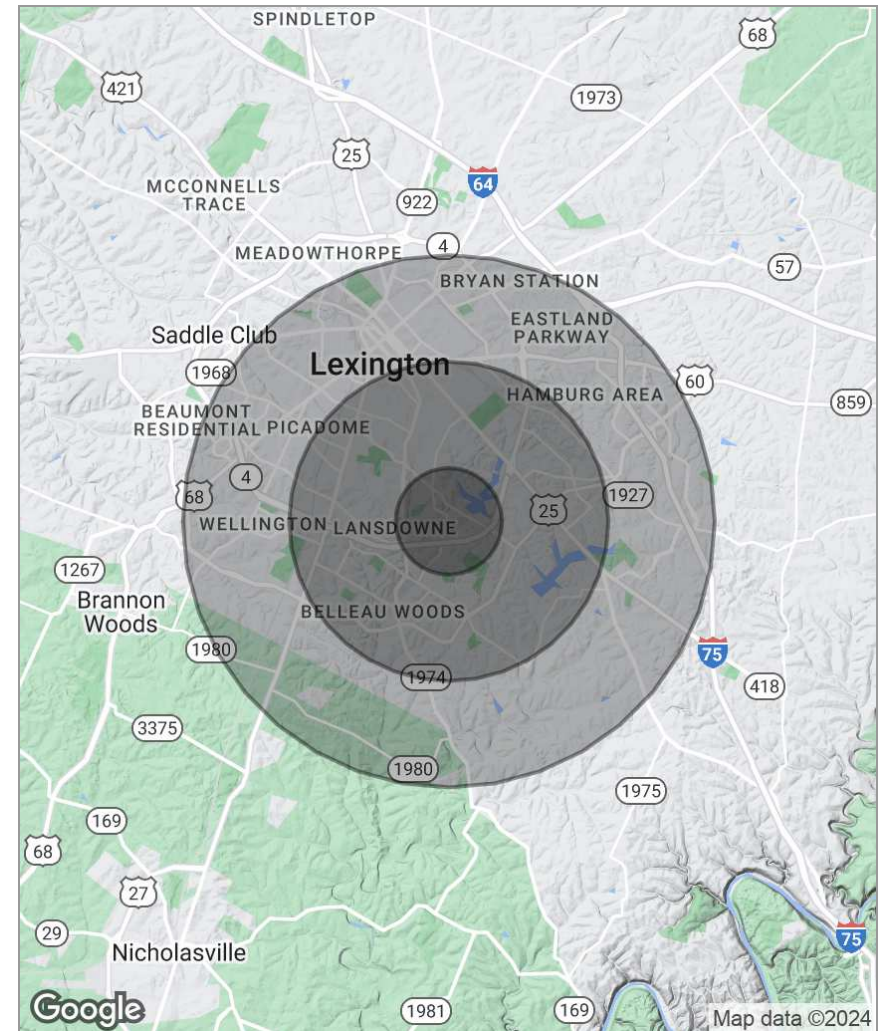
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Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,010	53,922	116,645
MEDIAN AGE	40.2	33.2	33.6
MEDIAN AGE (MALE)	36.4	32.4	32.7
MEDIAN AGE (FEMALE)	43.6	34.3	34.8

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,212	22,112	52,277
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$83,813	\$66,818	\$66,215
AVERAGE HOUSE VALUE	\$327,137	\$259,876	\$226,225



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