For Lease

# Tates Creek Centre




## 4101 Tates Creek Centre Drive

### Lexington, Fayette County, Kentucky, 40517

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BRANCH PROPERTIES, LLC

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# Tates Creek Centre

# Executive Summary




## Property Details

| | |
|---|---|
| **Building Size** | 196,028 SF |
| **Cross Streets** | Tates Creek Road & Man O' War Boulevard |

## Property Overview

NAI Isaac is pleased to present leasing opportunities available at Tates Creek Centre, a +/-196,028 SF Kroger-anchored center. The neighborhood center is well-positioned within a highly desirable trade area with strong residential support and a quality tenant mix of retail, restaurant and service tenants.

## Property Highlights

- Kroger-anchored center featuring a strong national and local tenant mix - Walgreen's, Proof Fitness, Pet Supplies Plus and more including Kroger Fuel, Wine & Spirits, Drive-thru Pharmacy and ClickList
- One of the top Kroger stores in the region
- Tates Creek Centre is located at the intersection of two highly trafficked, major arterial routes at Man O' War Boulevard (+/-29,798 VPD) and Tates Creek Road (+/-25,409 VPD)

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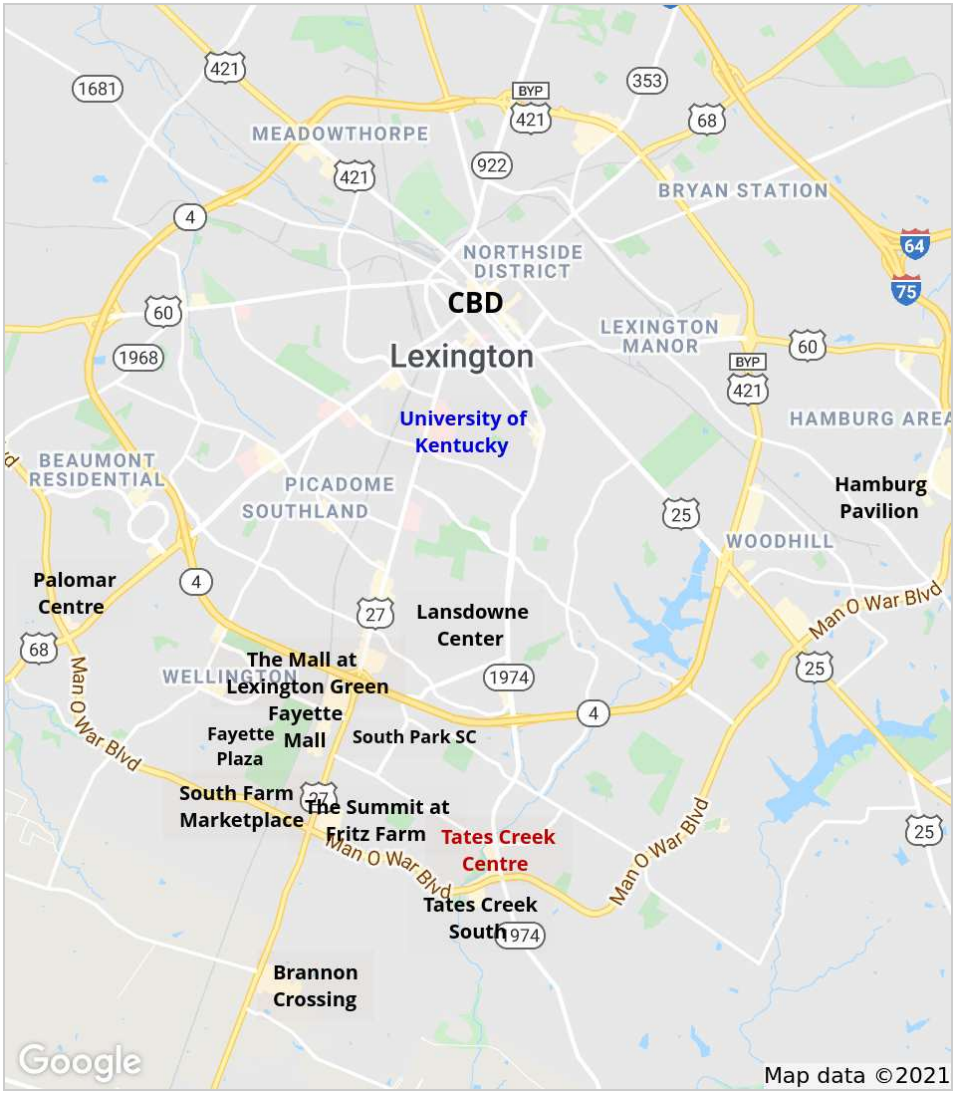
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# Tates Creek Centre

## Location Maps





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## Property Overview

±93,894 SF

Population
3-Mile Radius
87,870

OPENING SOON!

Traffic Count
±55,207 VPD
(Tates Creek Rd & Man O' War Blvd)

Dense Residential Support

Average HH Income
$84,862

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# Tates Creek Centre

## Aerial Map





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## Retailer Map





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## Additional Photos




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# Tates Creek Centre

## Additional Photos










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# Tates Creek Centre

## Tenant Roster

| SPACES | TENANT | SIZE (SF) |
|---|---|---|
| 101 | Concord Custom Cleaners | 958 |
| 102 | H & R Block | 3,150 |
| 4101 | Kroger | 93,894 |
| 118 | Shanghai Bistro | 1,168 |
| 122 | AVAILABLE | 3,600 |
| 124 | Hollywood Nails | 2,100 |
| 128 | Next Level Sports Nutrition | 1,370 |
| 130 | Pet Supplies Plus | 7,030 |
| 132 | AT&T | 1,800 |
| 134 | Faded Hair Salon | 1,800 |
| 136 | Kyoto Hibachi and Sushi | 2,200 |
| 138 | Bank of America | 1,400 |
| 140 | MOD Pizza | 2,700 |
| 142 | Simpson Optical | 2,700 |
| 144 | KORT Physical Therapy | 2,700 |
| 146 | Tates Creek Animal Hospital | 2,700 |
| 148 | Posh Salon | 3,600 |
| 150 | The UPS Store | 900 |
| 152 | The Joint | 900 |
| 154 | Rivard Fine Jewelry | 2,657 |
| 158 | Walgreen's | 15,240 |
| 160 | AVAILABLE | 1,690 |
| 4053 | Cinco De Mayo | 2,700 |
| 164 | Proof Fitness | 19,853 |
| Outparcel | Chase Bank | |

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## Tenant Roster

| SPACES | TENANT | SIZE (SF) |
|---|---|---|
| Outparcel | Taco Bell | 1,908 |
| Outparcel | Valvoline | 1,596 |
| Outparcel | Rally's | 1,775 |
| Outparcel | Stock Yards Bank | 2,268 |
| Outparcel | Kroger Fuel | 200 |
| Outparcel | KFC | 2,719 |
| Outparcel | McDonald's | |
| Outparcel | PNC Bank | 2,750 |
| Outparcel | Central Bank | 3,500 |
| | Tates Creek Office Centre (by others) | 30,000 |

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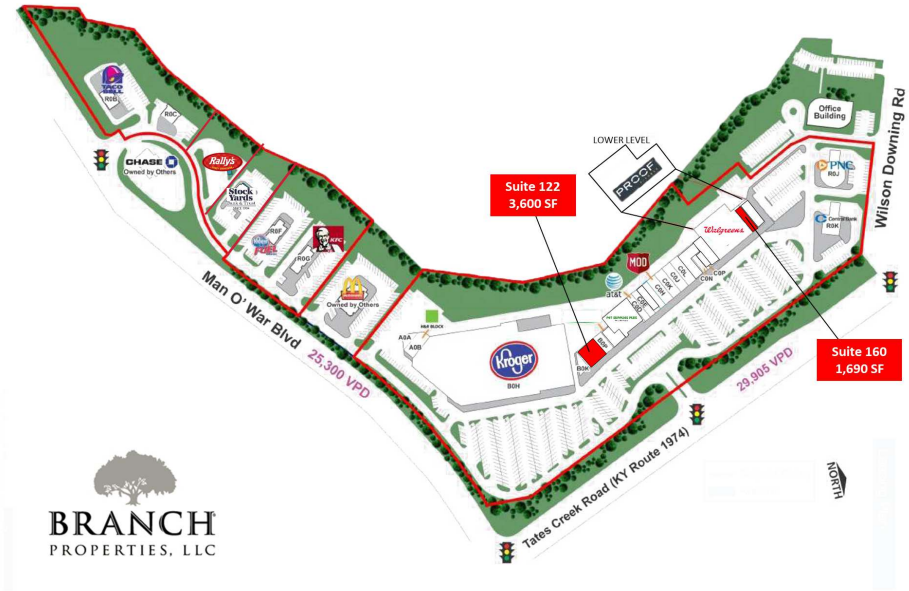
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## Available Spaces




| SUITE | SIZE | AVAILABILITY | LEASE TYPE |
|---|---|---|---|
| Suite 122 | 3,600 SF | VACANT | NNN |
| Suite 160 | 1,690 SF | VACANT | NNN |

Call Broker for rent details


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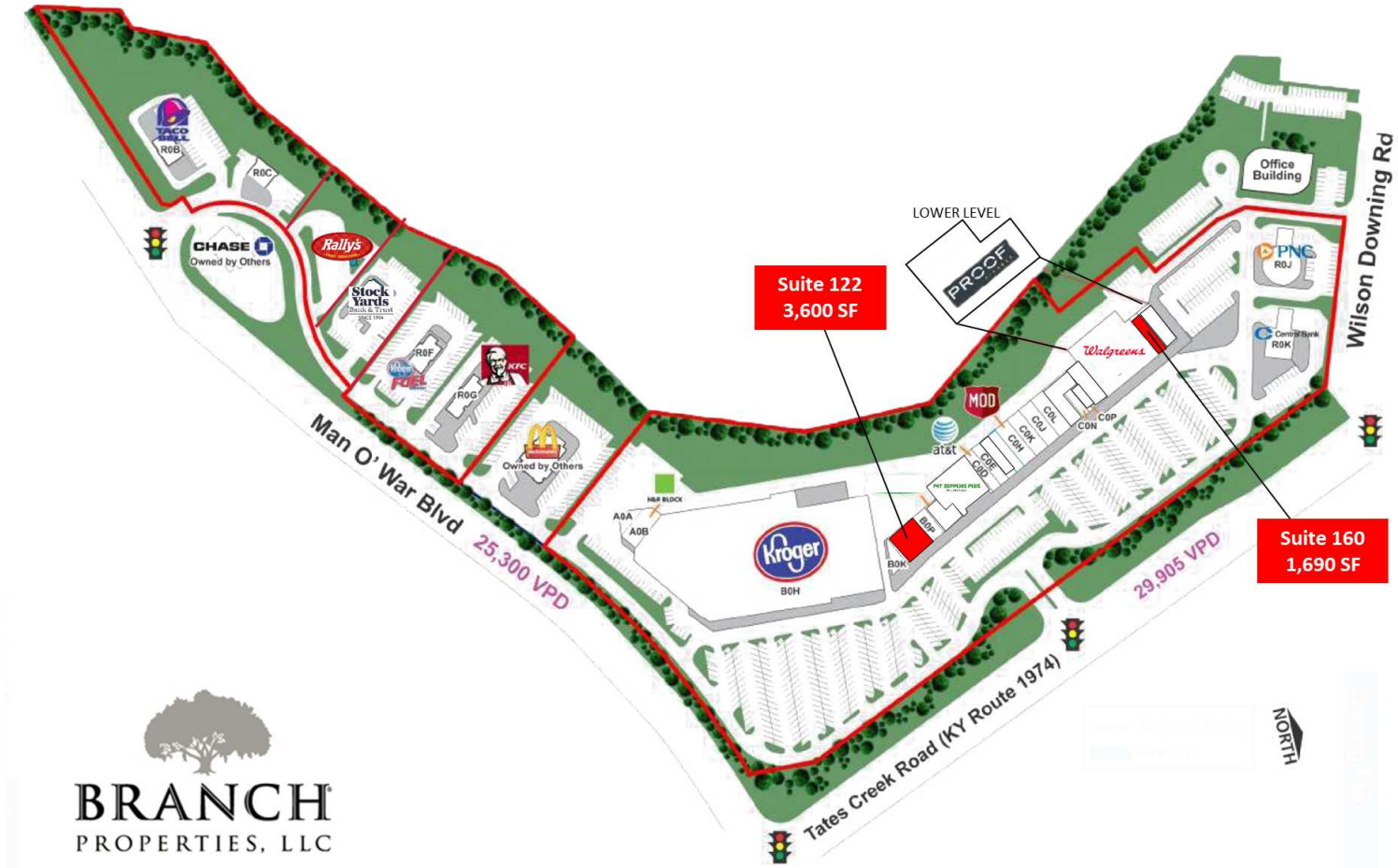


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## Site Plan




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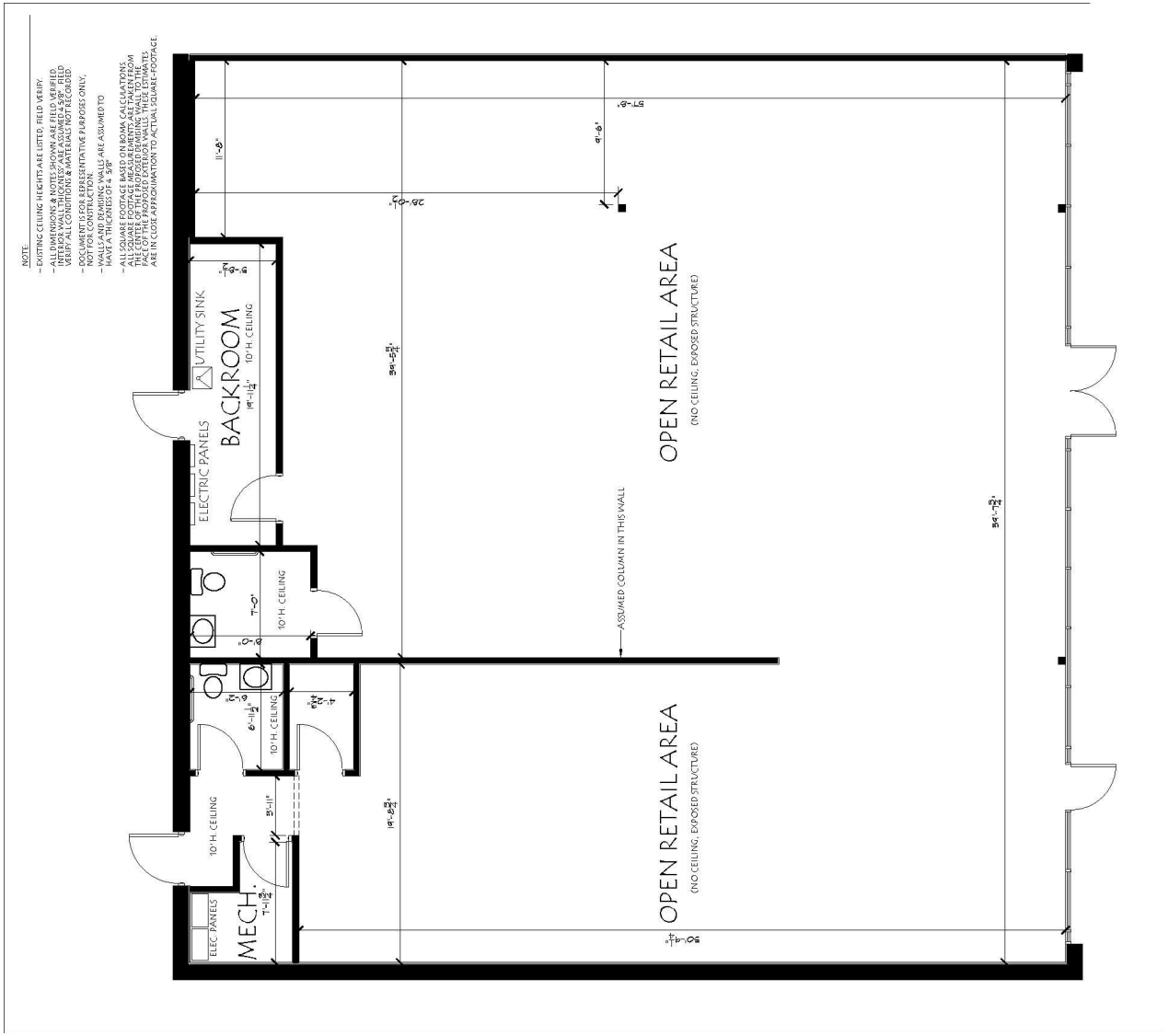


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## Suite 120-122





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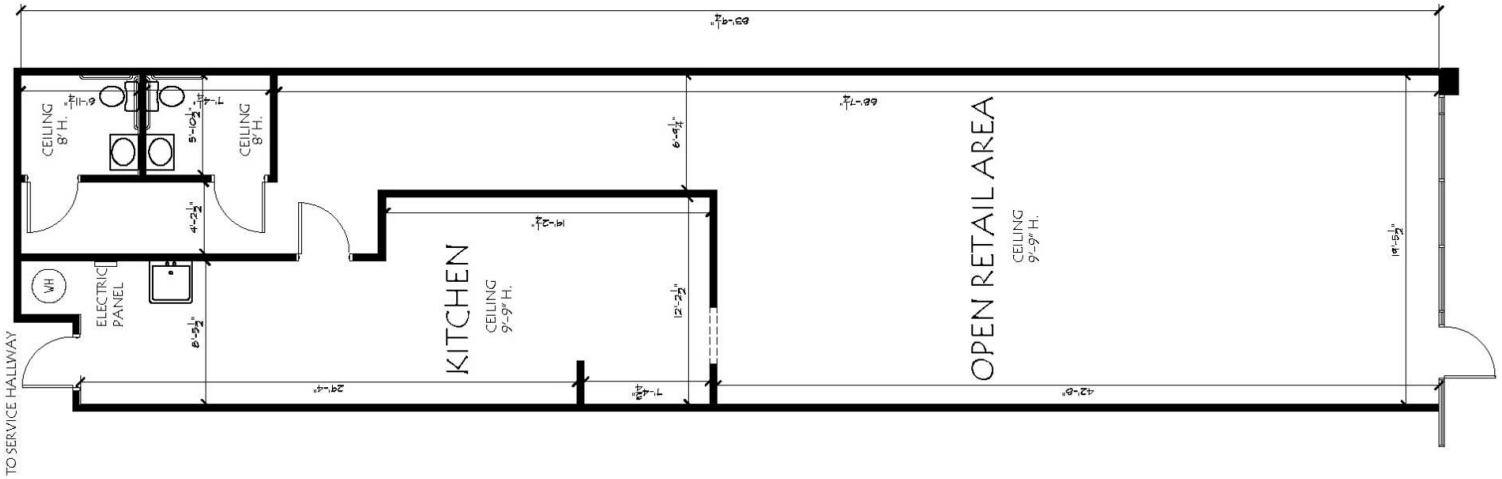
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## Suite 160

NOTE:
- EXISTING CEILING HEIGHTS ARE LISTED, FIELD VERIFY.
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESS ARE ASSUMED 4 5/8". FIELD VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.
- DOCUMENT IS FOR REPRESENTATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION
- WALLS AND DEMISING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 4 5/8"
- ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.





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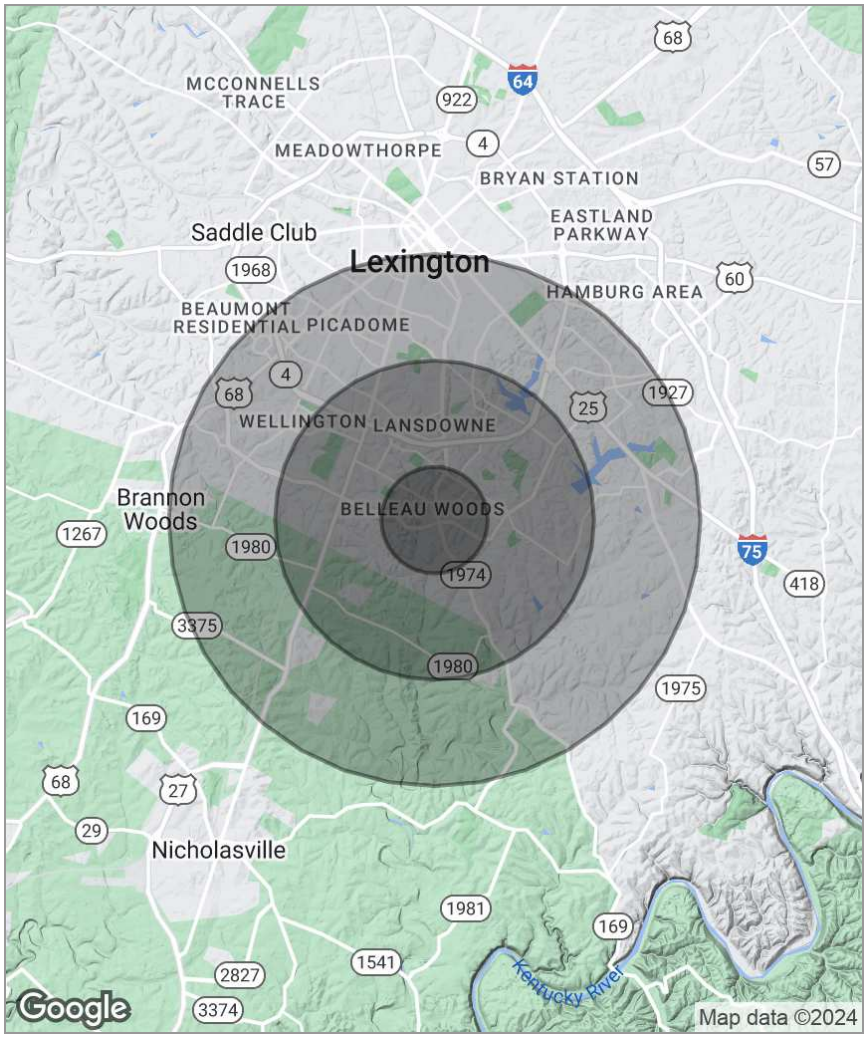
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# Tates Creek Centre

## Demographics
# Map

| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| TOTAL POPULATION | 19,707 | 87,870 | 185,224 |
| 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 | 9,005 | 39,126 | 80,555 |
| # OF PERSONS PER HH | 2.6 | 2.4 | 2.4 |
| AVERAGE HH INCOME | $75,632 | $84,862 | $86,010 |
| AVERAGE HOUSE VALUE | $191,498 | $217,148 | $240,322 |





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