

For Lease

Richmond Centre



Barnes Mill Road & I-75

Richmond, Madison County, KY, 40475

For More Information:

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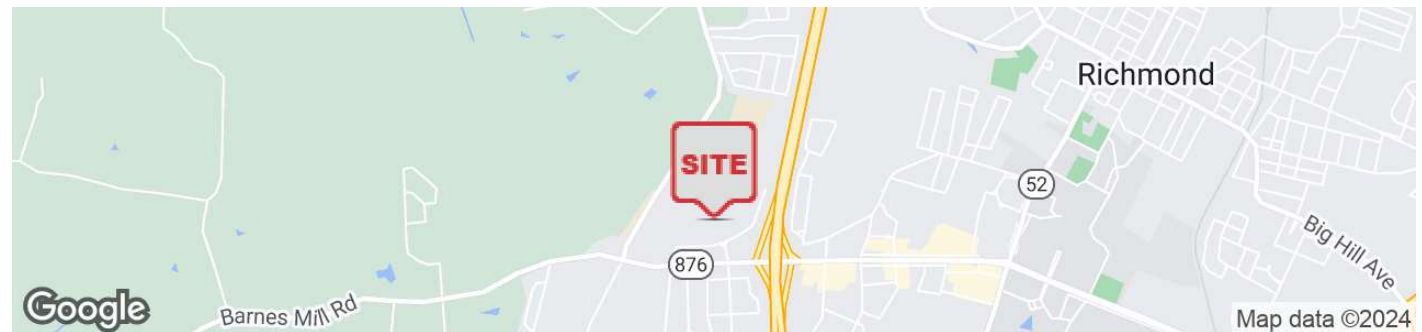
Executive Summary



Property Details

Available SF	668 - 7,502 SF
NNN Est To Be	\$3.28 PSF
Center Size	685,000 SF
Cross Street	Barnes Mill Rd & I-75

Location Map



Demographics

	5 Miles	7 Miles	10 Miles
Total Households:	18,528	22,194	28,190
Total Population:	45,581	54,968	71,243
Average HH Income:	\$72,959	\$75,901	\$78,501
Median HH Income:	\$39,517	\$41,982	\$45,569



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Richmond Centre

Property Description

Location

Centrally located 21 miles south of Lexington and directly off I-75 at Exit 87, Richmond Centre is the premier shopping, dining and entertainment venue in south, central Kentucky. This 119-acre retail center is where you can truly simplify your life.

Property Overview

Richmond Centre makes shopping a pleasure. It offers consumers a vibrant, open-air setting comprised of approximately ±685,000 square feet of retail space, including traditional department stores, specialty retailers, a bookstore, cinema and restaurants. The center is anchored by Meijer, JCPenney, Belk, Cinemark, T.J. Maxx, HomeGoods, Ulta, Dick's Sporting Goods and Michaels.

Available

<u>Small Shop Space</u>	<u>Size (SF)</u>	<u>Occupancy</u>
▪ Building E, Suite 100	7,000	Immediate
▪ Building R, Suite 400	958	Immediate
▪ Building S, Suite 400	668	Immediate
▪ Building T, Suite 200-500	1,600-7,429	Immediate
▪ Building U, Suite 100	4,405	Immediate
▪ Building X, Suite 200	4,962	Immediate
▪ Building X, Suite 500	4,020	Immediate
▪ Building X, Suite 600	1,490	Immediate
▪ Building X, Suite 700*	1,263-7,502	Immediate
▪ Building Y, Suite 150	1,164	Immediate

NNN's estimated to be \$3.28 psf

*Can be divided for credit worthy tenants



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Property Description

Access &

Visibility:

The site has excellent visibility from I-75 with nearly one mile of frontage. Access is from two signalized entrances on Barnes Mill Road (Eastern By-Pass) as well as two additional connections on Goggins Lane.

Market Data:

Richmond is located south of Lexington on the I-75 corridor. Richmond/Madison County are 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, regional university, and cultural and educational opportunities. The City of Richmond has enjoyed recent growth, is currently the 7th most populous in Kentucky and is the home of Eastern Kentucky University with approximately 14,465 students.

Trade Area:

Richmond's location makes it the regional hub with the natural trade area extending significantly to the south and east. Richmond is the business, healthcare and educational center for parts of an eight-county area and has a trade area in excess of 200,000 people. Due to Richmond's white collar employment base, the average incomes are high for the area. Within 10 miles of the subject site, the average household income is \$79,290, with nearly 21.2% having a Bachelor's or more advanced degree. A recent study found that as much as 59% of retail shoppers and restaurant patrons come from outside of Madison County.

2021 Estimate Trade Area Polygon:

Population	206,468
Avg. Household Income	\$59,331
No. of Households	81,103
Median Age	39.4

Source: STDB

2022 Demographics (10-Mile Radius):

Population	70,252
Avg. Household Income	\$79,290
Total Households	27,680
Median Age	35.7

Source: STDB



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present Richmond Centre, a 685,000 SF regional shopping center anchored by Meijer, JCPenney, Belk, Cinemark, T.J. Maxx, HomeGoods, Ulta, Dick's Sporting Goods and Michaels. Average daily traffic count of +/-62,637 ('19) ADT on I-75 at Exit 87. Located in Richmond/Madison County – one of the fastest growing communities in Kentucky. Richmond Centre is the dominant retail development in the market and the largest center on I-75 between Lexington, KY and Knoxville, TN. Outparcels and building pads available for sale, ground lease or built-to-suit for qualified tenants.

To view property video click: <https://www.youtube.com/watch?v=cv0wpztweug&t=1s>

LOCATION OVERVIEW

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Richmond is home to Eastern Kentucky University, which has a student enrollment of 14,465, as well as 1,600 employees.



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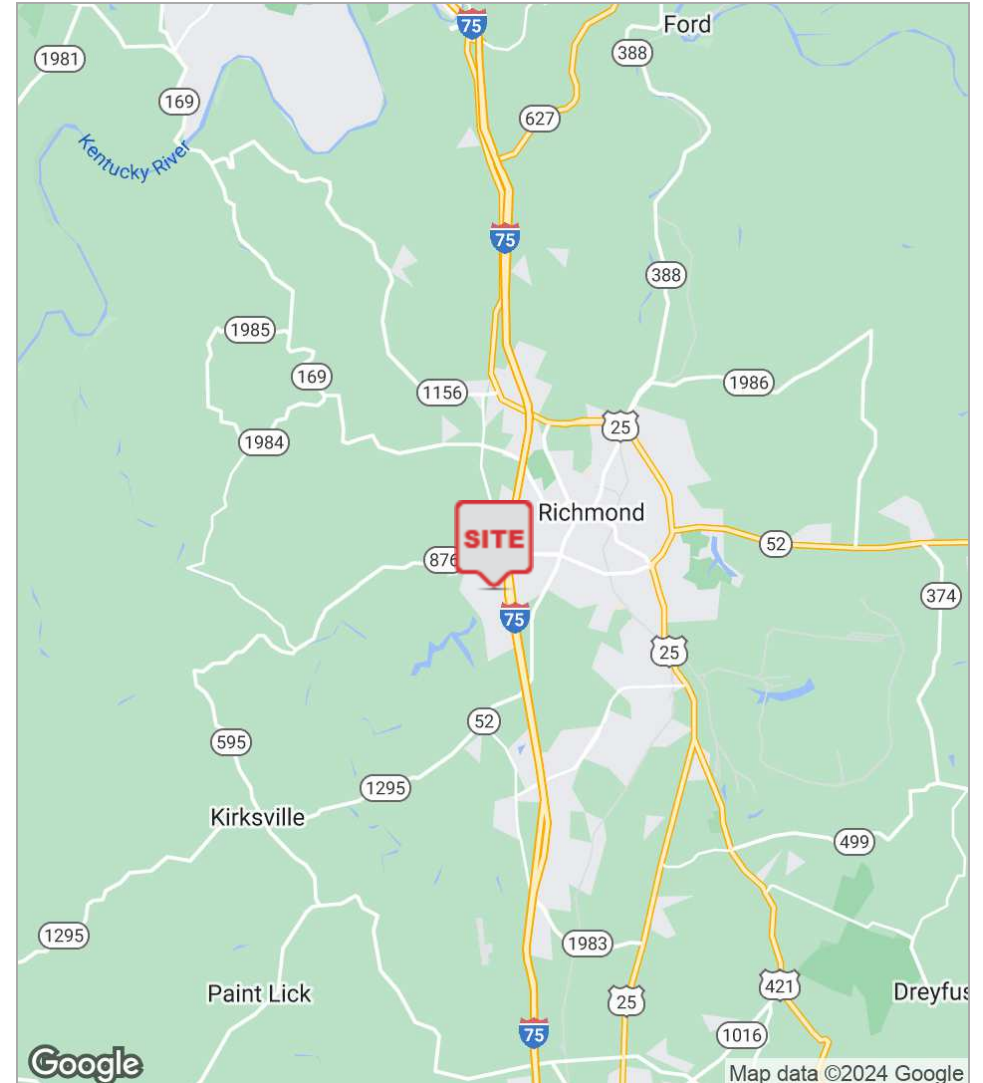
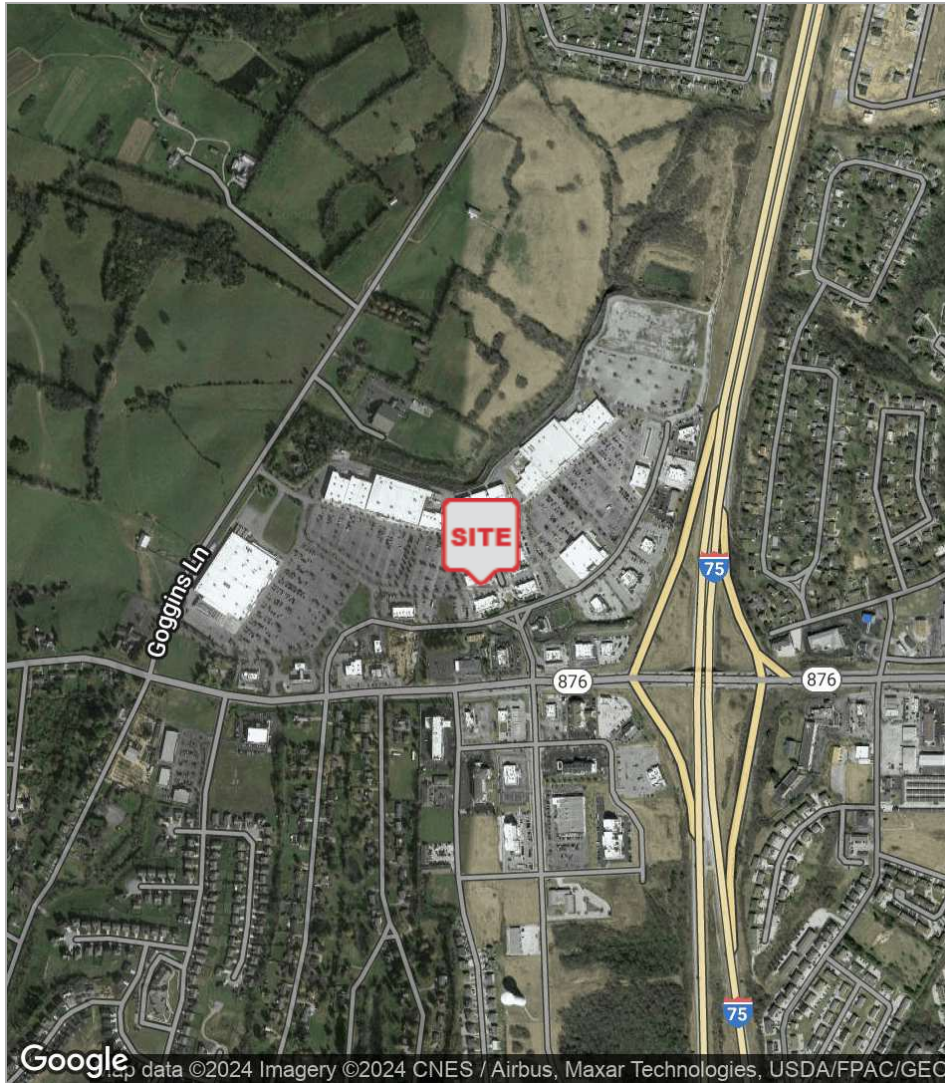


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Richmond Centre

Location Maps



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Additional Photos



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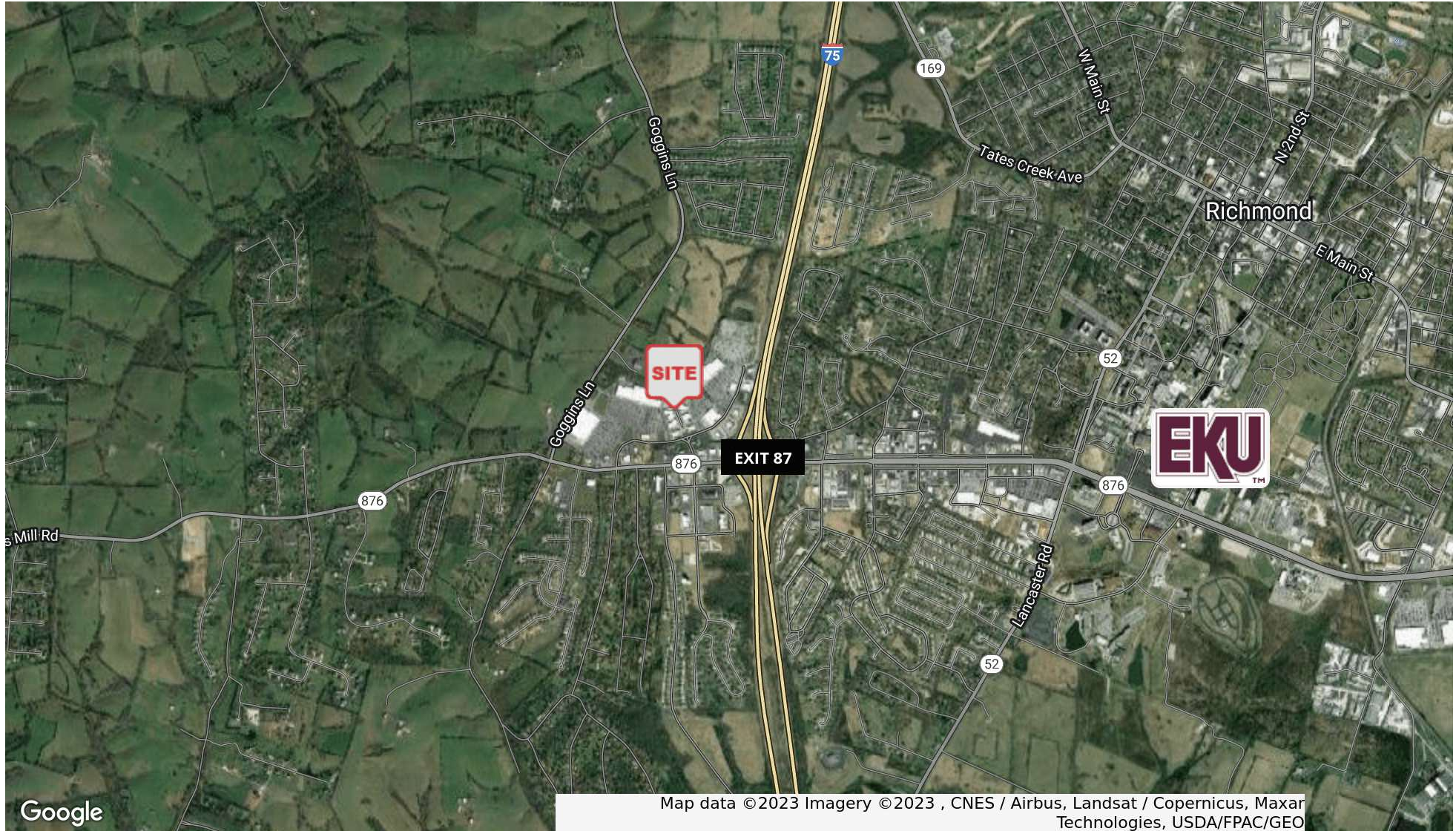
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Retail Map



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Retailer Map



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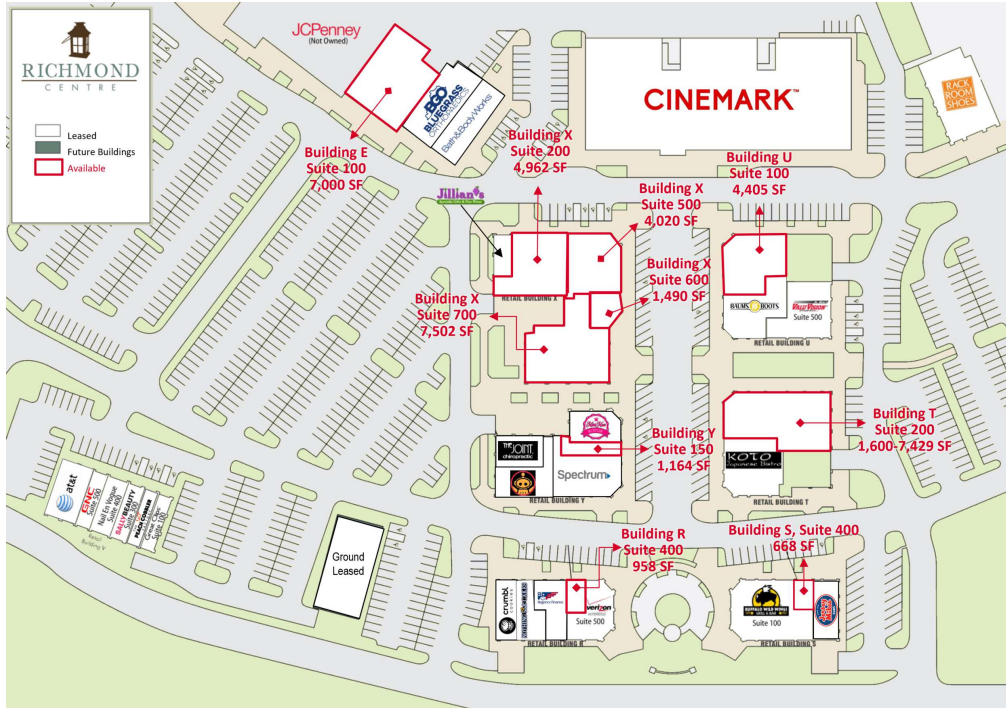
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Available Spaces



SUITE	SIZE	AVAILABILITY	LEASE TYPE
Building E, Suite 100	7,000 SF	VACANT	NNN
Building R, Suite 400	958 SF	w/30 days notice	NNN
Building S, Suite 400	668 SF	VACANT	NNN
Building T, Suite 200-500	1,600 - 7,429 SF	VACANT	NNN
Building U, Suite 100	4,405 SF	VACANT	NNN
Building X, Suite 200	4,962 SF	VACANT	NNN
Building X, Suite 500	4,020 SF	VACANT	NNN
Building X, Suite 600	1,490 SF	VACANT	NNN
Building X, Suite 700	1,263 - 7,502 SF	VACANT	NNN
Building Y, Suite 150	1,164 SF	VACANT	NNN
Building U, Suite 500	4,010 SF	VACANT	NNN

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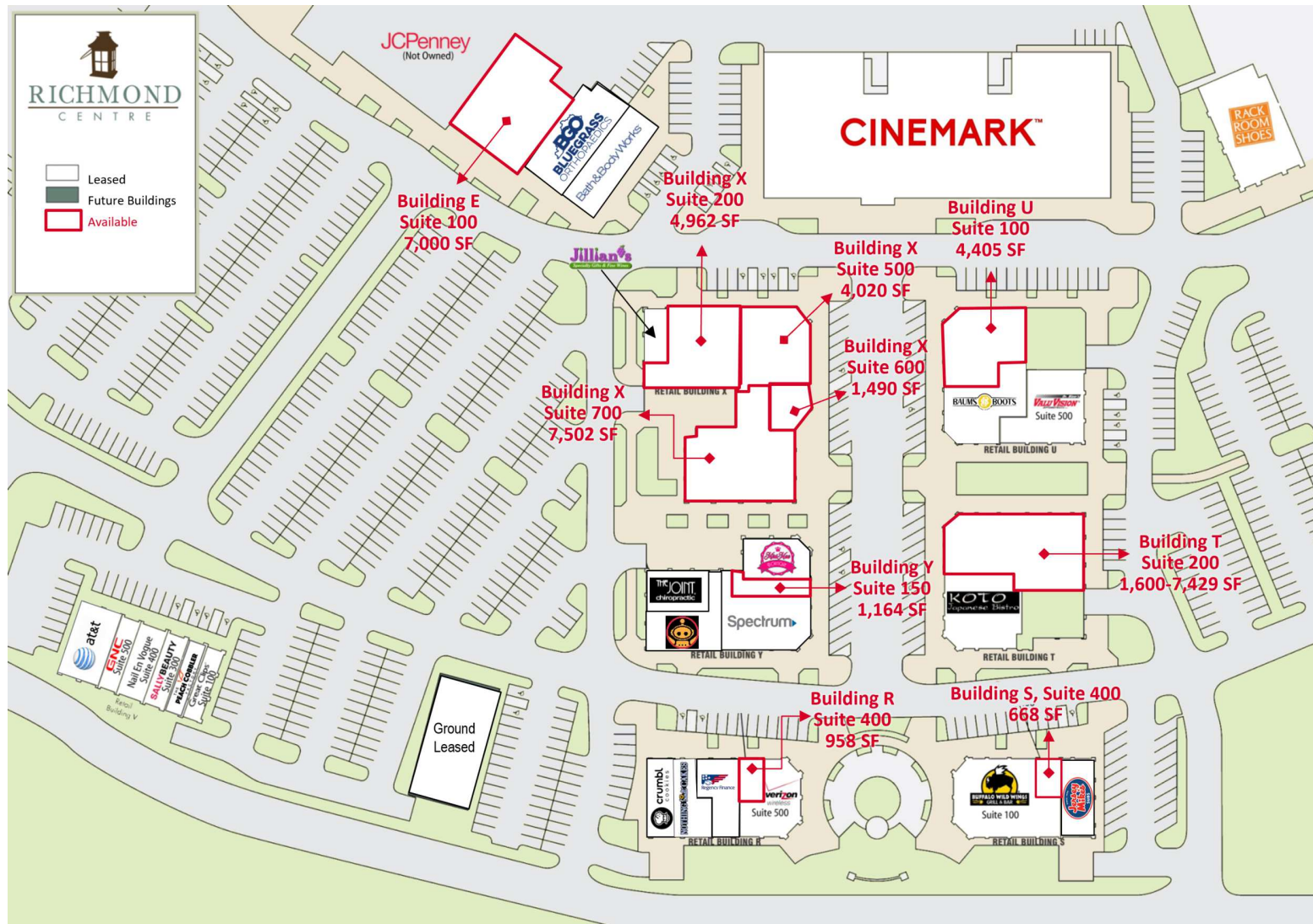
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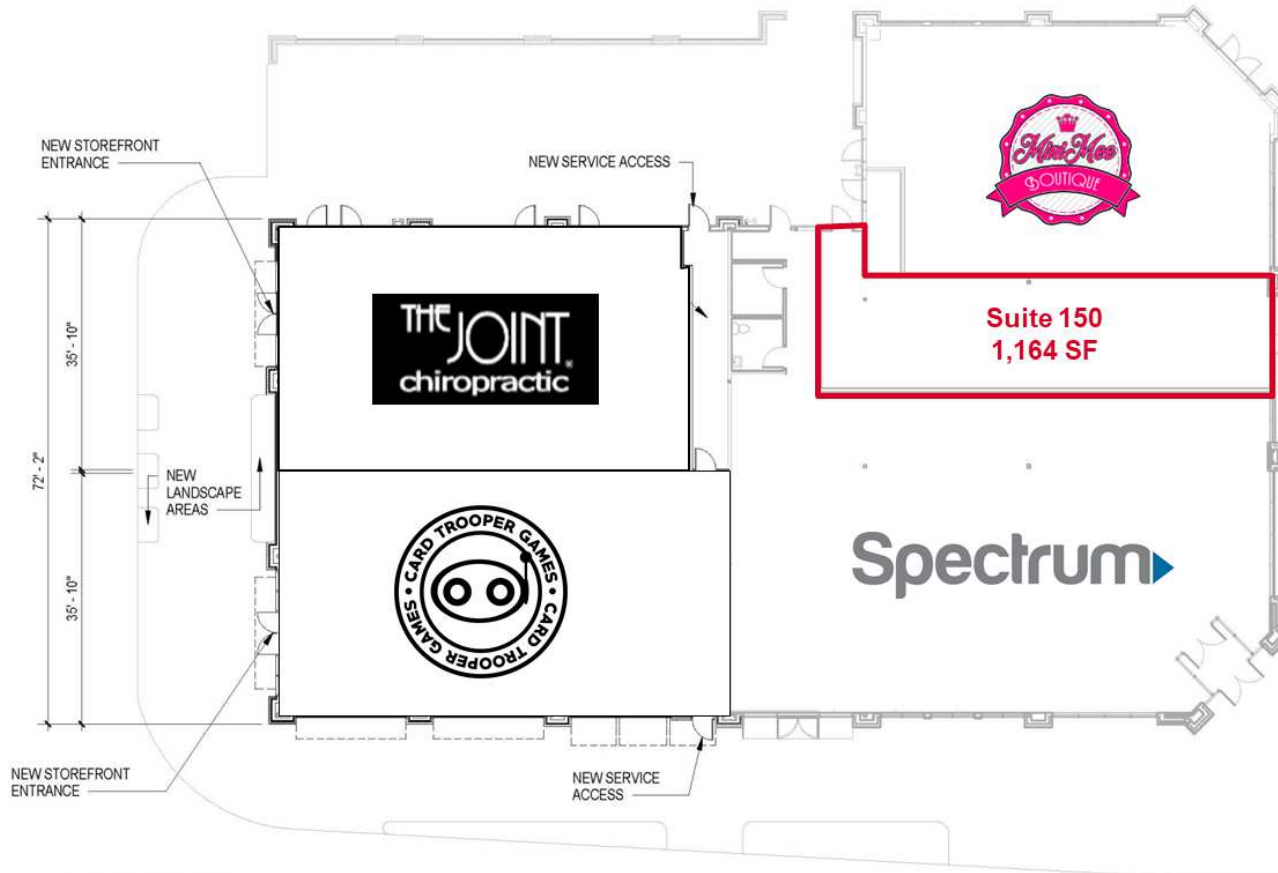
Site Plan



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Building Y, Suite 150



FLOOR PLAN

1/16" = 1'-0"



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Site Plan



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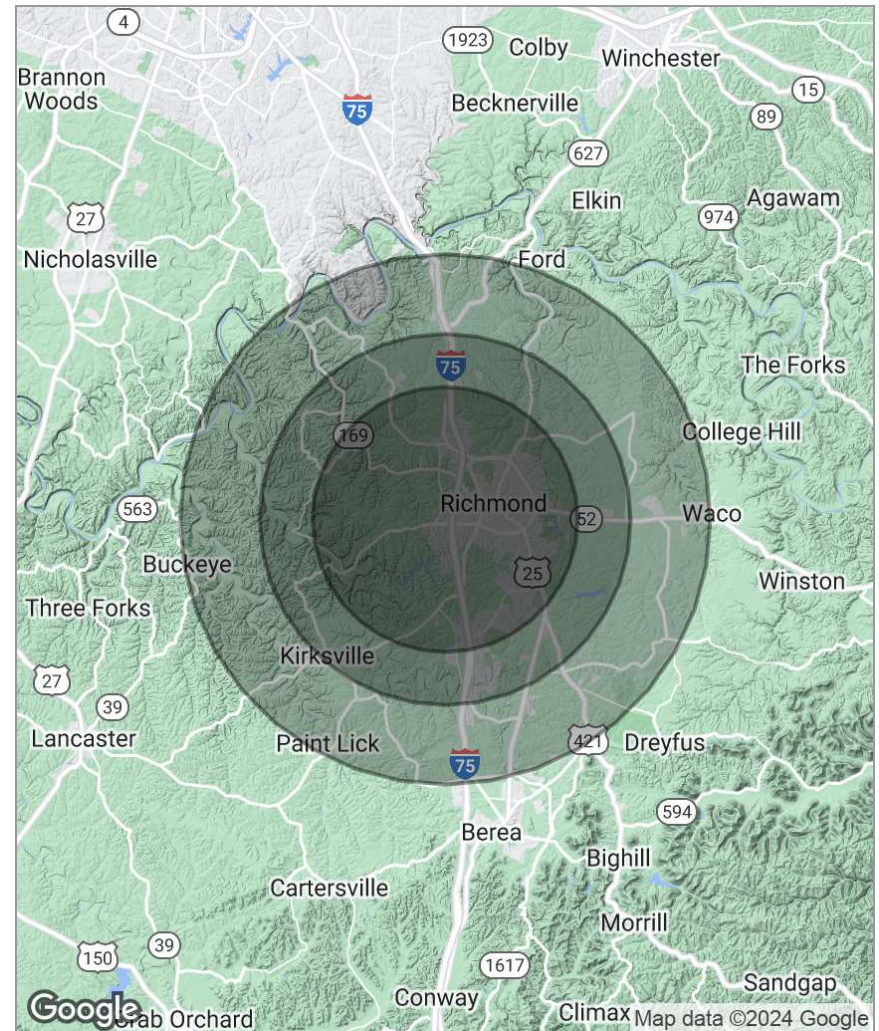


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Demographics Map

Demographic Profile	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	18,528	22,194	28,190
TOTAL POPULATION	45,581	54,968	71,243
AVERAGE HH INCOME	\$72,959	\$75,901	\$78,501
MEDIAN HH INCOME	\$39,517	\$41,982	\$42,714



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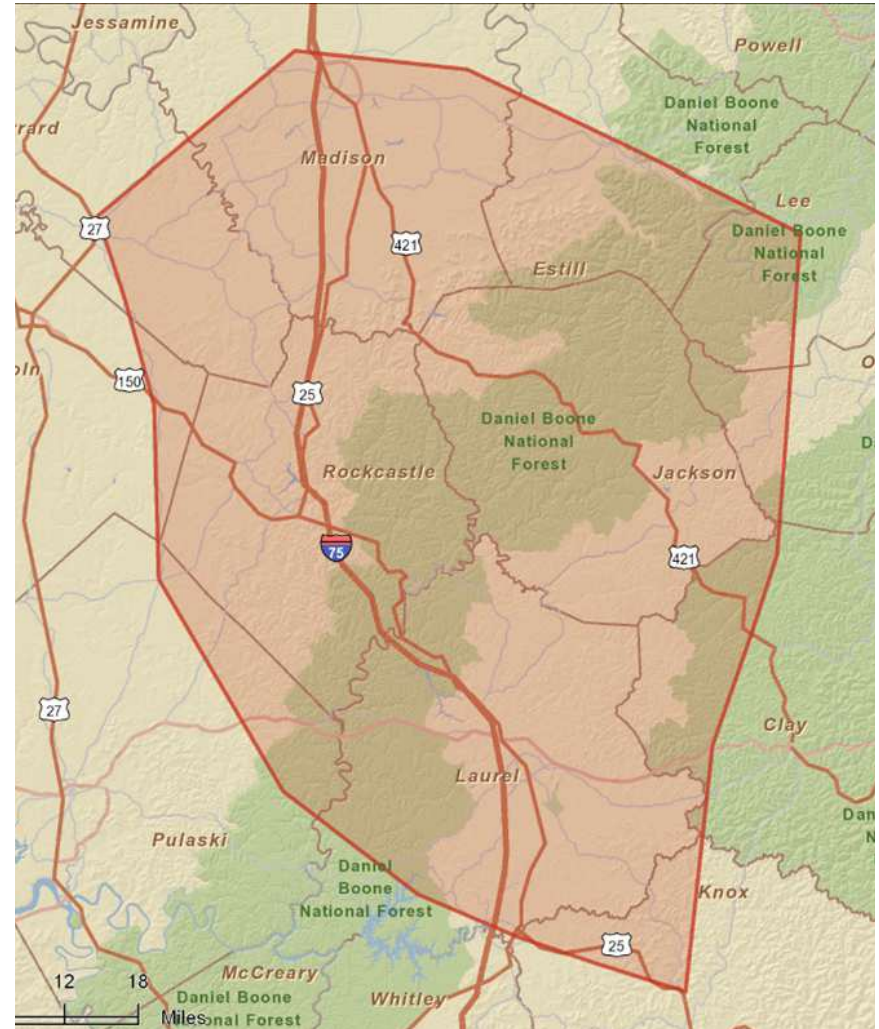
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Demographics Map

Trade Area Polygon Summary 2022

TOTAL POPULATION	197,935
TOTAL HOUSEHOLDS	77,445
AVERAGE HH INCOME	\$53,984
MEDIAN AGE	38.7



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