



GEORGETOWN KROGER MARKETPLACE DEVELOPMENT | 1,500 SF

102 MARKETPLACE CIRCLE
GEORGETOWN, KY 40324

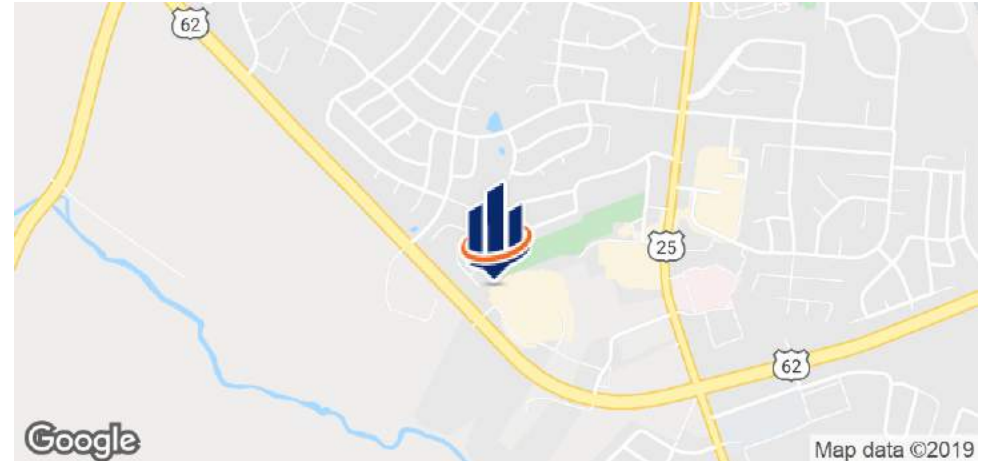
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THE KROGER CO. ESTABLISHED 1883



Property Summary



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Year Built:	2012
Building Size:	37,300 SF
Market:	Central Kentucky
Submarket:	Georgetown

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this opportunity to join this 125,000 sf Kroger Marketplace Development in the fastest growing county in Kentucky. Join Kroger, Rooster's, Results Physiotherapy, MOD Pizza, Starbucks, Complete Dental, Subway, Concord Custom Cleaners, Nail Envogue, UPS Store, Fantastic Sams, PetSense, McAlister's, AT&T, OEC Japanese Express Hibachi and Sushi, Papa Murphy's and World Finance. The space available for lease: 1,500 sf. Ask price is \$22.00 psf/year plus NNN (estimated at \$3.50 psf/year). There is access from the Georgetown by-pass [17,000+ vehicles per day]. This area of Georgetown has seen tremendous growth in the past few years with new housing office, hospital, and medical developments in the immediate area. This is the only Kroger location in all of Georgetown and Scott County. Please contact Nathan Dilly at 859.420.5492 | nathan.dilly@svn.com or Matt Stone at 859.264.0888 | matt.stone@svn.com for more details!

PROPERTY HIGHLIGHTS

- 125,000 sf Kroger Marketplace Development
- 1,500 sf Inline Space Available
- Located in the Fastest Growing County in KY
- Only Kroger Store in Entire County
- Easy Ingress and Egress next to Kroger Fuel

Landmark Shoppes

102-122 Marketplace Circle
Georgetown, KY 40324

Site Plan

102A	Subway	1,550 SF
102B	Available	1,500 SF
102C	Concord Cust. Cleaners	1,000 SF
106A	Kroger	126,000 SF
106B	Great Clips	1,500 SF
114	Roosters	8,922 SF
116A	Complete Dental	3,000 SF
116B	AT&T	1,506 SF
118A	McAlister's Deli	3,800 SF
118D	Results Physiotherapy	2,700 SF
118E	World Finance Corp.	1,500 SF
118F	OEC Japanese Express	1,500 SF
120A	Available	2,500 SF
120C	UPS	1,500 SF
120D	LaBelle Nails	1,500 SF
120E	Fantastic Sams	1,500 SF
120F	Rector Hayden	2,500 SF
122A	Petsense	5,294 SF
122D	Papa Murphy's	1,400 SF
Lot 4A	Future MOD Pizza	0.65 Acres
Lot 4B	Future Verizon Wireless	1.0 Acre
Lot B	Future Tenant	0.9 Acres
Lot A	Future Tenant	0.9 Acres



Available Spaces

LEASE TYPE NNN | TOTAL SPACE 1,500 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$22.00 SF/YR

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
102B	1,500 SF	NNN	\$22.00 SF/yr



Additional Photos



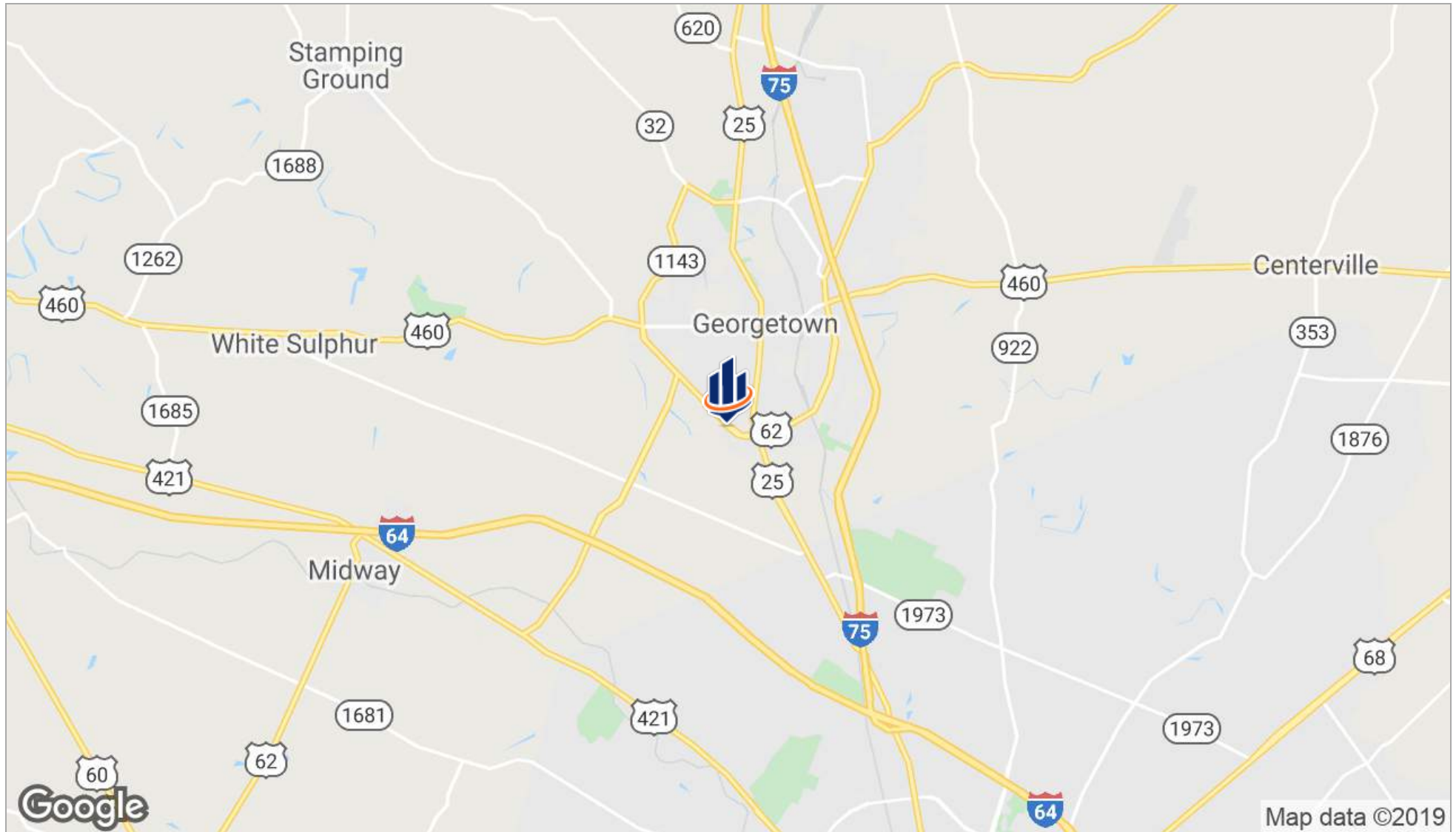
KENTUCKY *Georgetown* SCOTT ★ COUNTY



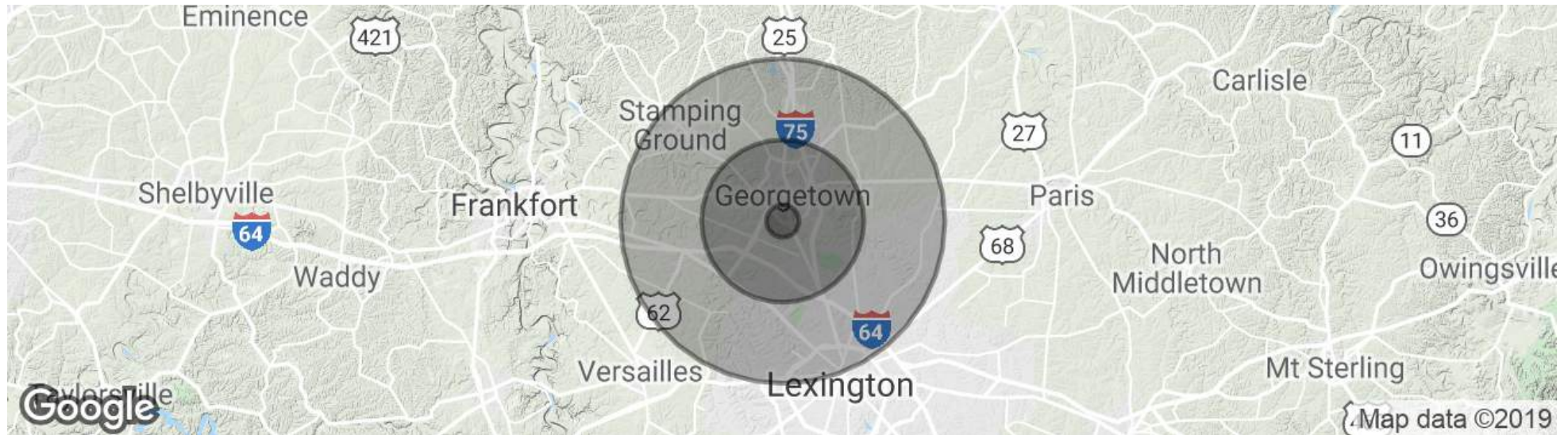
LOCATION DESCRIPTION

Georgetown, Kentucky, 10 miles north of Lexington off I-75, is the county seat of Scott County as well as the home of Georgetown College, a private liberal arts college. Georgetown is very proud of its heritage and excited about the tremendous growth the city has experienced in the last few years. Scott County is the fastest growing county in Kentucky with population now exceeding 56,000 per the US Census Bureau estimate. Since the opening of Toyota Motor Manufacturing, employment has risen; the City, County, and School System have prospered; Toyota is a wonderful asset to the community and a huge reason for the growth of the town. Georgetown is fortunate to have the finest of Fire, Police and Public Works Departments. The employees are highly trained with benefit of the latest in technology and equipment. Georgetown offers downtown shopping and shopping malls, restaurants, recreation, sports, beautiful surroundings, and Georgetown College.

Location Maps



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,917	33,926	107,890
Median age	29.0	32.3	34.5
Median age [Male]	28.0	32.3	33.8
Median age [Female]	31.5	33.4	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,402	12,896	41,538
# of persons per HH	2.8	2.6	2.6
Average HH income	\$58,893	\$61,104	\$59,552
Average house value	\$151,018	\$170,443	\$193,126

* Demographic data derived from 2010 US Census

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