



Todds Center

3090, 3094 & 3100 Old Todds Road
Lexington, Kentucky 40509

Property Highlights

- +/-30,418 SF retail strip center
- Combined average daily traffic count of 69,330 VPD
- Located at the corner of Man O' War Boulevard - 41,000 VPD, Liberty Road - 18,684 VPD and Old Todds Road - 9,646 VPD
- Tenant mix includes Buffalo Wild Wings, Common Grounds Coffee, Penn Station, Geico and more
- Close proximity to Hamburg Pavilion Regional Center and I-75

Spaces	Lease Rate	Space Size
Suite 3090-120	Negotiable	1,900 SF
Suite 3090-140	Negotiable	1,116 SF
Suite 3100-150	Negotiable	2,136 SF

For More Information

Jamie Adams, CCIM

Vice President
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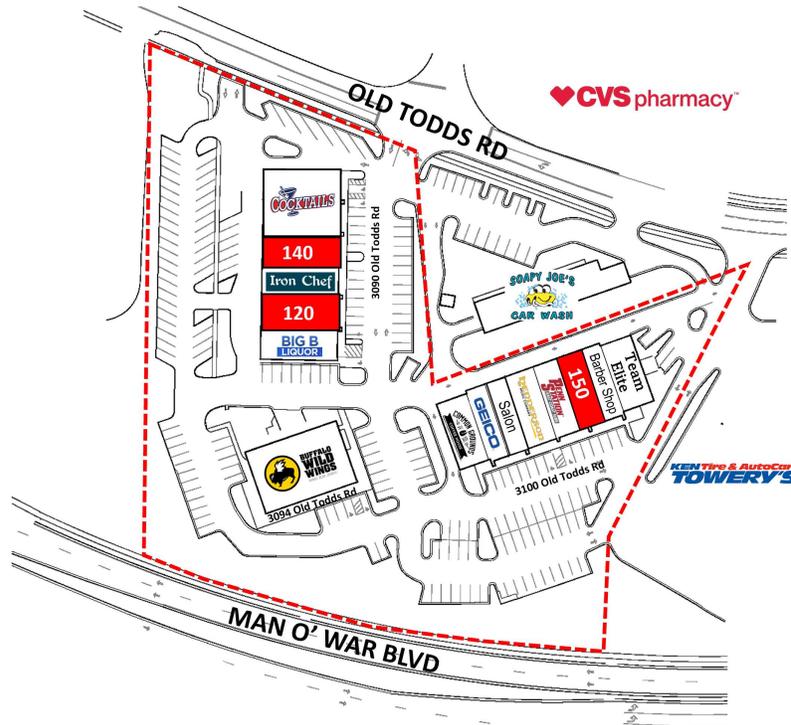
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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
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Tenant Suite	Name	Size (SF)
3090 - 100	Big B Liquor	4,200
3090 - 120	AVAILABLE	1,900
3090 - 130	Iron Chef	950
3090 - 140	AVAILABLE	1,116
3090 - 150	Cocktails Bar	2,100
3090 - 160	Cocktails Bar	2,069
3094	Buffalo Wild Wings	5,360

Tenant Suite	Name	Size (SF)
3100 - 100	Common Grounds Coffee	1,338
3100 - 120	Heather Halliman Hair & Makeup	986
3100 - 130	Henderson Music	1,621
3100 - 140	Penn Station	1,720
3100 - 150	AVAILABLE	2,136
3100 - 160	Barbershop	1,104
3100 - 170	Team Elite	2,000

Suite 140

NOTE:

- ALL 2x4 CEILING TILES WITH HEIGHTS MARKED ON PLAN
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESSES ARE ASSUMED 4.5" & 5". 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"
- ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALL. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE FOOTAGE.

Commercial Real Estate Services, Worldwide
771 Corporate Drive, Suite 300
Lexington, Kentucky 40503
www.naiisaac.com
859 / 224 - 2000

3090 OLD TODDS ROAD
SUITE 140, LEXINGTON, KY.
AREA: 1116 SQ. FT. 06/10/2022

128 EAST REYNOLDS RD.,
SUITE 200
LEXINGTON, KY. 40517
TEL: 859-478-4785
WWW.STUDIOAARCH.COM

NOTE:

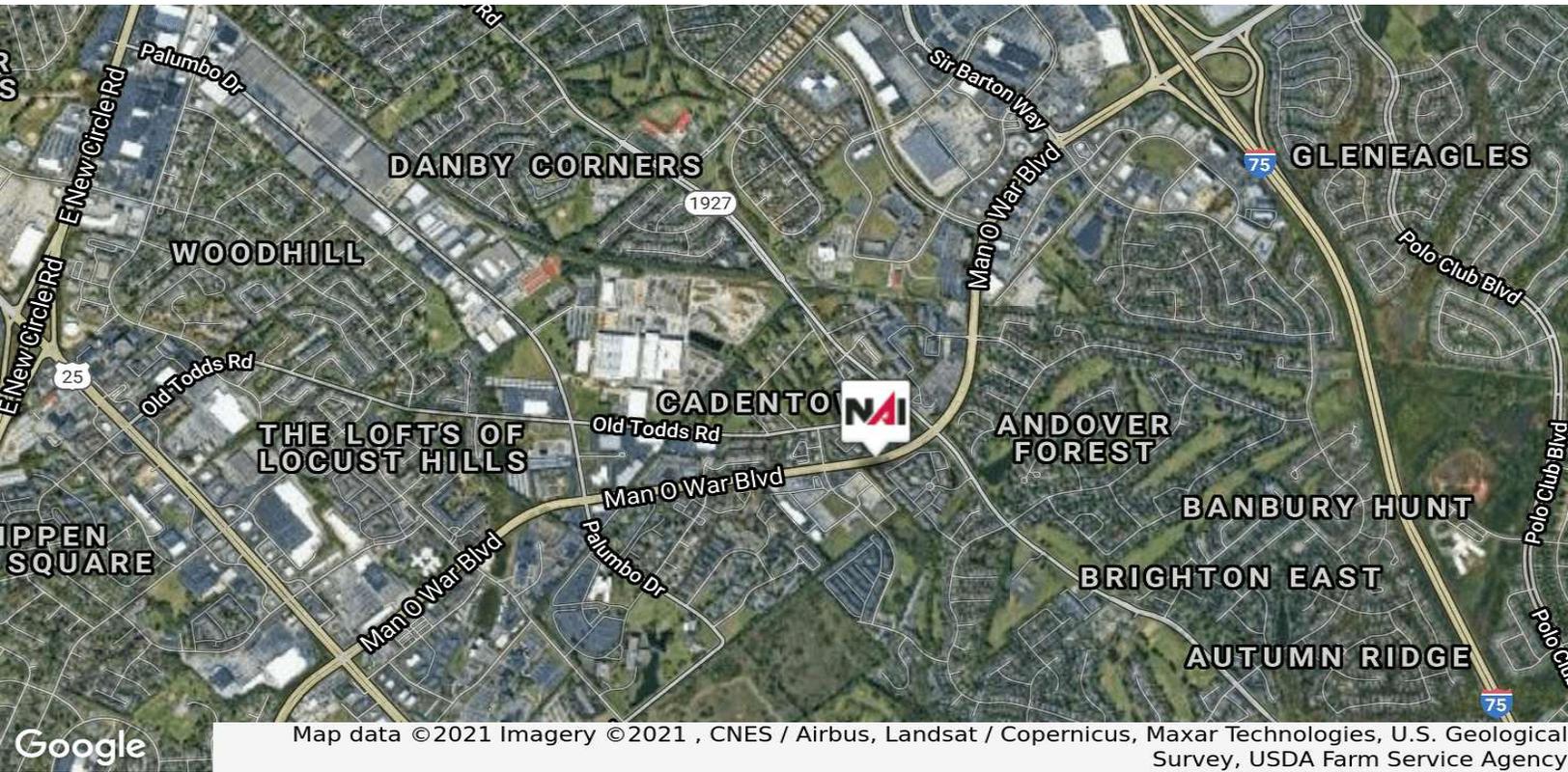
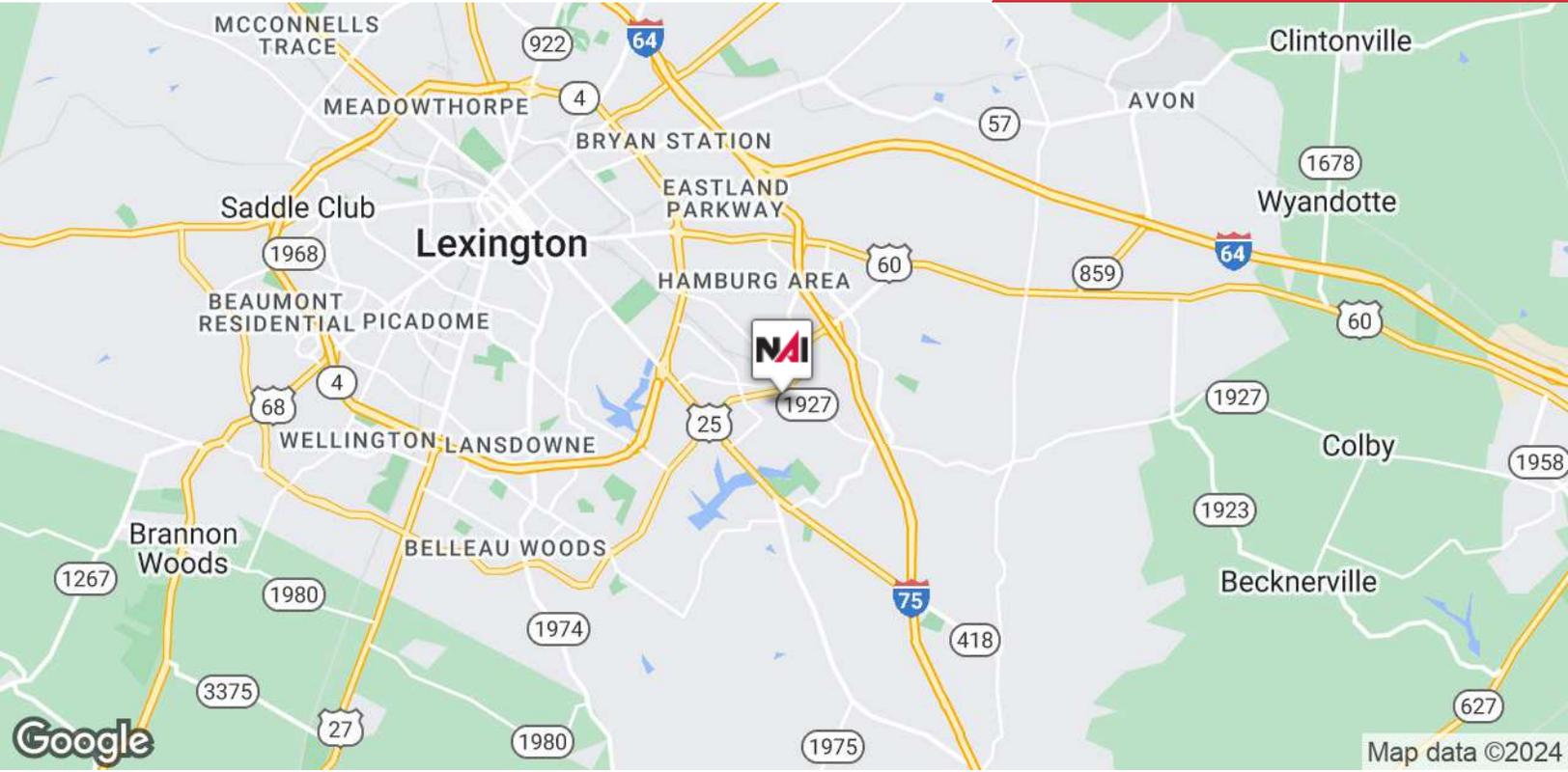
- ALL 2X4 CEILING TILES AT 9'-0" HIGH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESSES ARE ASSUMED 4 5/8". FIELD VERIFY ALL CONDITIONS & NOTES AS NOTED/RECORDED.
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Suite 150

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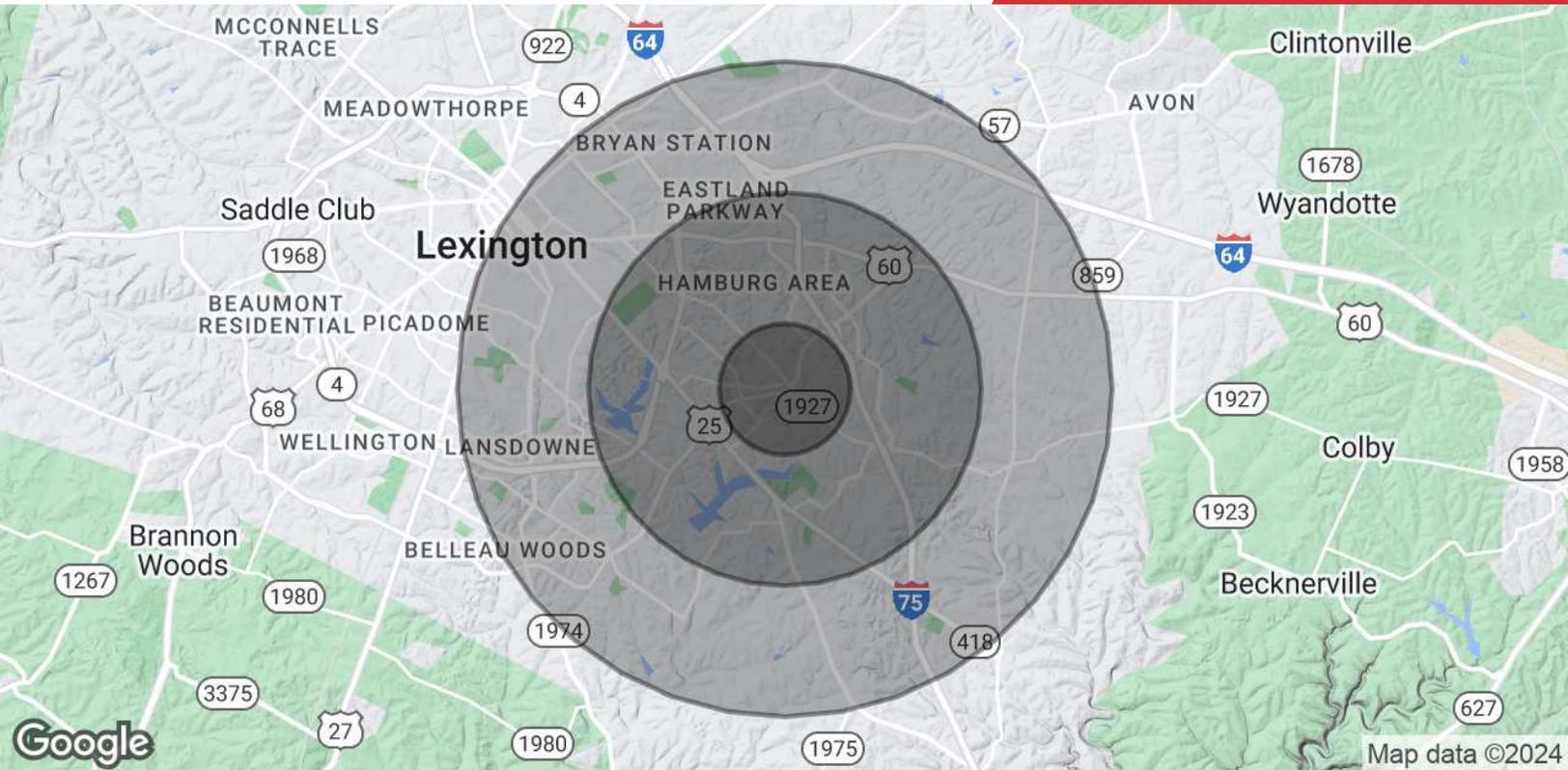
3100 OLD TODDS ROAD
SUITE 150, LEXINGTON, KY.
AREA: 2136 SQ. FT. 06/10/2022

138 EAST REYNOLDS RD.,
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,100	64,922	158,775
Average Age	34.2	32.1	34.7
Average Age (Male)	34.4	32.0	34.2
Average Age (Female)	35.3	33.1	35.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,999	28,283	69,122
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$93,838	\$93,871	\$83,450
Average House Value	\$243,504	\$237,477	\$244,094

* Demographic data derived from STDB 2021