

For Lease

# Millpond Center



**3650 Boston Road**  
Lexington, Fayette County, Kentucky, 40514



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## Executive Summary



### Property Details

<b>Building Size</b>	124,966 SF
<b>Zoning</b>	B-6P, Planned Shopping Center
<b>Cross Streets</b>	Boston Road & Man O' War Boulevard

### Property Overview

NAI Isaac is pleased to present leasing opportunities available at Millpond Center, a +/-124,966 SF Kroger-anchored center. This neighborhood center has strong residential support and features a quality tenant mix of retail, restaurant and service tenants. The property has multiple access points on Man O' War Boulevard and Boston Road.

### Property Highlights

- +/-124,966 SF Kroger-anchored neighborhood center
- New right-in right-out access on Man O' War Boulevard
- Tenants include Kroger, Feeders Supply, Great Bagel, Workout Anytime, Subway, Boston Road Animal Clinic, Banners, Jimmy Johns and more
- Recent Kroger interior renovation including Kroger Wine & Spirits and ClickList
- Prominently located on the southside of Lexington one mile west of Summit at Fritz Farm and Fayette Mall, the new +/-300,000 SF mixed-use development, and Fayette Mall, a 1.2M SF regional mall
- Competitive rental rates and ample parking



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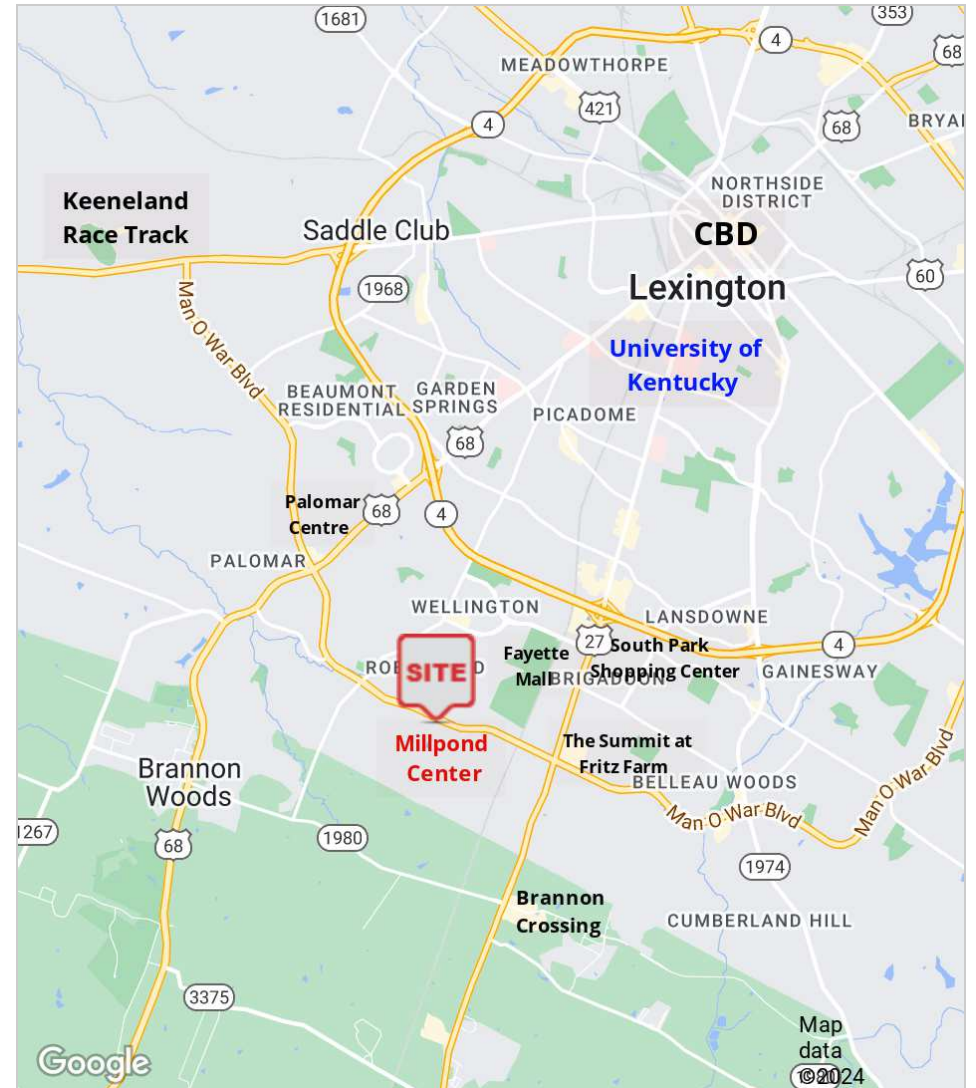
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## Location Maps



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## Retailer Map



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## Additional Photos



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## Site Plan



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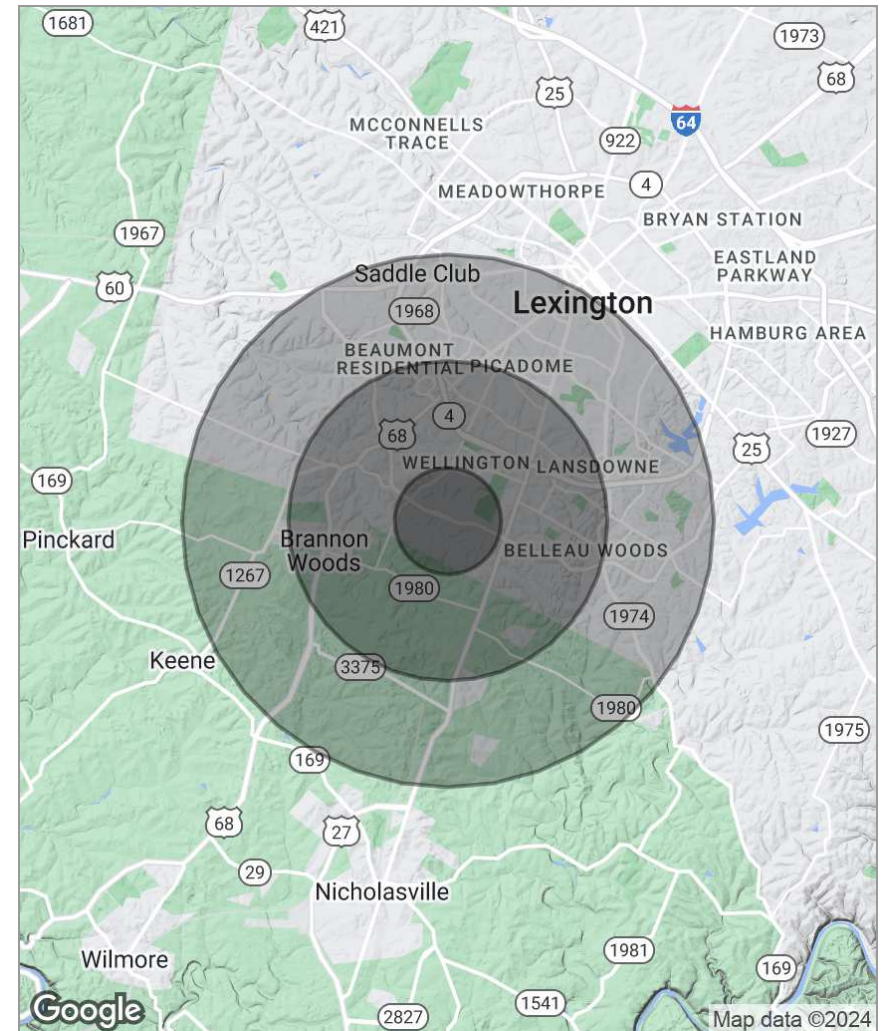
# Millpond Center

## Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,865	80,186	180,749
MEDIAN AGE	35.3	38.2	35.8
MEDIAN AGE (MALE)	34.0	36.3	34.3
MEDIAN AGE (FEMALE)	36.9	39.7	37.0

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,852	33,354	74,880
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$96,019	\$96,522	\$90,155
AVERAGE HOUSE VALUE	\$191,498	\$217,148	\$240,322



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