



French Quarter Square

2573 Richmond Road
Lexington, Kentucky 40509

Property Overview

NAI Isaac is pleased to present French Quarter Square, consisting of +/-37,500 square feet of retail/office space. Currently anchored by Sun Tan City, Posh Salon & Spa and Geno's Formal Affair. The project also features several specialty shops and service businesses. Doubletree by Hilton, a 155-key full-service hotel competes with the highest quality lodging properties in the Lexington market.

Spaces	Rate	Size
Suite 100	\$35.00 SF/yr	4,258 - 6,087 SF
Suite 150	\$25.00 SF/yr	1,829 - 6,087 SF
Suite 350	\$18.00 SF/yr	980 SF
Suite 370	\$18.00 SF/yr	2,925 SF

For More Information

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J.L. Cannady, CCIM
Vice President
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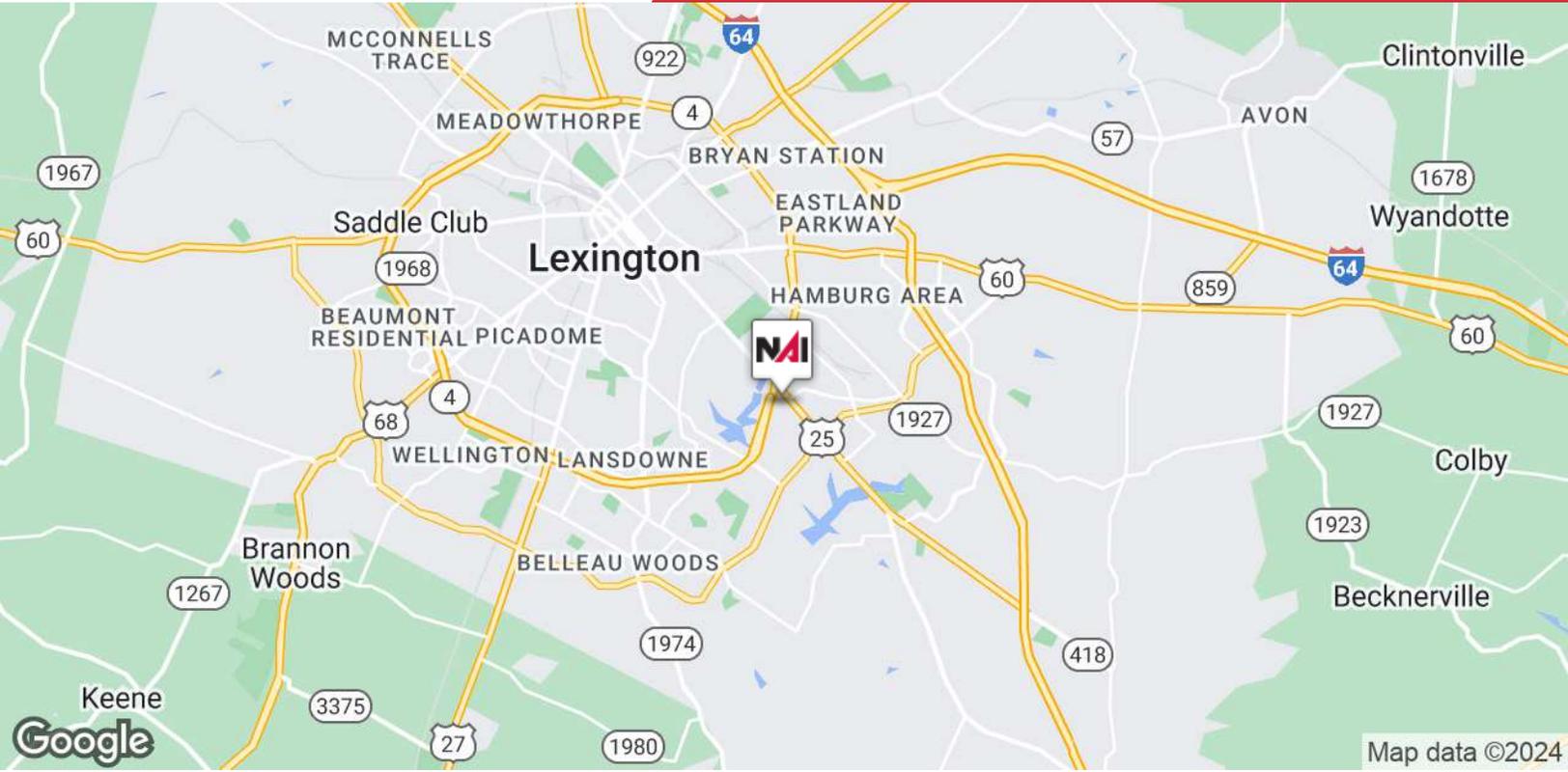
Demographics

	1 Mile	2 Miles	3 Miles
Total Households	7,006	21,425	45,897
Total Population	15,089	45,142	103,755
Average HH Income	\$64,846	\$86,909	\$84,743

For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

Retail Space



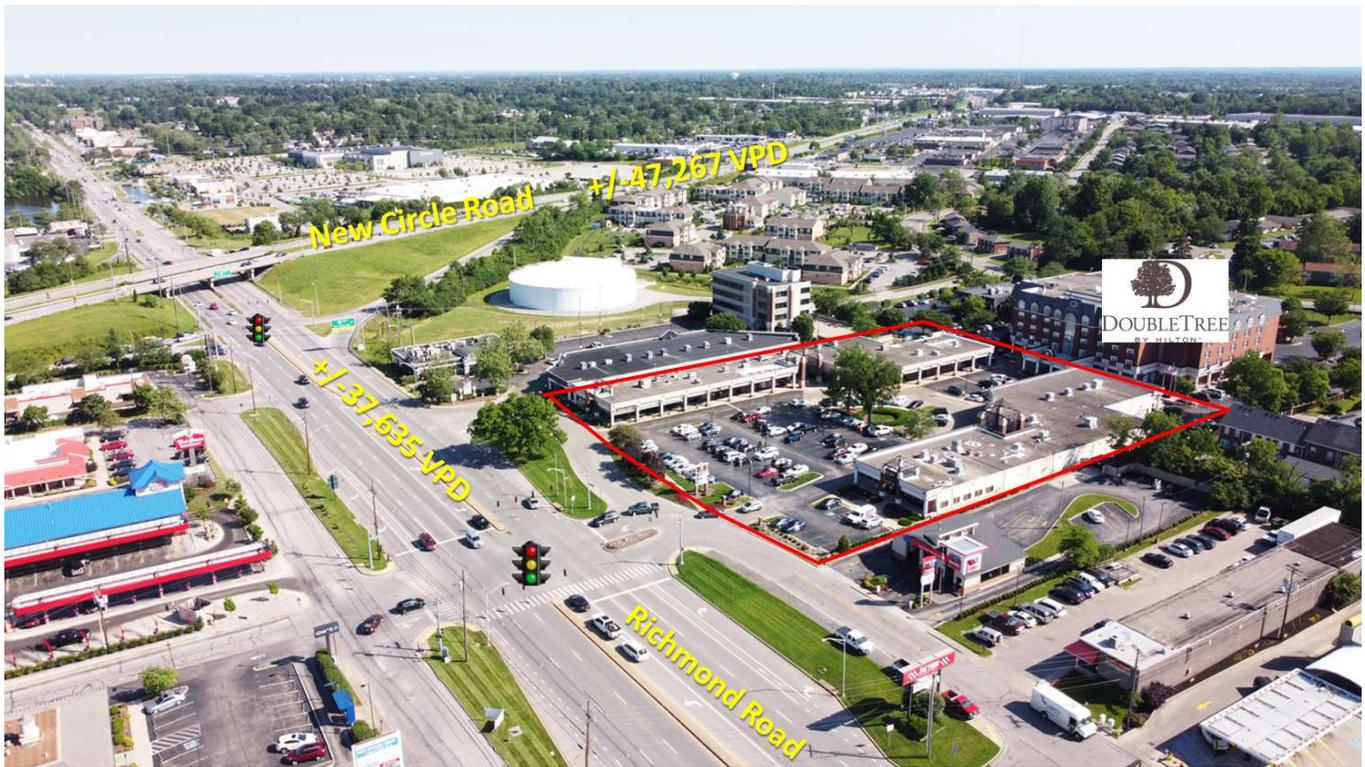
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 Lexington, KY 40503
 859 224 2000 tel
naiisaac.com

For Lease

980 - 6,087 SF | \$18.00 - 35.00 SF/yr

Retail Space



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For Lease

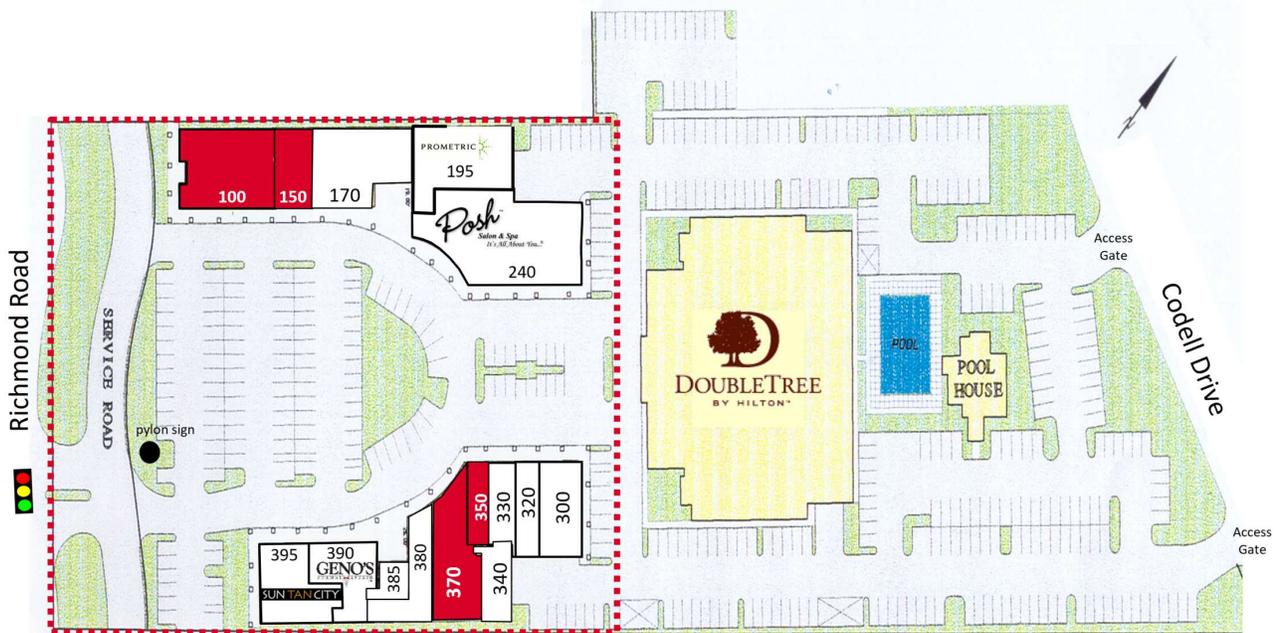
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Retail Space



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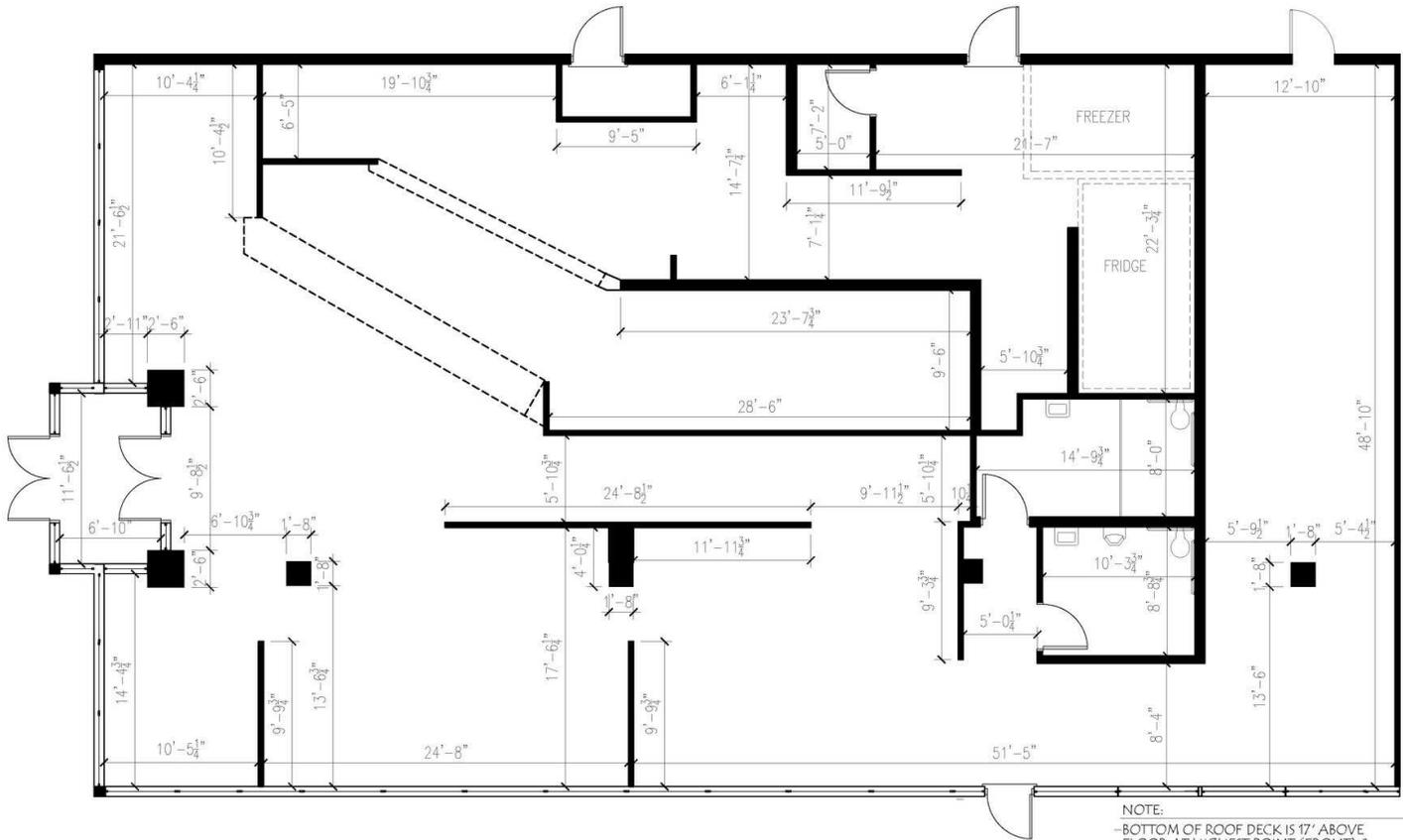
Note: Retail customers and employees have access to and use of the parking spaces which surround the hotel.

Lease Information

Lease Type:	NNN (est to be \$5.74 psf); Gross	Lease Term:	Negotiable
Total Space:	980 - 6,087 SF	Lease Rate:	\$18.00- \$35.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 100	4,258 - 6,087 SF	NNN	\$35.00 SF/yr	Endcap former restaurant
Suite 150	1,829 - 6,087 SF	NNN	\$25.00 SF/yr	2nd generation retail
Suite 370	2,925 SF	NNN	\$18.00 SF/yr	-
Suite 350	980 SF	NNN	\$18.00 SF/yr	-

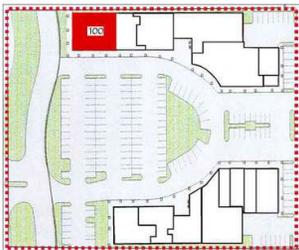


NOTE:
 -BOTTOM OF ROOF DECK IS 17' ABOVE FLOOR AT HIGHEST POINT (FRONT) & 15' ABOVE FLOOR AT THE LOWEST POINT (BACK).

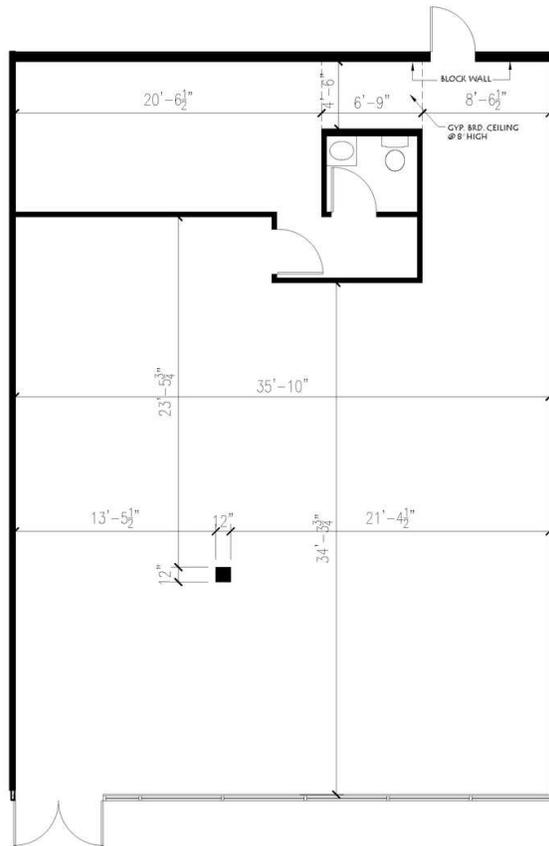
BOTTOM OF ROOF STRUCTURAL JOIST RANGE FROM 12" - 24" BELOW ROOF DECK (FIELD VERIFY).

-ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESS ARE ASSUMED 4". FIELD VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.

SUITE 100 - EXISTING FLOOR PLAN



KEY PLAN



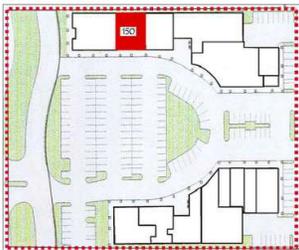
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SUITE 150 - EXISTING FLOOR PLAN



KEY PLAN



Commercial Real Estate Services, Worldwide

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859 / 224 - 2000

FRENCH QUARTER SQUARE SUITE 150

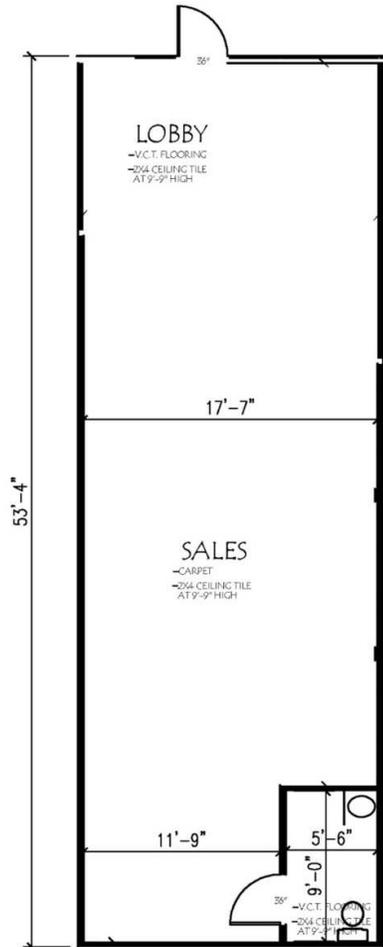
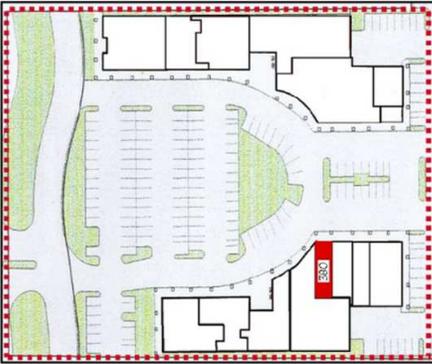
2573 RICHMOND ROAD, LEXINGTON, KY.

AREA: 1,829 SQ. FT.



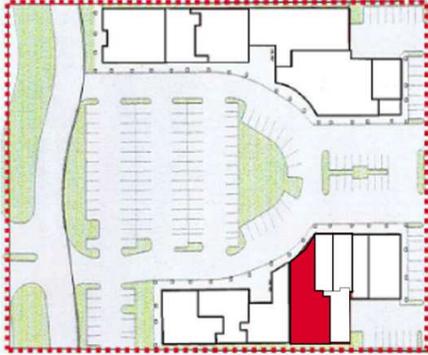
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Suite 350: +980 sf



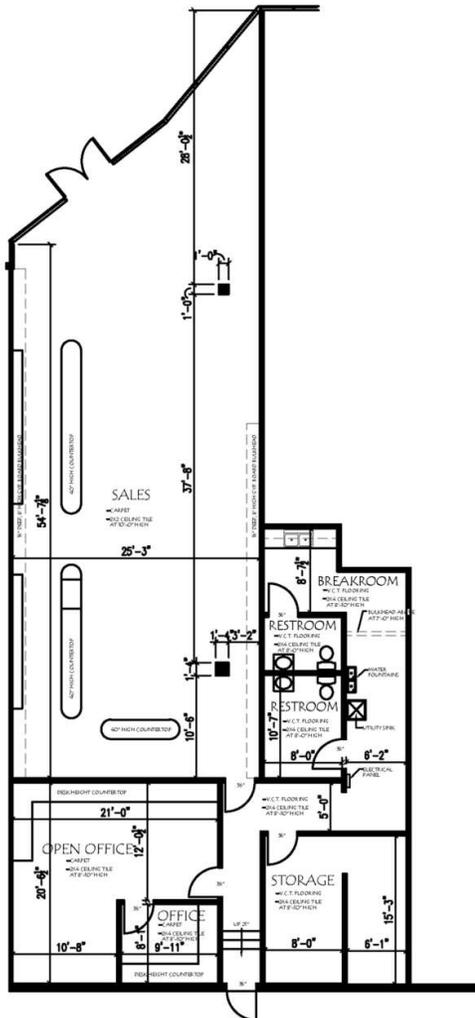
DONNELLY *Lea*
ARCHITECTURE & Design
1810 CANAL STREET, LEXINGTON, KY 40503
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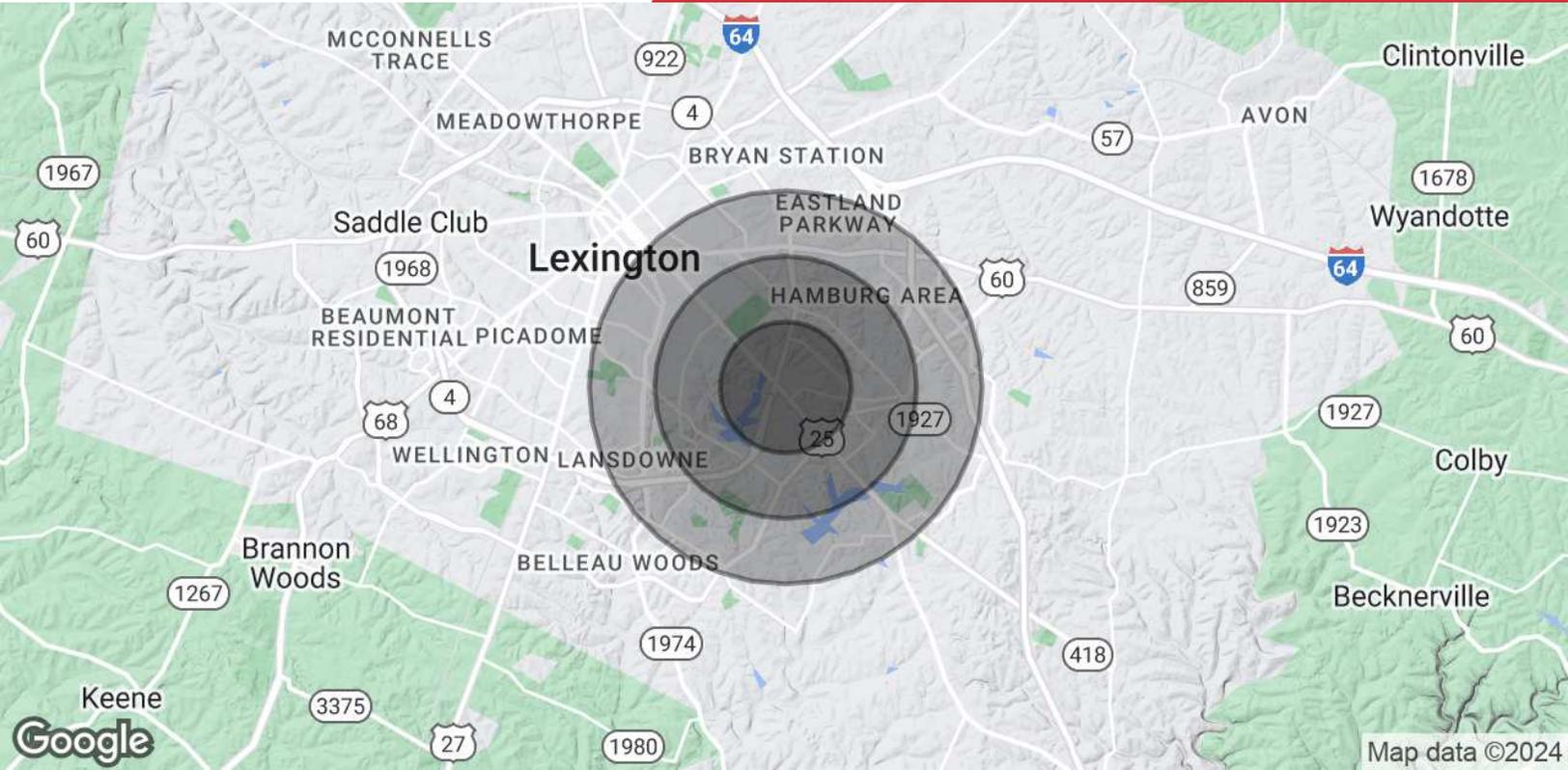
Suite 370: $\pm 2,925$ sf



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Population

	1 Mile	2 Miles	3 Miles
Total Population	15,089	45,142	103,755
Average Age	30.0	33.2	34.6
Average Age (Male)	29.0	32.2	33.9
Average Age (Female)	32.5	35.3	36.2

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	7,006	21,425	45,897
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$64,846	\$86,909	\$84,743
Average House Value	\$371,858	\$290,360	\$256,786

* Demographic data derived from 2121 STDB