



## Colby Ridge Center

236-272 Redwing Dr

Winchester, Kentucky 40391

### Property Highlights

- +/-17,500 SF Kroger shadow-anchored center
- Suite 244: 1,750 SF; Turn-key office space
- Suite 252/256: 2,200 - 4,450 SF; Currently combined and built out as a fitness facility but easily converted to retail/office use
- Located within the primary retail corridor and close proximity to I-64
- Area retailers include Kroger, Bealls, Hibbett Sports, Lowe's, Rural King, Planet Fitness and more
- Traffic count of 20,942 VPD on Bypass Road and 40,128 VPD on I-64
- Rental Rate: \$15.00 PSF NNN
- NNN's estimated to be \$2.50 PSF

### Space

Suite 244

### Rate

\$15.00 SF/yr

### Size

1,750 SF

Suite 252/256

\$15.00 SF/yr

2,200 - 4,450 SF

### For More Information

#### Zach Smith

Senior Associate

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#### Max Darby

Associate

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## For Lease

1,750 - 4,450 SF | \$15.00 SF/yr

Retail/Office Space





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Retail/Office Space



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For Lease

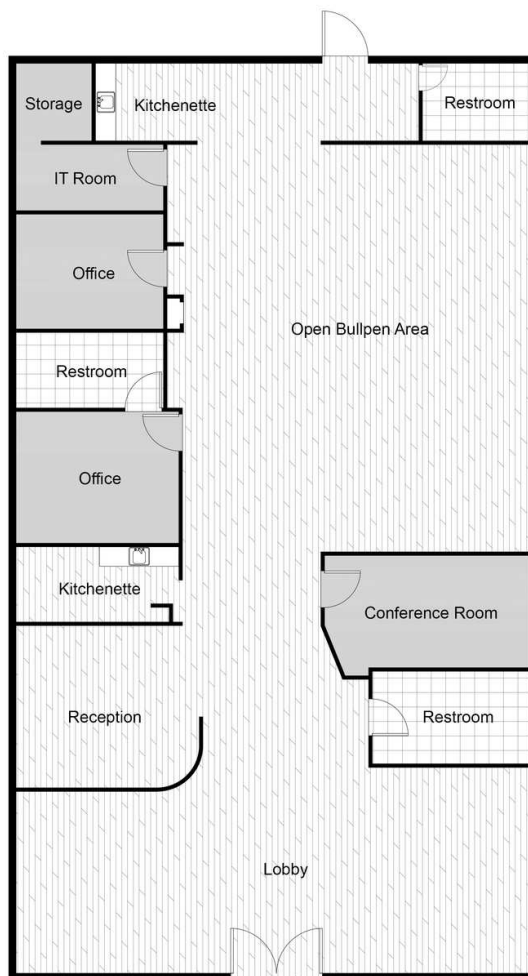
1,750 SF | \$15.00 SF/yr

Suite 244



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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**Suite 244**



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Retail/Office Space



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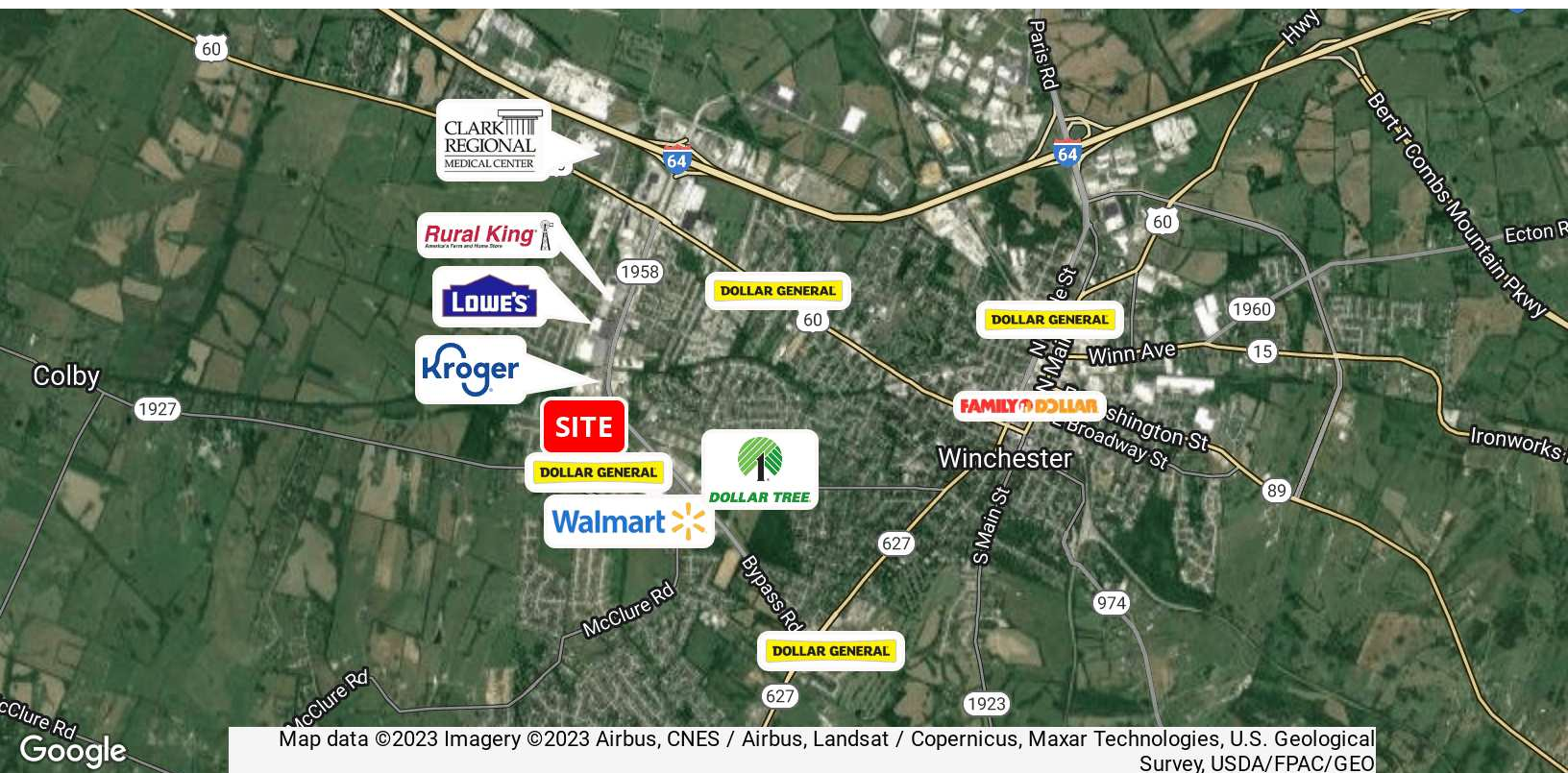
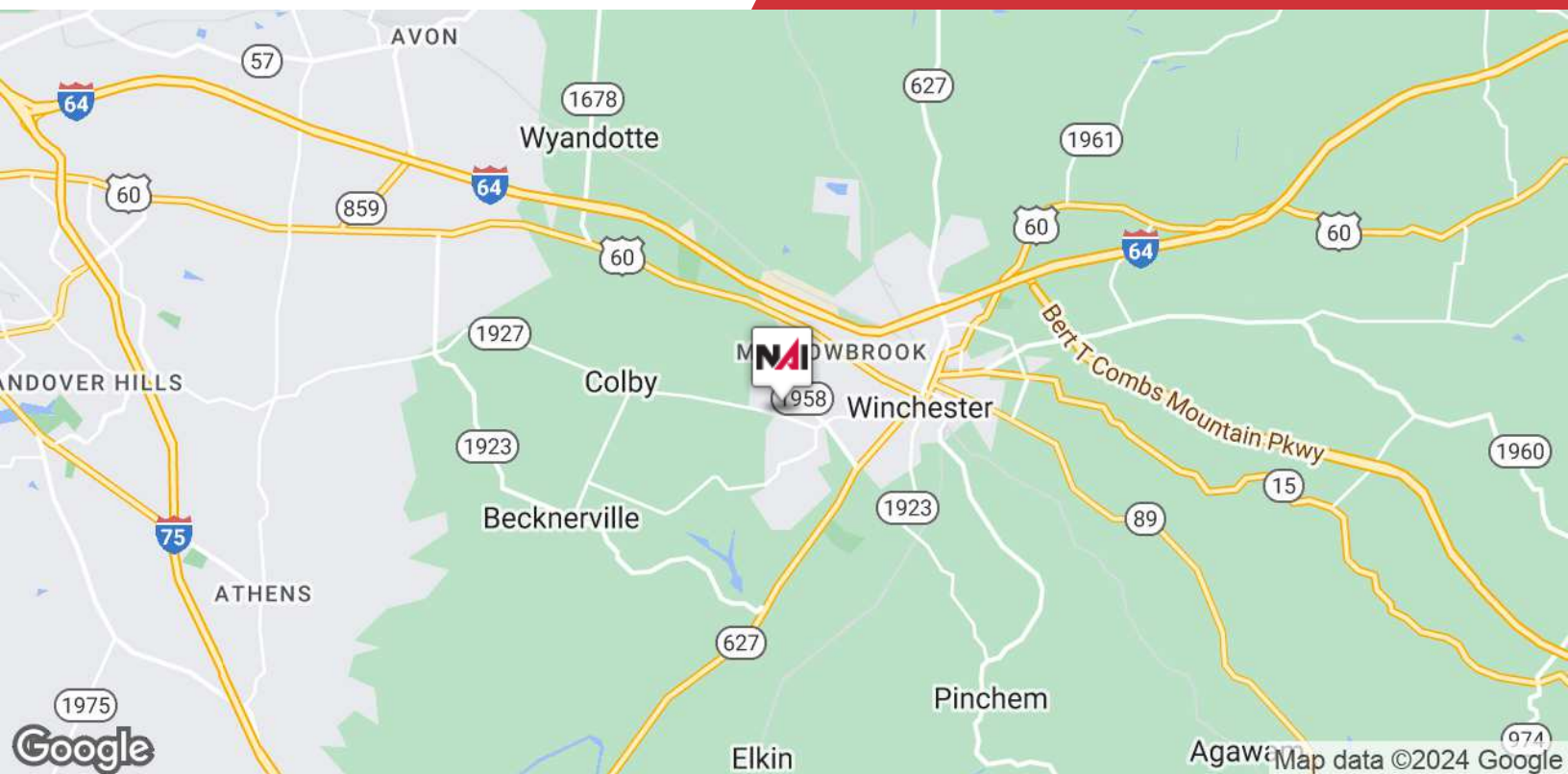
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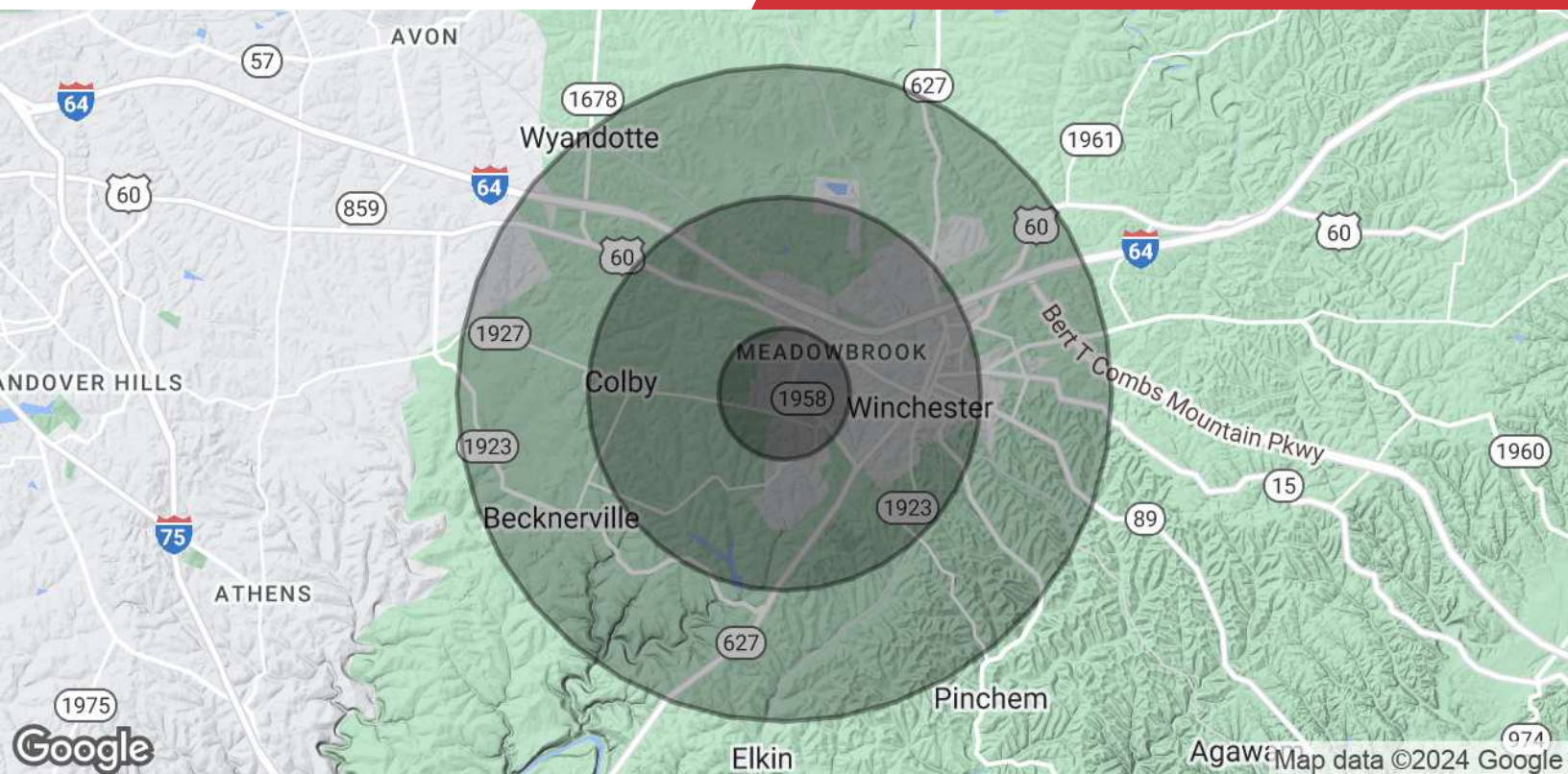


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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	6,604	24,532	30,702
<b>Average Age</b>	37.0	41.4	41.1
<b>Average Age (Male)</b>	35.8	38.3	38.8
<b>Average Age (Female)</b>	39.1	43.1	42.2

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,792	10,165	12,573
<b># of Persons per HH</b>	2.2	2.2	2.3
<b>Average HH Income</b>	\$80,745	\$78,476	\$79,633
<b>Average House Value</b>	\$132,139	\$146,821	\$147,234

\* Demographic data derived from 2023 STDB