

For Lease

# Indian Acres Shopping Center



**751 Slone Drive**  
Georgetown, Scott County, Kentucky, 40324

For More Information:

**Chad Voelkert, Vice President**  
+1 859.422.4408 • [cvoelkert@naiisaac.com](mailto:cvoelkert@naiisaac.com)



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+1 859 224 2000  
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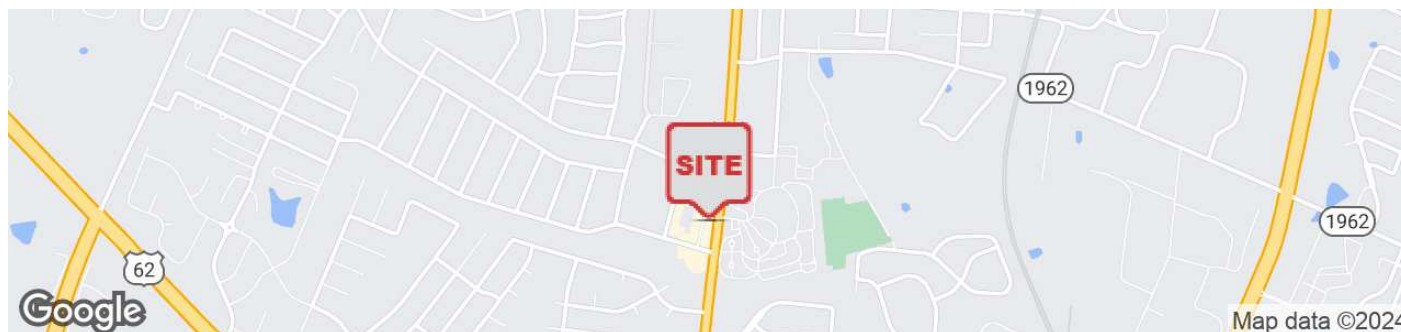
## Executive Summary



### Property Details

<b>Suite 17-19</b>	8,600 SF
<b>Suite 20/21</b>	2,600 SF
<b>Suite 33</b>	1,300 SF
<b>Suite 34</b>	1,300 SF
<b>Suite 731/733</b>	1,581 SF
<b>Lease Rate</b>	\$7.00-\$13.50 PSF
<b>Building Size</b>	+/-51,390 SF

### Location Map



### Demographics

Total Households:

Total Population:

Average HH Income:

Median HH Income:

	1 Mile	3 Miles	5 Miles
Total Households:	3,987	11,825	13,797
Total Population:	10,698	31,821	37,303
Average HH Income:	\$56,081	\$65,498	\$70,794
Median HH Income:	\$44,502	\$51,873	\$54,707



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## Property Description

### PROPERTY OVERVIEW

NAI Isaac is pleased to present Indian Acres Shopping Center, a +/-51,390 SF shopping center located at the intersection of South Broadway and Hiawatha Trail in Georgetown. Average daily traffic count of +/-18,106 VPD near the center. The Georgetown/Scott County area has been increasing rapidly in recent years. Both Georgetown and Scott County have experienced employment increases. The well-established horse industry, recent expansion to several of the local manufacturing companies and the firm commitment of the Toyota Motor Manufacturing plant, Georgetown and Scott County will continue with steady growth.

### LOCATION OVERVIEW

Located on US 25, South Broadway in Georgetown. Just north of the crossroads of I-75 and I-64, Georgetown, Scott County, Kentucky is ideally located just 10 miles north of Lexington and 5 minutes from the world famous Kentucky Horse Park. Georgetown is one of Kentucky's fastest growing communities and the American home of Toyota's Camry, Solara, and Avalon production facility.



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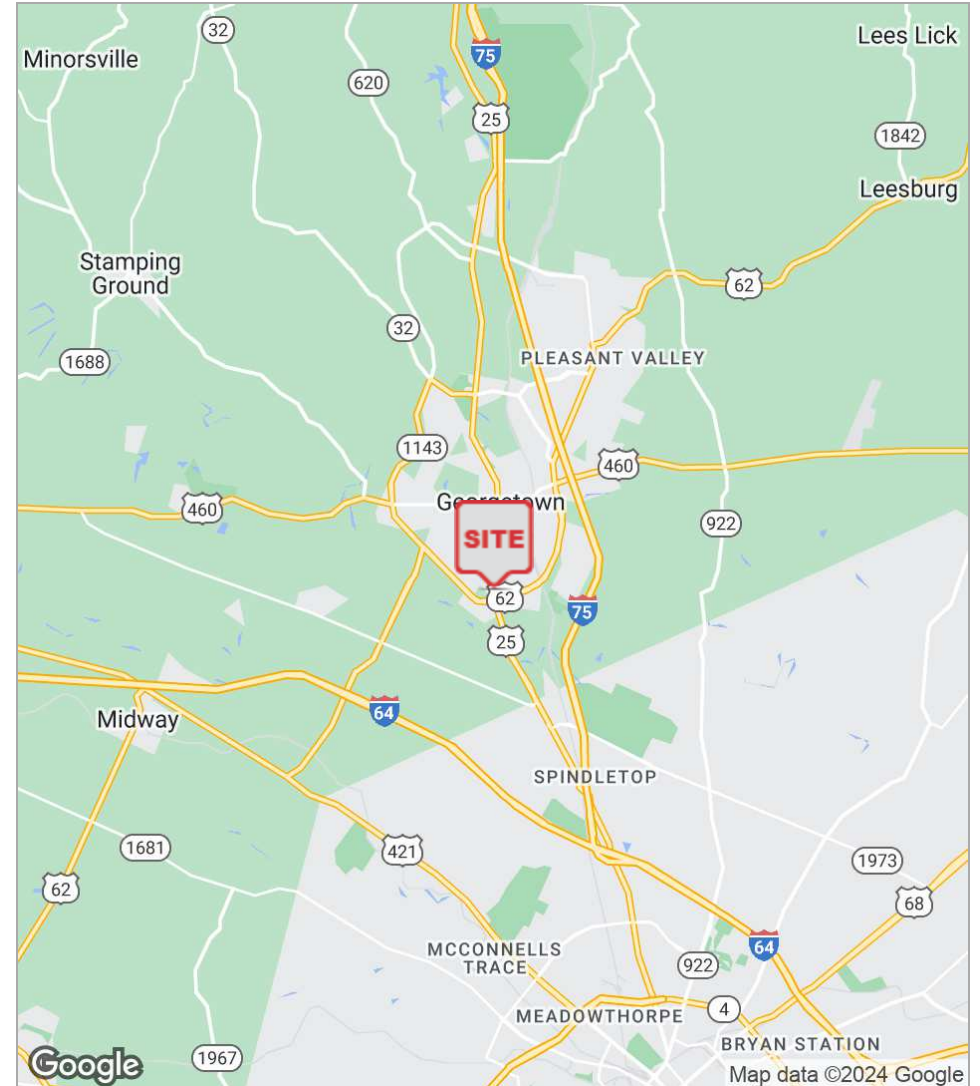
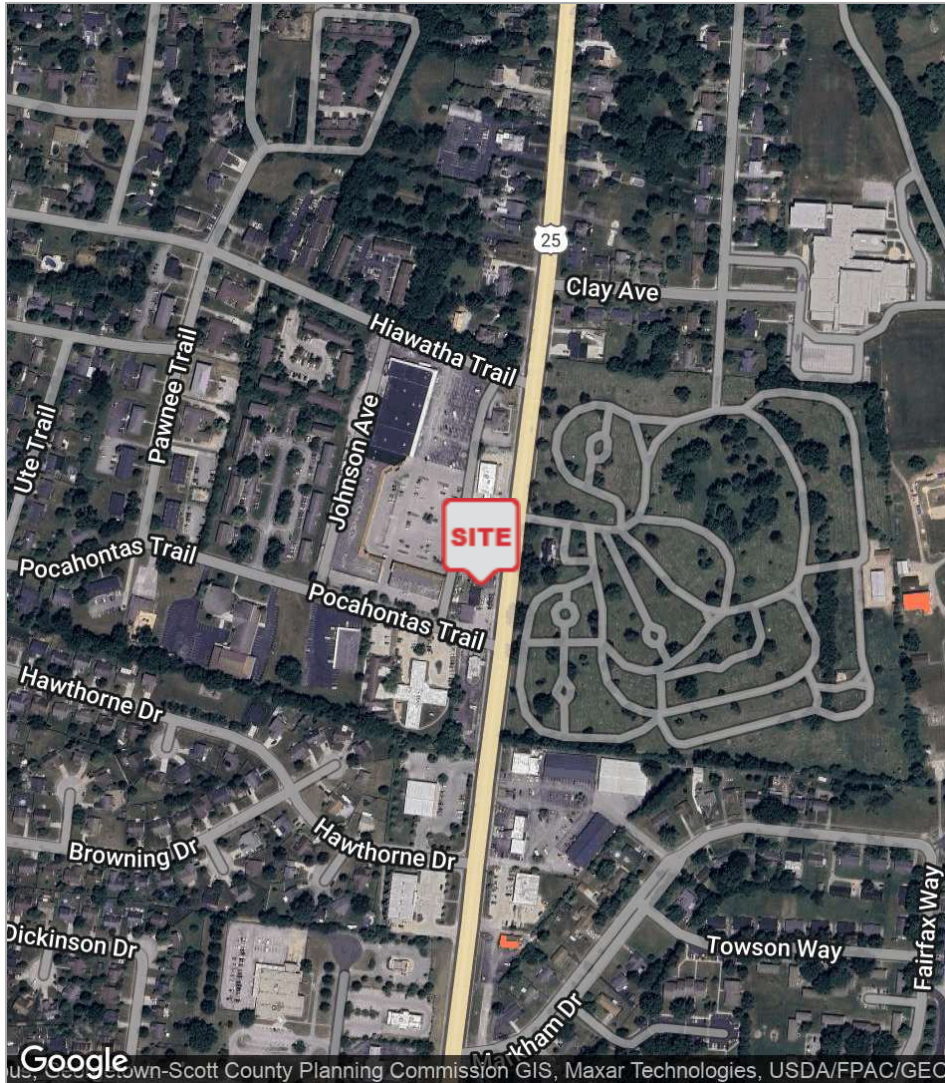




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# Indian Acres Shopping Center

## Location Maps



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## Retailer Map



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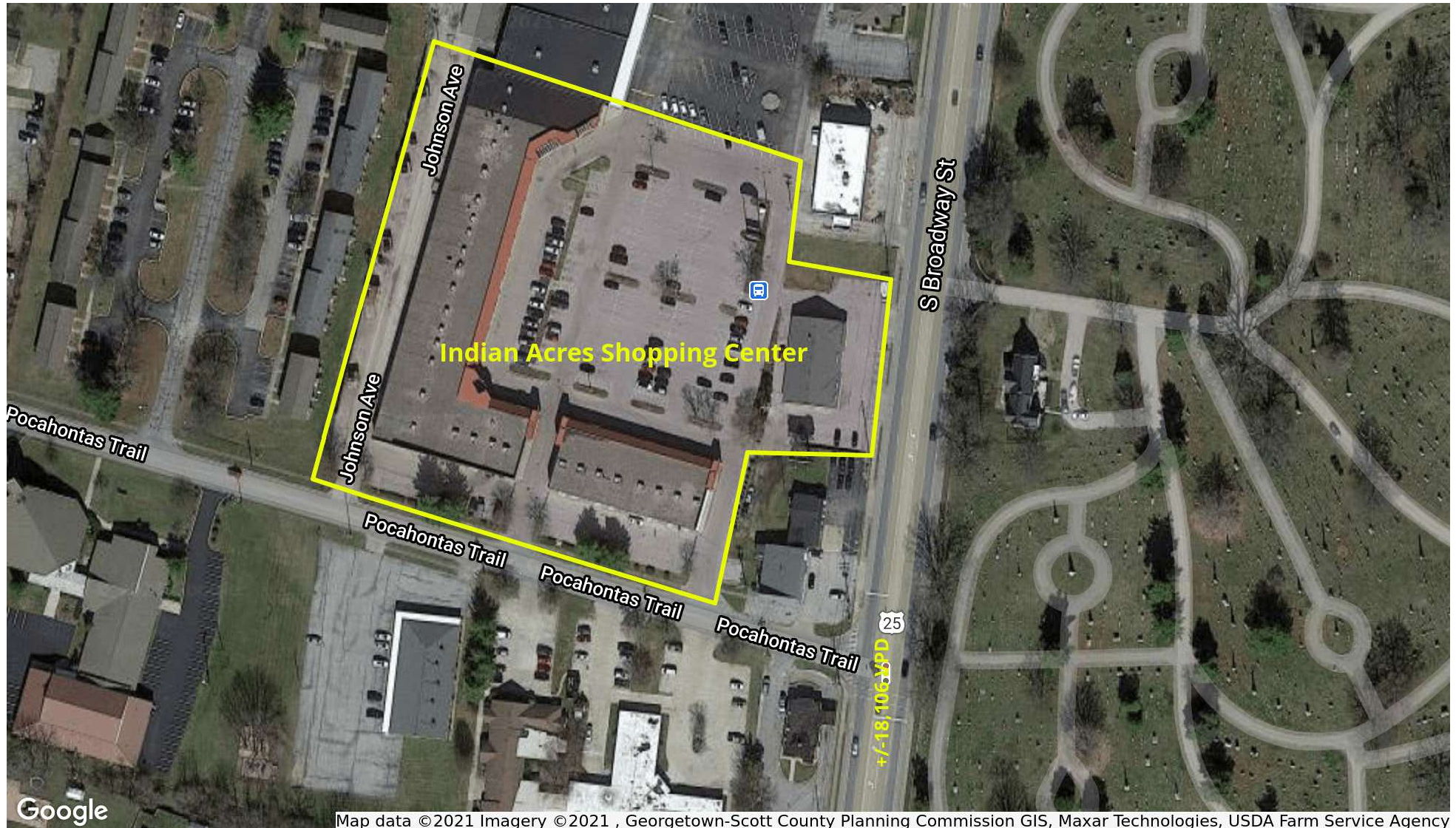




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## Retail Map



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## Additional Photos



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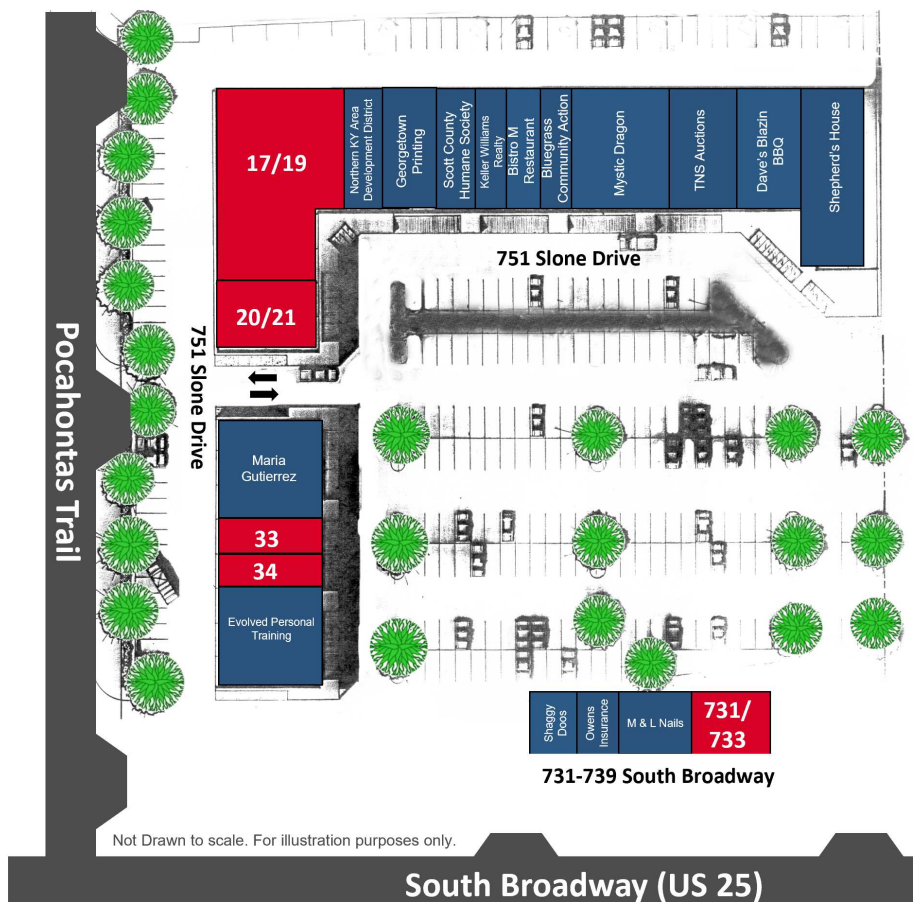
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## Available Spaces



SUITE	SIZE	LEASE RATE	LEASE TYPE
Suite 17/19	8,600 SF	\$7.00 psf	NNN
Suite 20/21	2,600 SF	\$10.00 psf	NNN
Suite 33	1,300 SF	\$11.40 psf	NNN
Suite 34	1,300 SF	\$12.00 psf	NNN
Suite 731/733	1,581 SF	\$13.50 psf	NNN

NNN's estimated to be \$2.45 PSF



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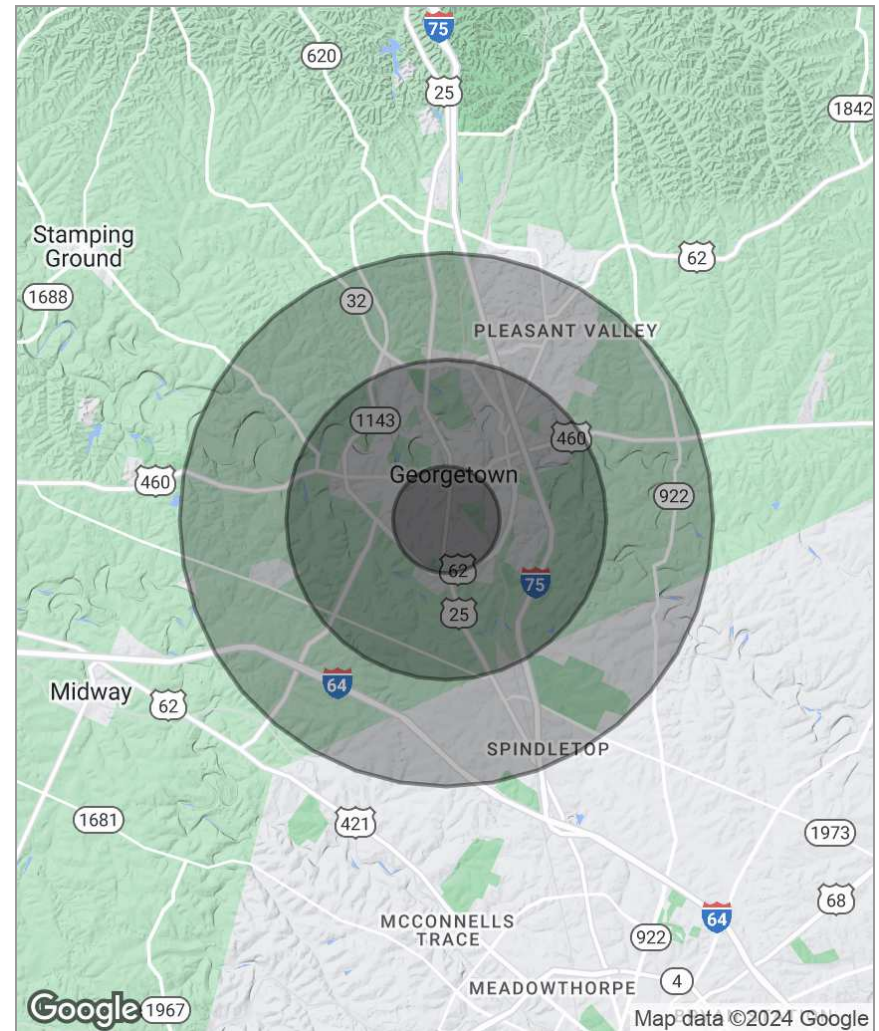


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## Demographics Map

Demographic Profile	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,987	11,825	13,797
TOTAL POPULATION	10,698	31,821	37,303
AVERAGE HH INCOME	\$56,081	\$65,498	\$70,794
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