

FORMER WALMART ANCHORED RETAIL CENTER - FOR LEASE

3120 - 3180 RICHMOND RD
LEXINGTON, KY 40509

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Property Summary



OFFERING SUMMARY

Available SF: 1,600 - 125,442 SF

Lease Rate: \$16.00 - 18.00 SF/yr
[NNN]

Lot Size: 24.71 Acres

Year Built: 1992

Building Size: 217,292 SF

Zoning: B-3

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this opportunity to join Mist Lake Plaza. Mist Lake Plaza is a 217,292 sf retail center on the bustling corner of Richmond Road and Man O' War Boulevard. Join Gabe's, Hibbett Sports, H&R Block, State Beauty Supply, Game Stop, Pro Nail, Check Advance, Nay's Hair Braiding, and Rent-A-Center. The spaces available for lease range from 1,600 to 125,442 sf, prices vary per space. This property is also for sale through SVN Stone Commercial Real Estate.

Please contact Matt Stone at 859.351.5444 | matt.stone@svn.com // Nathan Dilly at 859.420.5492 | nathan.dilly@svn.com // Justin Ryder at 859.447.3285 | justin.ryder@svn.com for more details!

PROPERTY HIGHLIGHTS

- Former Walmart space available
- High traffic location on major thoroughfare in prime retail corridor: Richmond Rd [38,391 VPD] and Man O' War Blvd [46,803 VPD]
- 1,600 - 125,442 SF
- Signalized intersection

Available Spaces



Site Plan

Site Plan		
01	Available	1,800 SF
02	Available	2,400 SF
03	Nay's Hair Braiding	1,000 SF
03/05	H&R Block	2,000 SF
06/07	Beauty Supply	5,000 SF
08	Gabe's	44,000 SF
09	Available	1,600 SF
09A	Check Advance	1,600 SF
10	Available (Currently Supercuts)	1,600 SF
11	Pro Nail Salon	3,700 SF
12A	Available	14,850 SF
15	Hibbett Sports	7,500 SF
16	GameStop	1,800 SF
17	Rent-A-Center	3,000 SF
18	Available (Former Walmart)	125,442 SF
19	Texas Roadhouse (Coming Soon)	1.3 Acres
20	Lamar Sign Billboard	
21	440 Patchen Dr (Zoned R-3)	0.47 Acres

Not a Part of Sale

N.A.P. 1 Shell Gas Station

N.A.P. 2 Fifth Third Bank

Site plan not to scale, for marketing purposes only



Available | Suite 18



Suite Details

Available Sq Ft	125,442 SF
Lease Rate	Negotiable
Zoning	B-3
Building Size	217,292 SF

SPACE DETAILS

- Former Walmart
- 125,442 SF space available with excellent visibility from Richmond Rd
- Open floor plan



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Available | Suite 01



SUITE DETAILS

Available Sq Ft	1,800 SF
Lease Rate	\$18.00/SF/Yr (NNN)
Zoning	B-3
Building Size	217,292 SF

SPACE DETAILS

- 1,800 SF space available
- Excellent visibility from entrance of South Locust Hill Dr.

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Available | Suite 02



Suite Details

Available Sq Ft	2,400
Lease Rate	\$18.00/SF/Yr (NNN)
Zoning	B-3
Building Size	217,292 SF

SPACE DETAILS

- 2,400 SF space available with excellent visibility from the entrance of South Locust Hill Dr.
- 3124 Richmond Rd was formerly a tanning bed retailer.

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Available | Suite 09

Suite Details

Available Sq Ft	1,600
Lease Rate	\$18.00/SF/Yr (NNN)
Zoning	B-3
Building Size	217,292 SF

SPACE DETAILS

- 1,600 SF space available directly next to Gabe's.
- Space has excellent signage opportunities and great visibility.

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Available | Suite 10



SUITE DETAILS

Available Sq Ft	1,600 SF
Lease Rate	\$18.00/SF/Yr (NNN)
Zoning	B-3
Building Size	217,292 SF

SPACE DETAILS

- 1,600 SF space available January 1st, currently a SuperCuts.

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Available | Suite 12A



SUITE DETAILS

Available Sq Ft	14,850 SF
Lease Rate	\$16.00/SF/Yr (NNN)
Zoning	B-3
Building Size	317,292 SF

SPACE DETAILS

- 14,850 SF space available, open floor plan, former fitness club.
- Space has excellent signage opportunities and great visibility.

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KentuckyOne Health
Saint Joseph East



TireDiscounters



Richmond Rd
38,000+ VPD

Man O' War Blvd
46,000+ VPD



CARmax

For Sale | Lease Mist Lake Plaza

3120-3180 Richmond Rd
217,292 SF | 24.71 Acres
Zoned B-3



For marketing purposes only,
exact locations not warranted

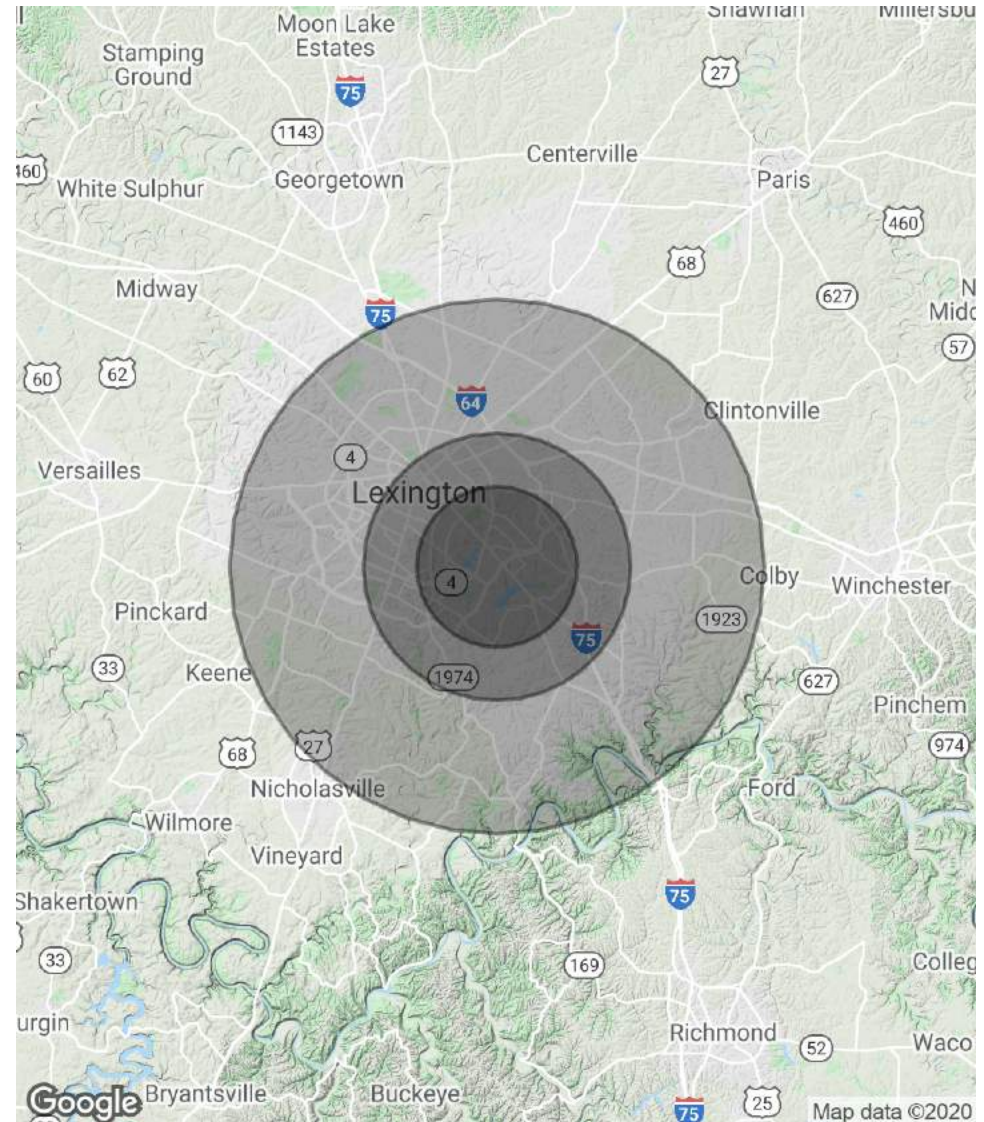
Regional Map



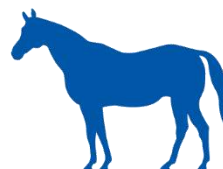
Demographics Map & Report

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Total Population	14,983	89,749	207,928
Median Age	32.7	36.3	34.2
Total Households	7,024	39,739	89,199
Median Household Income	\$45,839	\$61,940	\$54,691
Median Disposable Income	\$38,083	\$51,107	\$45,214



Lexington, Kentucky is located in central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH. Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being “Horse Capital of the World”. The main economic driver of Lexington is the University of Kentucky and its affiliated medical centers.



LEXINGTON

Population: Lexington has an estimated population of 325,000 residents and an annual growth rate of 1.26%.

Housing: Per the Fayette County Housing Demand Study, as of 2015, Fayette County had 139,840 housing units, excluding on-campus dormitories and other types of Group Quarters. Renter occupied units consisted of 48.5% of the total housing units.

Employment: Per the 2014 Census Bureau, there were 191,977 jobs located in Fayette County; a 16.9% increase from 2002.

Income: The median household income for Fayette County is \$49,778 according to the ACS 5-Year Estimates.

Ethnicity: Per the 2015 ACS, Non-Hispanic Whites represent 72.4%, Non-Hispanic Blacks represent 14.3%, Hispanics represent 6.9%, and Non-Hispanic Asians Represent 3.5% of the residents in Fayette County.

Major Regional Employers

University of Kentucky.....	Healthcare/Education
Kentucky State Government.....	Government
Toyota Motor Manufacturing.....	Manufacturing
Fayette County Public Schools.....	Education
Lexmark International Inc.....	World HQ
KentuckyOne Health.....	Healthcare
Baptist Health.....	Healthcare
Amazon.com.....	Distribution
Lockheed Martin.....	Manufacturing
Valvoline.....	Headquarters



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