



## Village Plaza

11-26 Village Lane

Shelbyville, Kentucky 40065

### Property Highlights

- 94,588 SF grocery-anchored neighborhood center
- 7,354 SF available for lease
- Healthy tenant mix of national, regional and local tenants; Anchored by Save-A-Lot Grocery and Harbor Freight Tools
- Excellent visibility and multiple access points from Midland Trail (US 60) and Mack Walters Road
- Located at a signalized intersection
- Traffic count of 20,398 VPD on Midland Trail in front of the center
- Shelbyville is strategically located on I-64 between Louisville (25 minutes), Frankfort (25 minutes) and Lexington (45 minutes)
- Shelby County ranked No. 1 for the most housing unit growth in the Louisville Metro statistical area and No. 4 in all of Kentucky with a 13.2% increase, which is about 2,200 houses, from 2010 to 2020, according to U.S. census

### Suite

20A Village Plaza

### Rate

Negotiable

### Size

7,354 SF

### For More Information

#### Jamie Adams, CCIM

Vice President

O: 859 422 4413

jadams@naiisaac.com | KY #216464

#### J.L. Cannady, CCIM

Vice President

O: 859 422 4410

jlcanady@naiisaac.com | KY #218275







For Lease

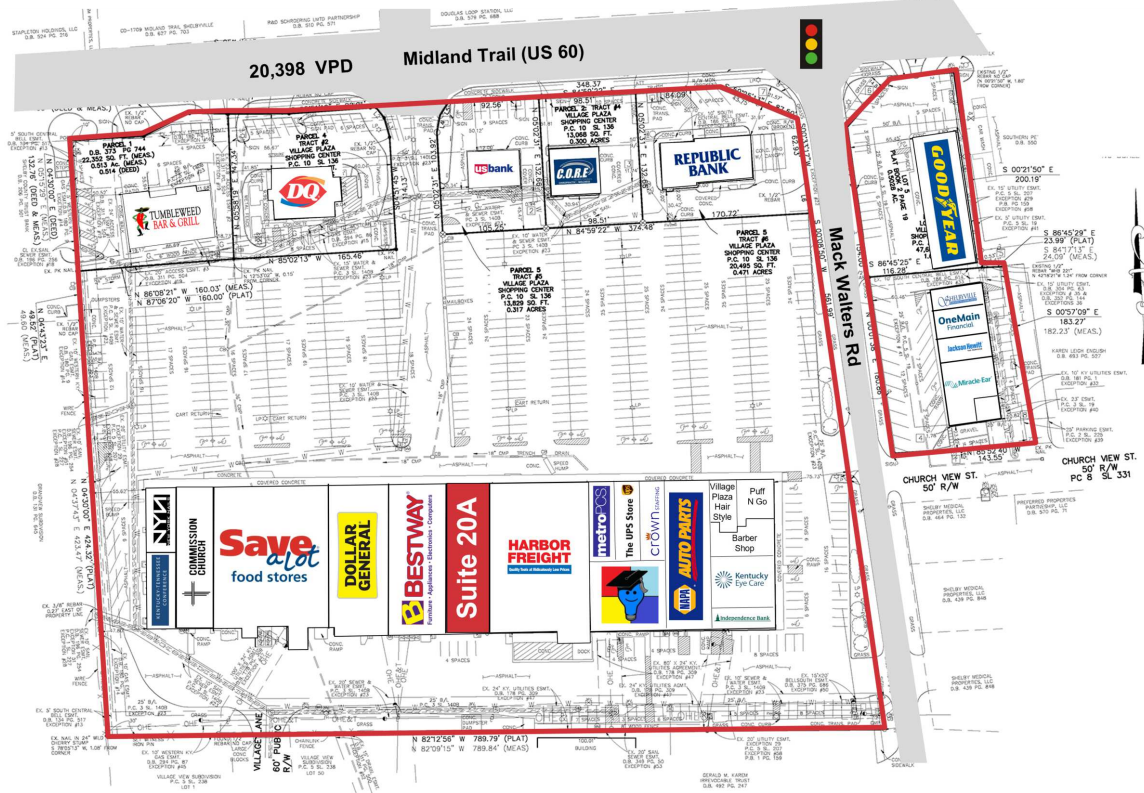
7,354 SF

Retail Space



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771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



## Lease Information

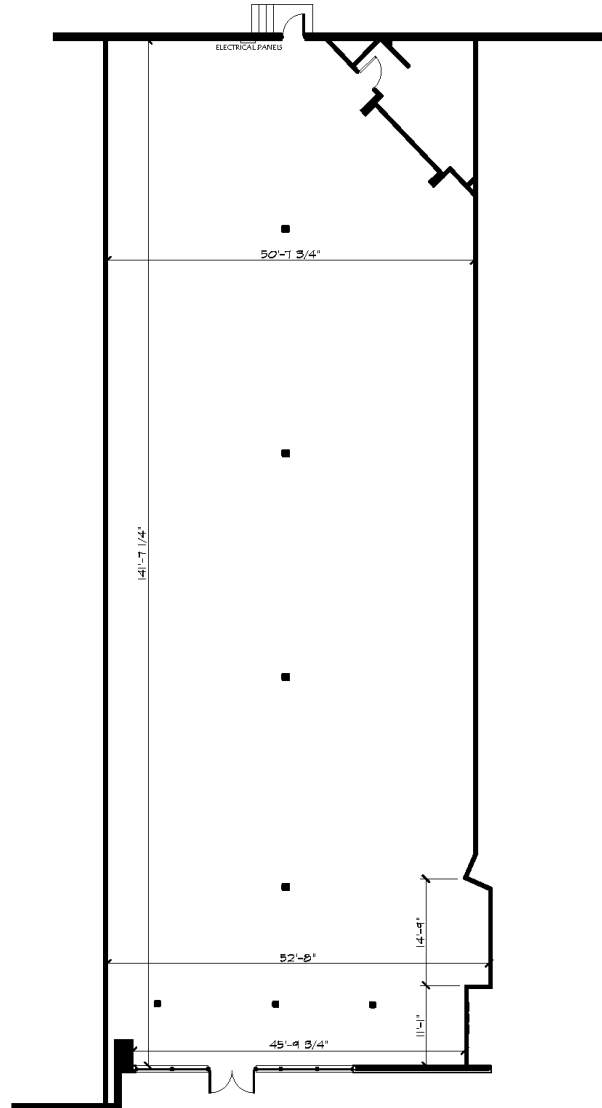
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,354 SF	Lease Rate:	Negotiable

## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
20A Village Plaza	7,354 SF	NNN	Negotiable







### NOTE:

- CEILING HAS 4x4 CEILING TILES AT 12'-0" x 12'-0" HIGH UNLESS OTHERWISE NOTED.
- 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. ALL 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.

### Suite 20A FLOOR PLAN

FINISHED AREA = 7,354 SQ. FT.



Commercial Real Estate Services, Worldwide

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www.naissaac.com

859 / 224 - 2000

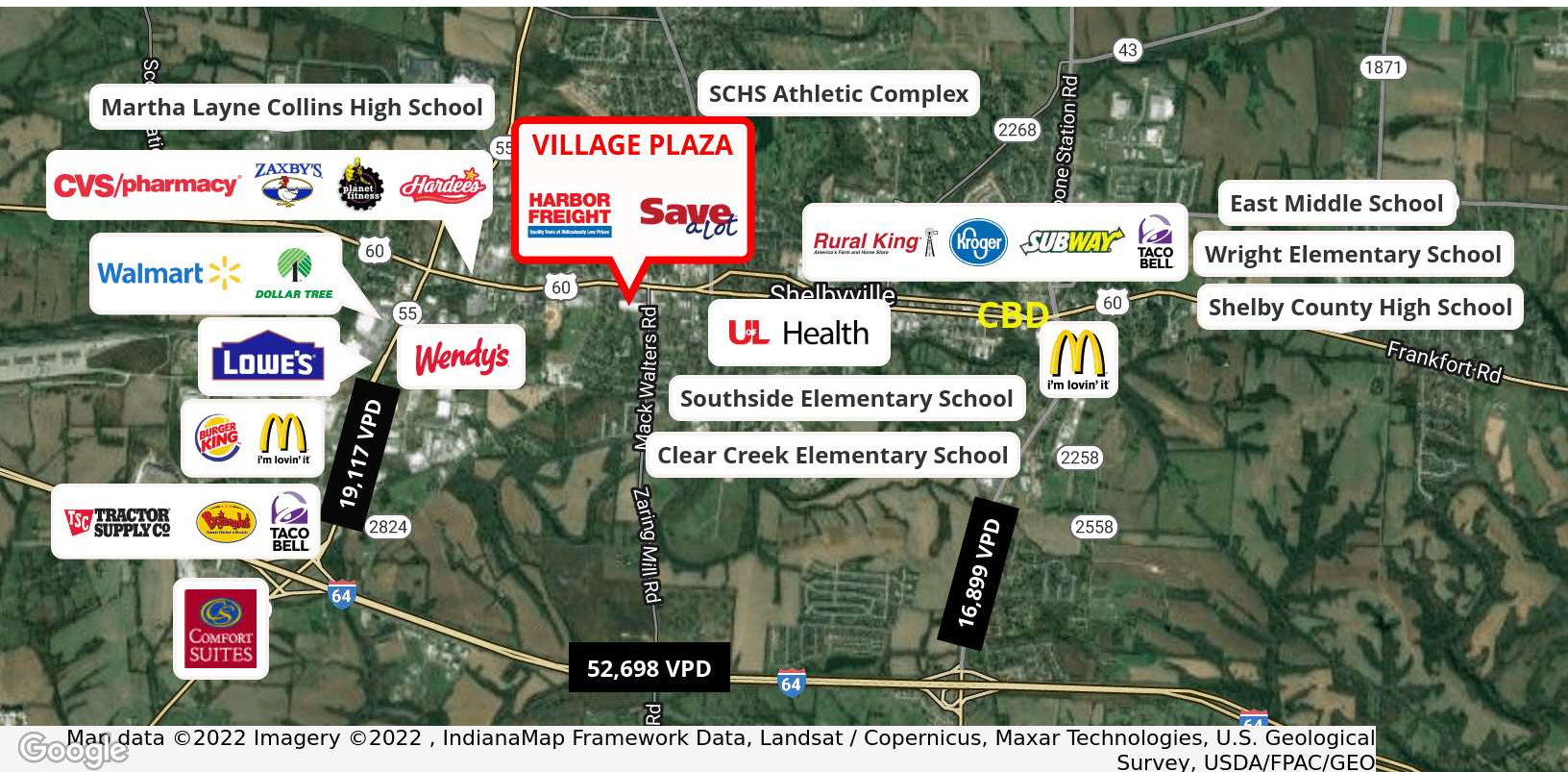
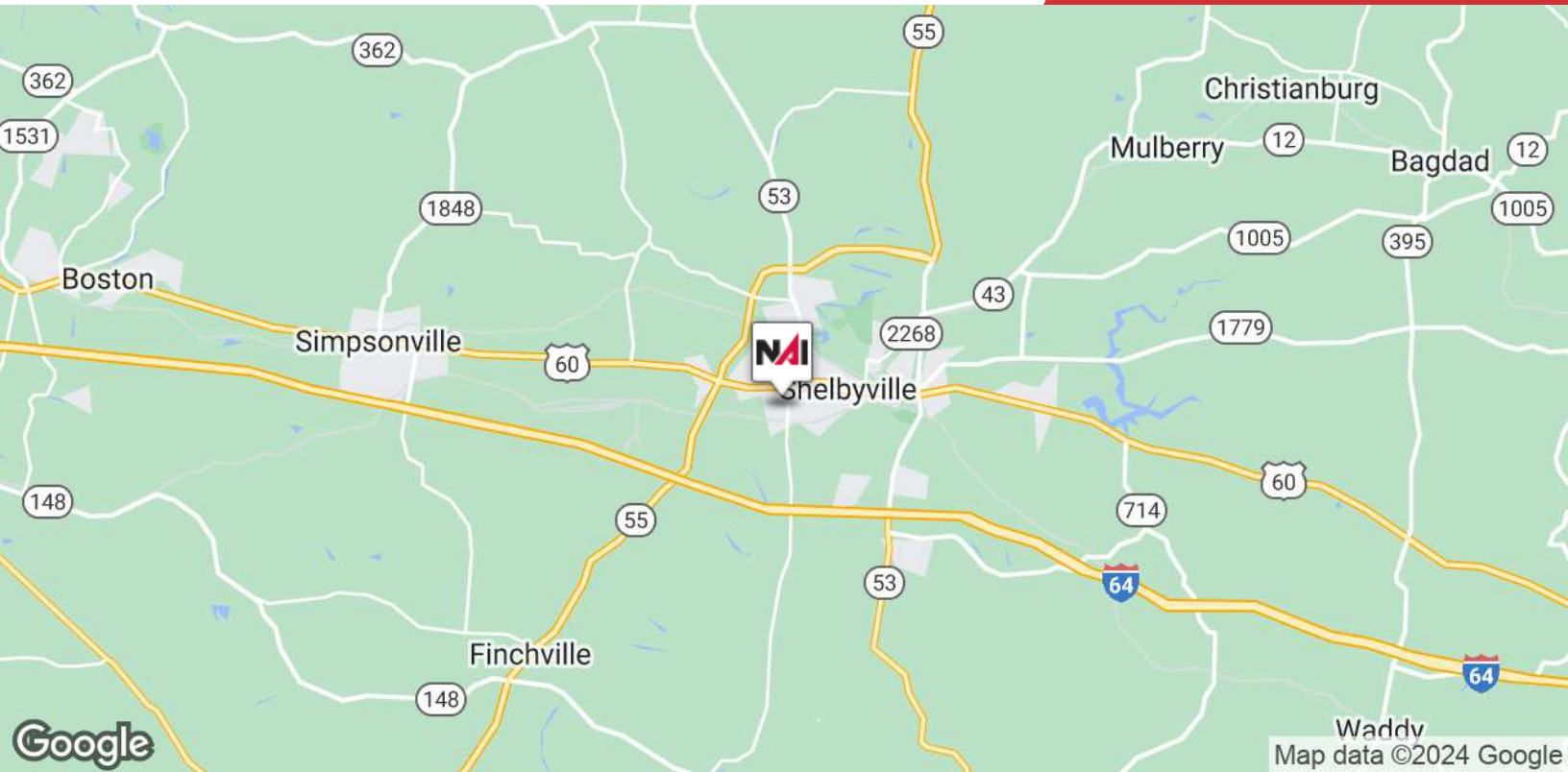
SHELBYVILLE VILLAGE PLAZA  
SUITE 20A, SHELBYVILLE, KY.

TOTAL USEABLE AREA: 7,354 SQ. FT.

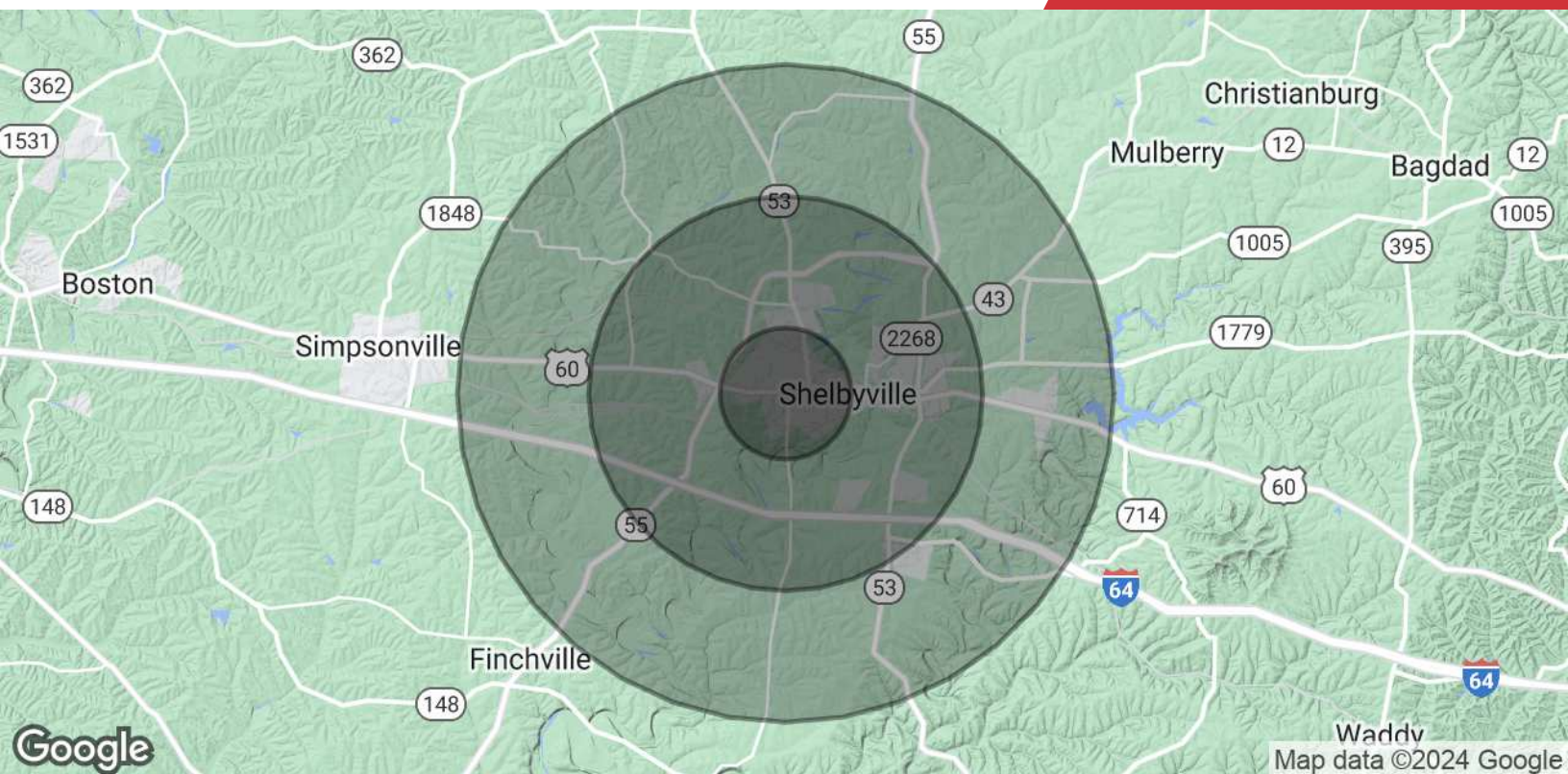
8/30/2022



128 EAST REYNOLDS RD.,  
SUITE 200  
LEXINGTON, KY. 40517  
T: 859-853-8790  
WWW.STUDIOAARCH.COM







Population	1 Mile	3 Miles	5 Miles
Total Population	10,033	22,826	29,154
Average Age	38.7	38.1	39.5
Average Age (Male)	36.2	36.6	38.3
Average Age (Female)	41.1	39.9	40.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,790	8,626	10,982
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$68,601	\$86,032	\$88,710
Average House Value	\$122,834	\$161,121	\$177,800

\* Demographic data derived from 2022 STDB