



War Admiral Place Endcap

2320 Elkhorn Road

Lexington, Kentucky 40505

Spaces

Suite 175

Lease Rate

See Agent

Space Size

2,303 SF

Property Highlights

- RETAIL ENDCAP SPACE IN HAMBURG!
- +/-4,600 SF multi-tenant building within War Admiral Place
- +/-2,303 SF endcap available for lease
- Three points of signage available (front, side and rear of building)
- War Admiral Place tenants include Walmart, Lowe's, Hobby Lobby, Sportsman's Warehouse, Boot Barn, First Watch and more
- Join FedEx, Starbucks, Charles Schwab and PT Solutions
- Hamburg Place is a regional shopping center and office development located along I-75 and Man O' War Boulevard in Lexington, Kentucky
- Average daily traffic counts of 37,200 VPD on Winchester Road and 76,583 VPD on I-75

For More Information

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Property Description

NAI Isaac is pleased to present retail space for lease in Hamburg. The property is situated near Walmart and Lowe's with excellent visibility to Winchester Road. Hamburg Place is a regional shopping center and office development located along I-75 and Man O' War Boulevard in Lexington, Kentucky. The development contains a total retail square footage over 3 million square feet, 160 acres of professional offices and 1,200 acres of residential development. Average daily traffic counts of 37,200 VPD on Winchester Road and 76,583 VPD on I-75.

Location Description

Hamburg Place is a regional shopping center and office development located along I-75 and Man O' War Boulevard in Lexington, Kentucky. The development contains a total retail square footage over 3 million square feet, 160 acres of professional offices and 1,200 acres of residential development. Total trade area (30-minute drive time) population of more than 443,000 features 60,000 households in the \$75K+ segments. Of the 75 largest cities in the US, Lexington ranks 8th in the percentage (35.6%) of population with bachelor's degrees or higher.



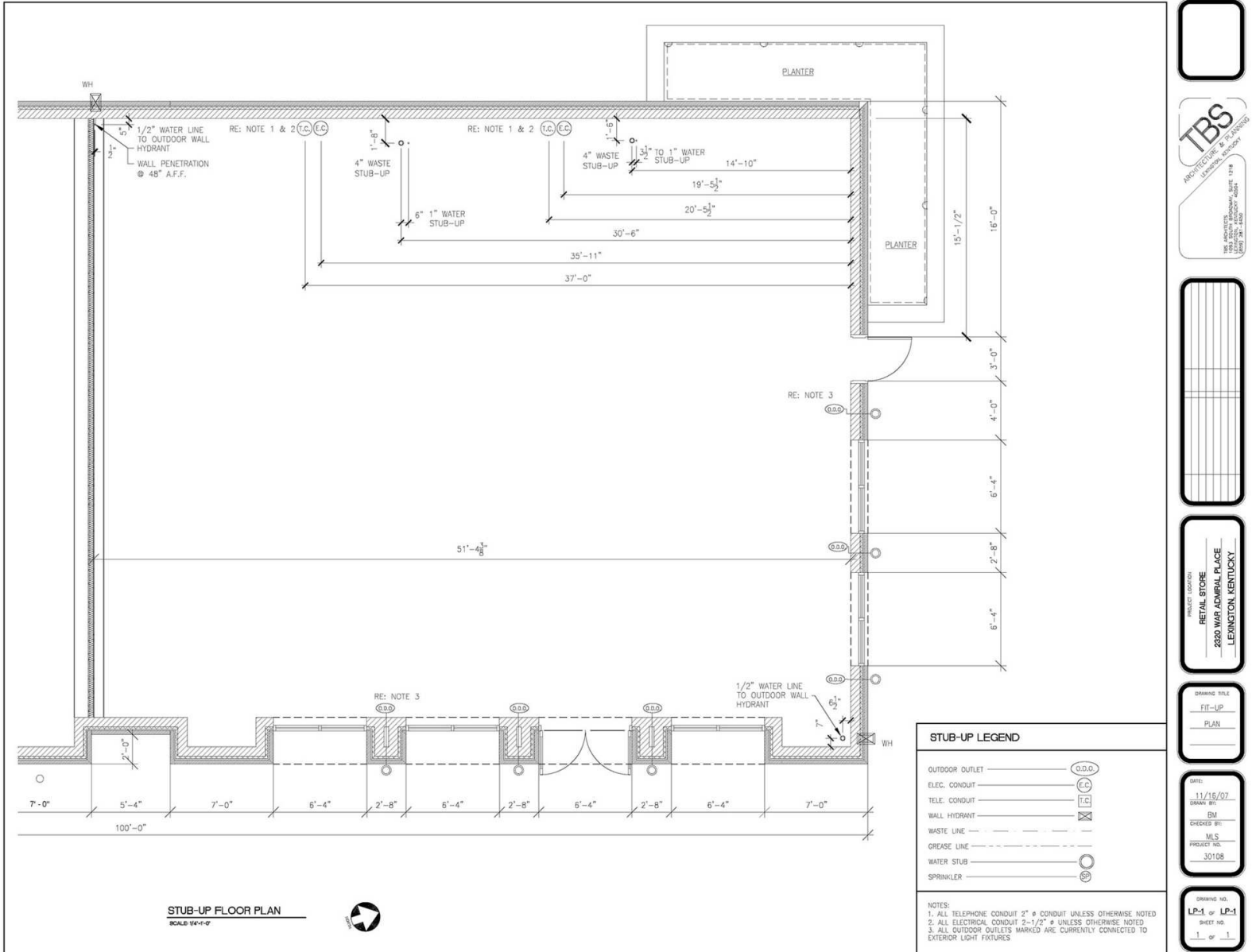


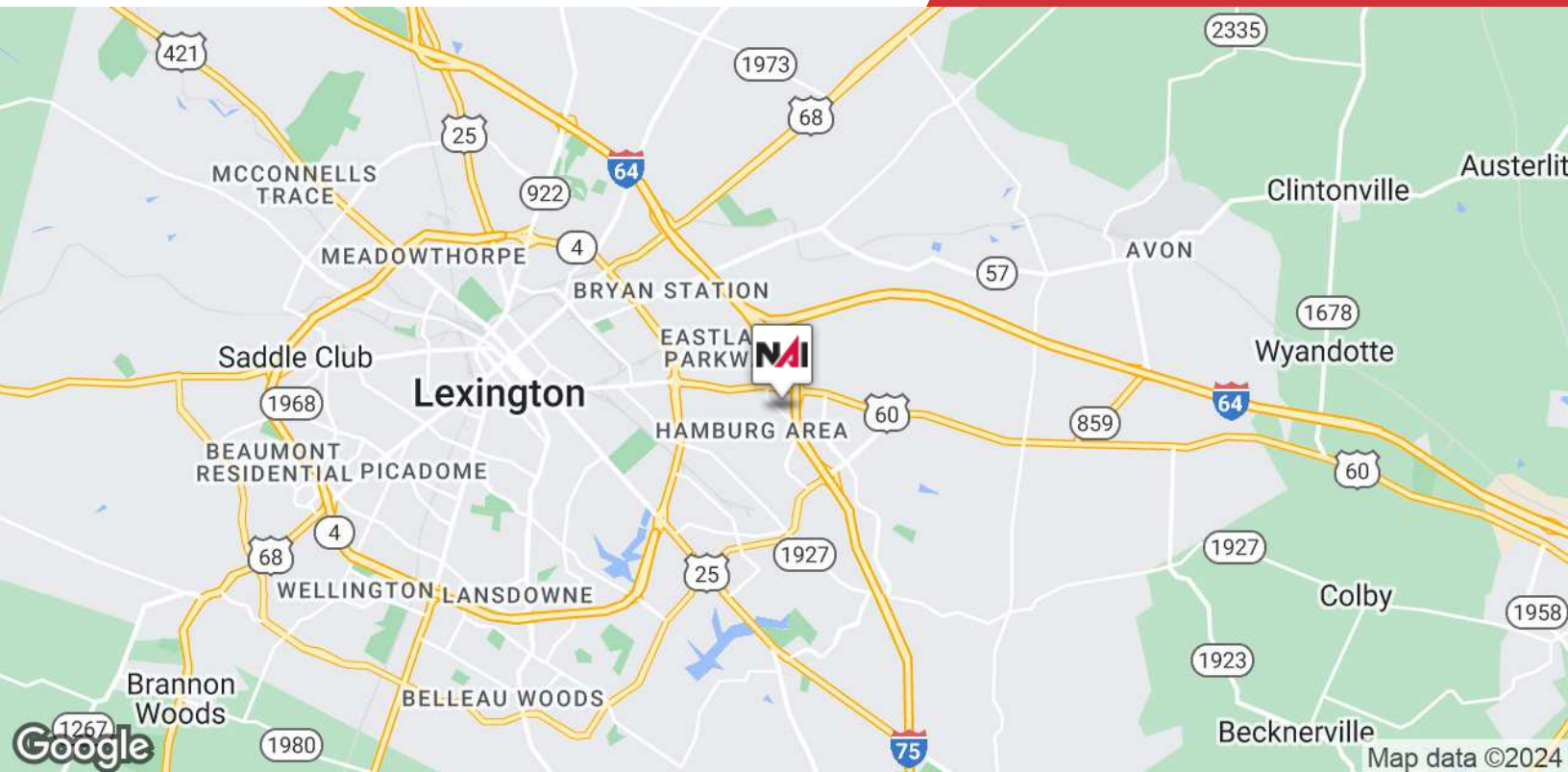
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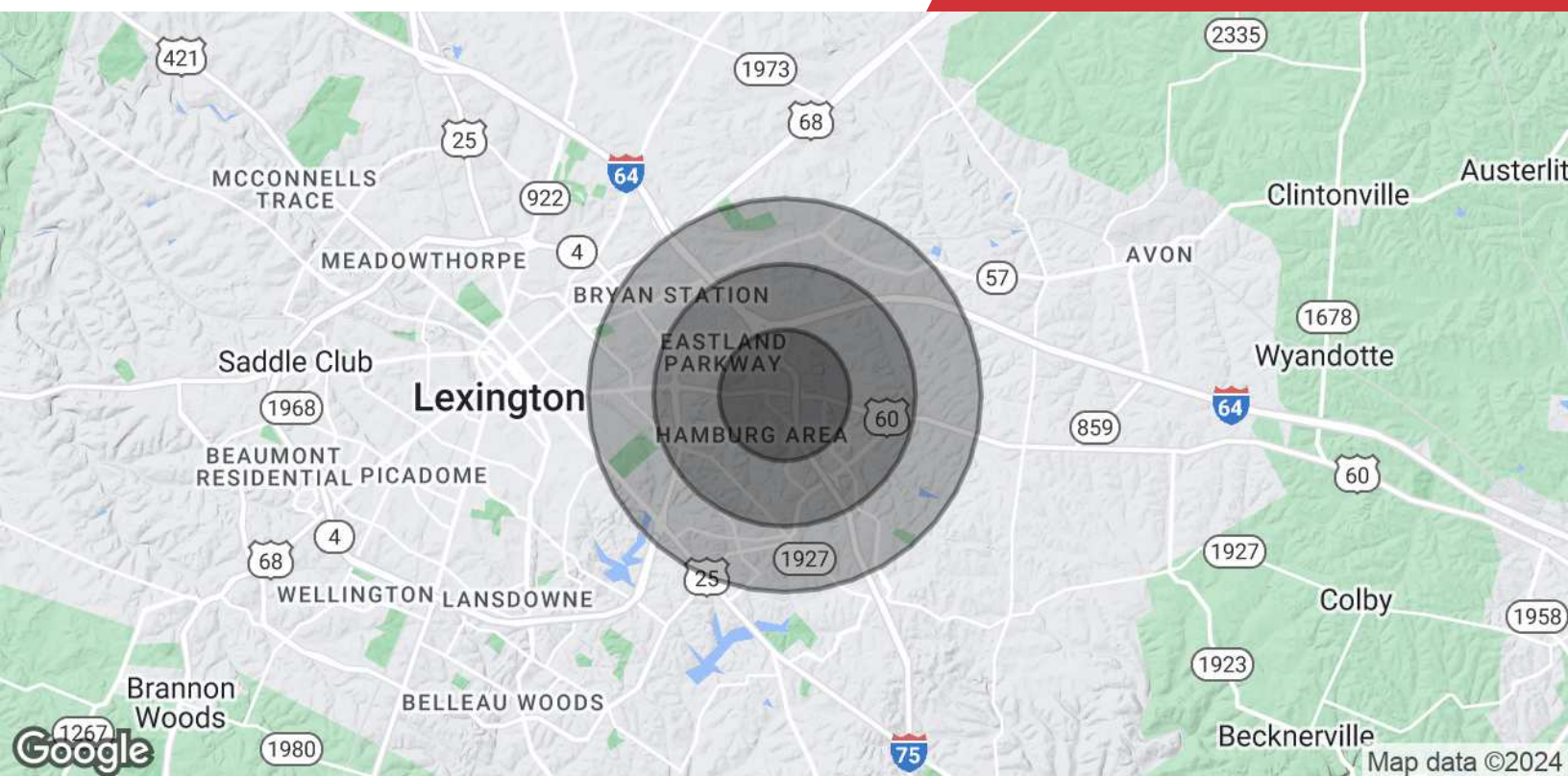












Population

	1 Mile	2 Miles	3 Miles
Total Population	3,677	21,895	56,699
Average Age	39.0	38.9	37.4
Average Age (Male)	37.6	37.7	36.1
Average Age (Female)	41.5	40.9	39.3

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,750	10,317	26,206
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$95,311	\$77,397	\$73,412
Average House Value	\$224,403	\$189,821	\$173,815

* Demographic data derived from 2022