

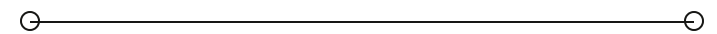


LEASE

Merrick Crossing

2008 MERCHANT DR

Richmond, KY 40475



PRESENTED BY:

NEAL METCALFE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	1,400 SF
AVAILABLE SF:	1,400 SF
ZONING:	B-3
MARKET:	Richmond

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this Strip Retail End Cap Suite, currently fit up as Medical counseling, Office use. The current center has undergone an ownership change in recent years and upgrades to exterior and new management in place. The center provides many services to many rooftops in this area, Healthcare, Financial, Beauty and more.

For more information on Leasing please contact Neal Metcalfe at neal.metcalfe@svn.com // 859.312.8069.

PROPERTY HIGHLIGHTS

- High Traffic, Visibility Strip Retail FOR LEASE
- 1,400 SF Available
- Currently fit up as Medical Counseling Office (3 offices, Storage, 2 ADA bathrooms)
- \$20 psf NNN

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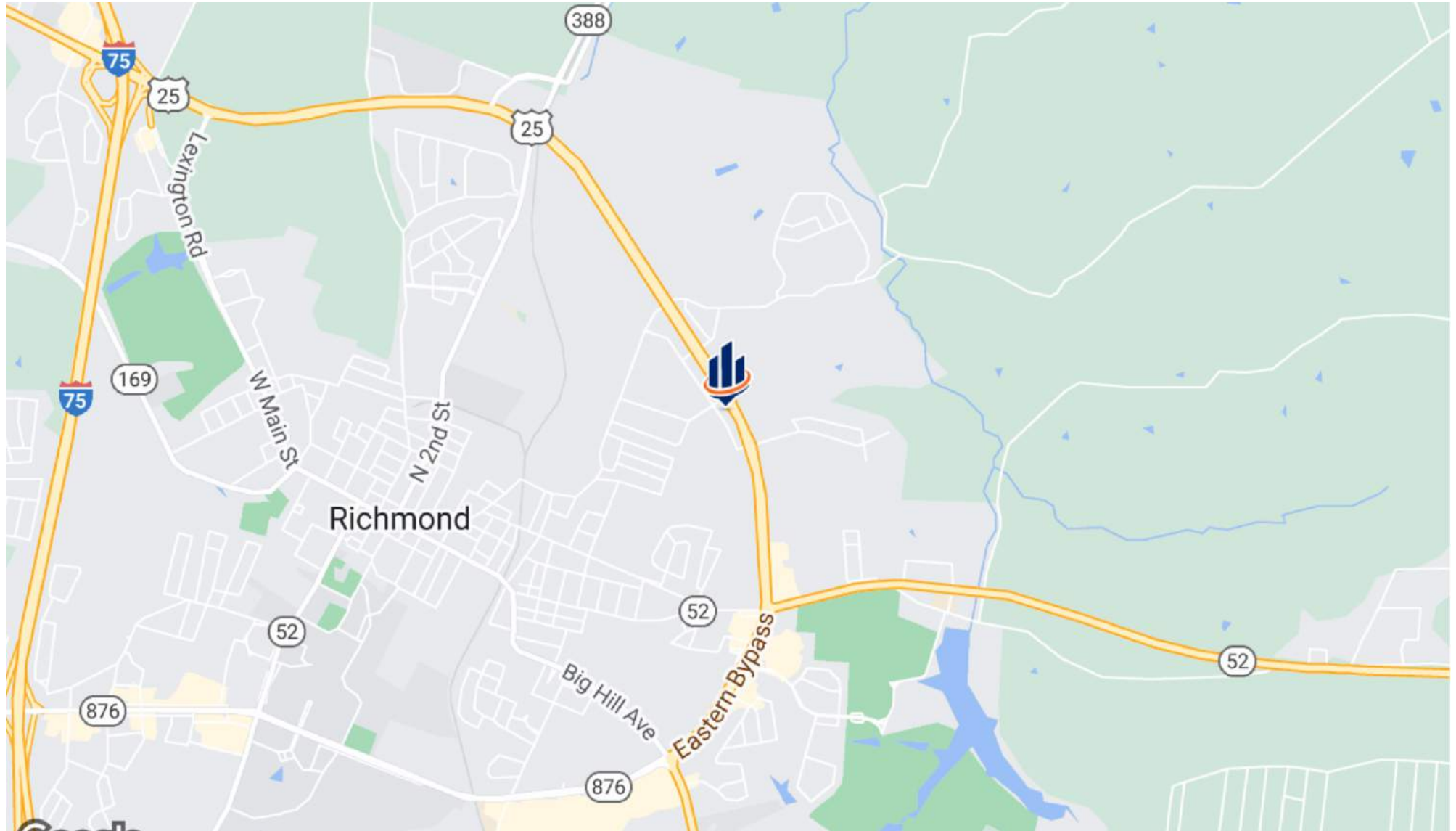


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LOCATION MAP



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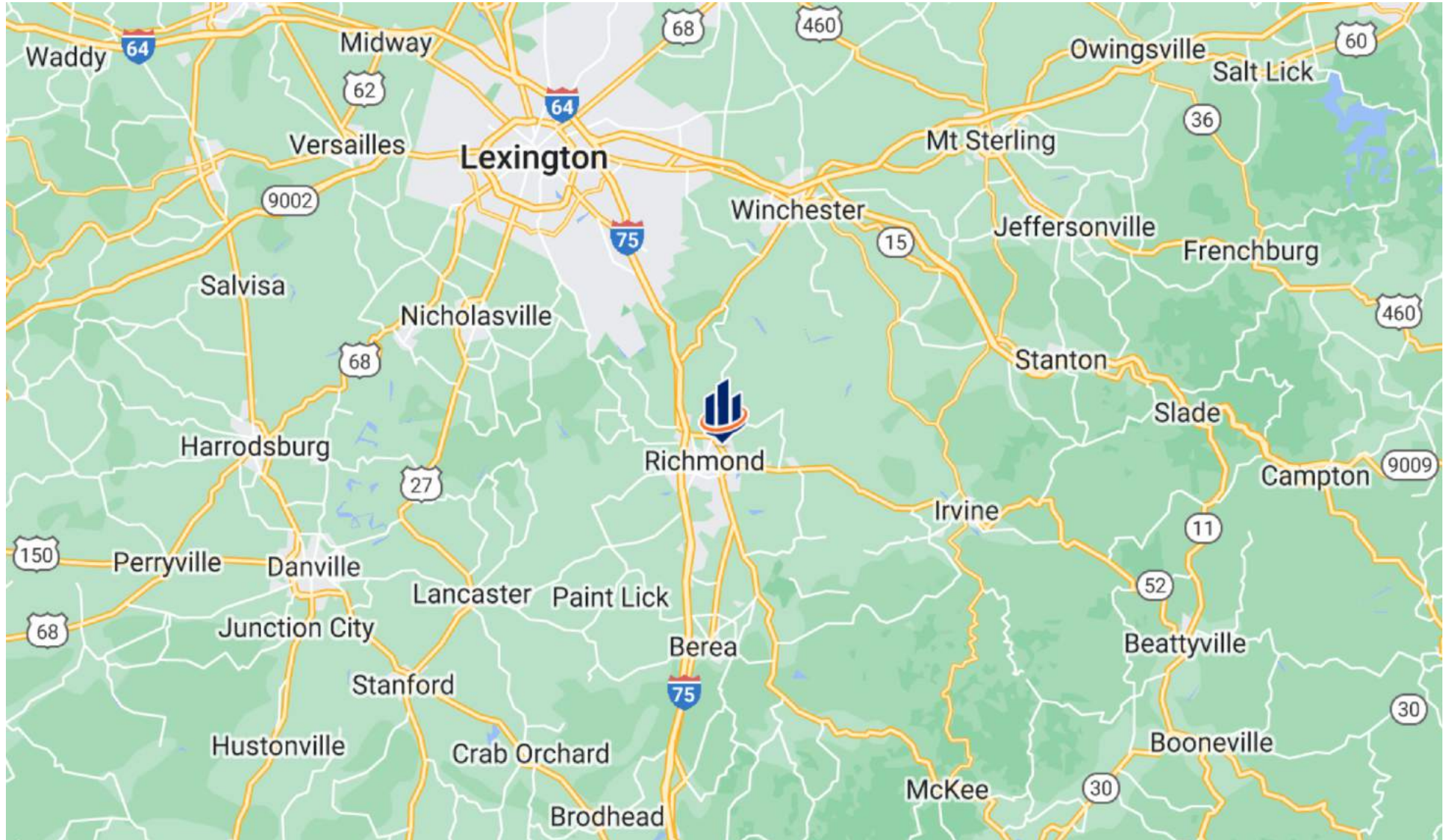
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MERRICK CROSSING | 2008 Merchant Dr Richmond, KY 40475

SVN | STONE COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



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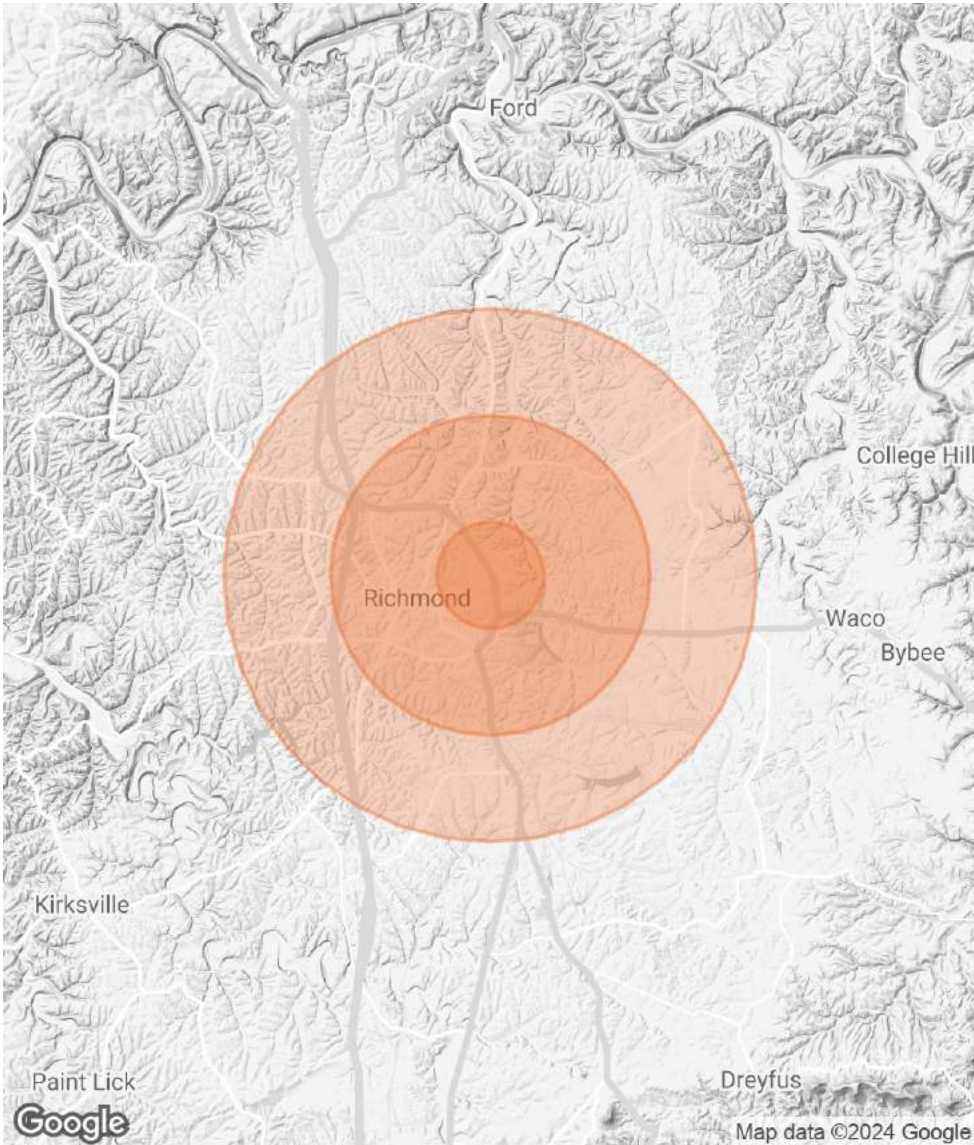
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,164	31,424	45,279
AVERAGE AGE	30.0	30.6	32.4
AVERAGE AGE (MALE)	29.7	30.6	32.2
AVERAGE AGE (FEMALE)	32.1	31.6	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,098	12,504	18,600
# OF PERSONS PER HH	2.0	2.5	2.4
AVERAGE HH INCOME	\$47,312	\$55,579	\$59,492
AVERAGE HOUSE VALUE	\$100,805	\$130,527	\$146,936

* Demographic data derived from 2020 ACS - US Census



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