

For Lease

Tates Creek Centre



4101 Tate's Creek Centre Drive
Lexington, Fayette County, Kentucky, 40517

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For Lease

Tates Creek Centre

Executive Summary



Property Details

Building Size	196,028 SF
Cross Streets	Tates Creek Road & Man O' War Boulevard

Property Overview

NAI Isaac is pleased to present leasing opportunities available at Tates Creek Centre, a +/-196,028 SF Kroger-anchored center. The neighborhood center is well-positioned within a highly desirable trade area with strong residential support and a quality tenant mix of retail, restaurant and service tenants.

Property Highlights

- Kroger-anchored center featuring a strong national and local tenant mix - Walgreen's, Proof Fitness, Pet Supplies Plus and more including Kroger Fuel, Wine & Spirits, Drive-thru Pharmacy and ClickList
- One of the top Kroger stores in the region
- Tates Creek Centre is located at the intersection of two highly trafficked, major arterial routes at Man O' War Boulevard (+/-29,798 VPD) and Tates Creek Road (+/-25,409 VPD)



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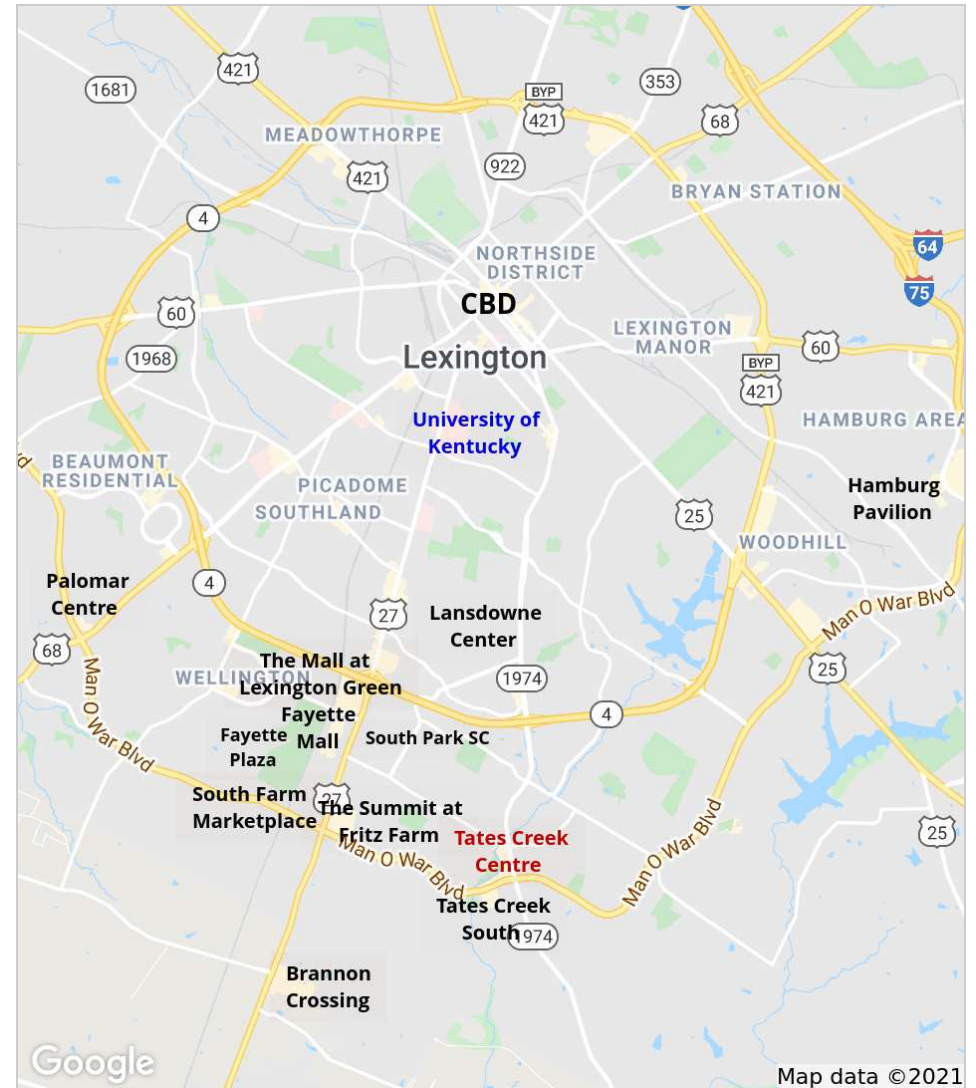
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Tates Creek Centre

Location Maps



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Property Overview



+93,894 SF



**Population
3-Mile Radius
87,870**



OPENING SOON!



**Traffic Count
+55,207 VPD
(Tates Creek Rd & Man O' War Blvd)**



**Dense Residential
Support**



**Average HH
Income
\$84,862**



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Tates Creek Centre

Aerial Map



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Tates Creek Centre

Retailer Map



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Tates Creek Centre

Additional Photos



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Tenant Roster



SPACES	TENANT	SIZE (SF)
101	Concord Custom Cleaners	958
102	H & R Block	3,150
4101	Kroger	93,894
118	Shanghai Bistro	1,168
122	AVAILABLE	3,600
124	Hollywood Nails	2,100
128	Next Level Sports Nutrition	1,370
130	Pet Supplies Plus	7,030
132	AT&T	1,800
134	Faded Hair Salon	1,800
136	Kyoto Hibachi and Sushi	2,200
138	Bank of America	1,400
140	MOD Pizza	2,700
142	Simpson Optical	2,700
144	KORT Physical Therapy	2,700
146	Tates Creek Animal Hospital	2,700
148	Posh Salon	3,600
150	The UPS Store	900
152	The Joint	900
154	Rivard Fine Jewelry	2,657
158	Walgreen's	15,240
160	AVAILABLE	1,690
4053	Cinco De Mayo	2,700
164	Proof Fitness	19,853
Outparcel	Chase Bank	



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Tenant Roster



SPACES	TENANT	SIZE (SF)
Outparcel	Taco Bell	1,908
Outparcel	Valvoline	1,596
Outparcel	Rally's	1,775
Outparcel	Stock Yards Bank	2,268
Outparcel	Kroger Fuel	200
Outparcel	KFC	2,719
Outparcel	McDonald's	
Outparcel	PNC Bank	2,750
Outparcel	Central Bank	3,500
	Tates Creek Office Centre (by others)	30,000



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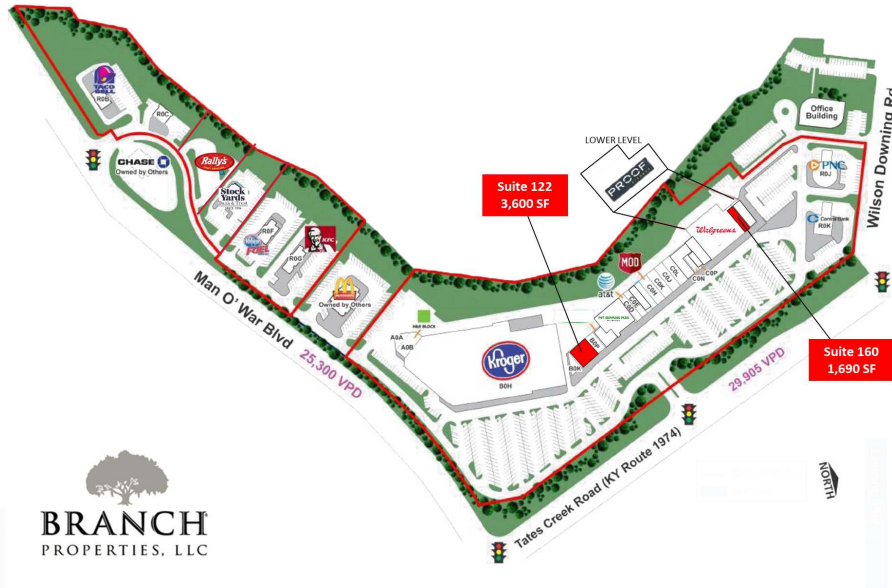
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Available Spaces



SUITE	SIZE	AVAILABILITY	LEASE TYPE
Suite 122	3,600 SF	VACANT	NNN
Suite 160	1,690 SF	VACANT	NNN

Call Broker for rent details



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Site Plan



Tates Creek Centre

Suite
120-122



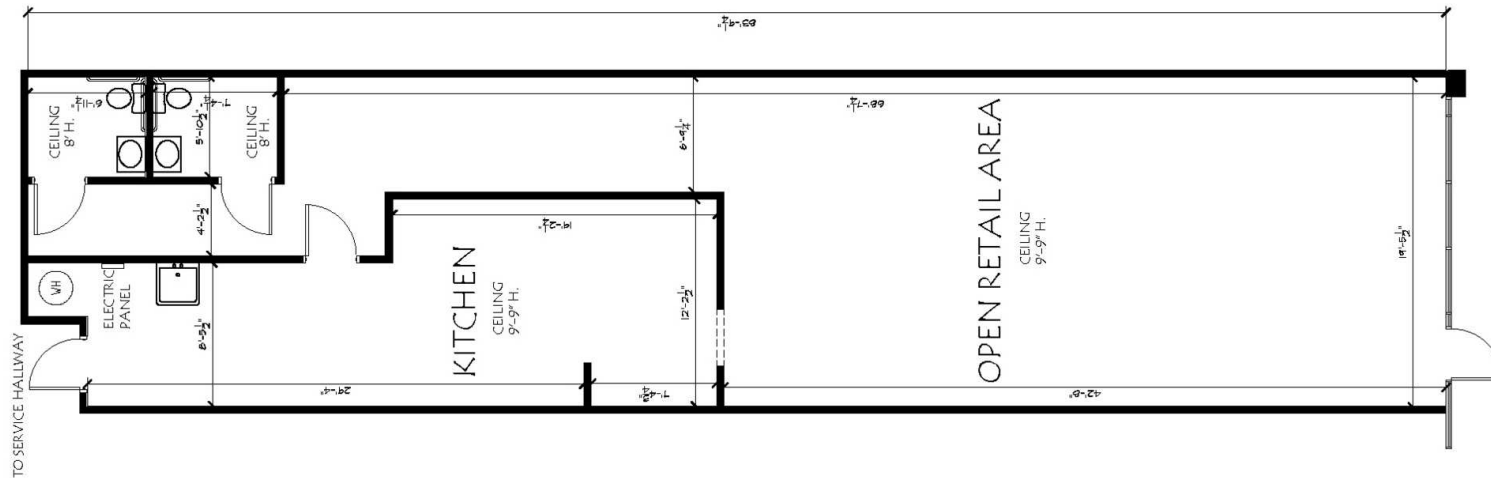
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Tates Creek Centre

Suite 160

NOTE:

- EXISTING CEILING HEIGHTS ARE LISTED. FIELD VERIFY.
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. 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" SIB.
- ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE CENTER OF THE PROPOSED DEMISING WALL. SQUARE FOOTAGE MEASUREMENTS ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE FOOTAGE.



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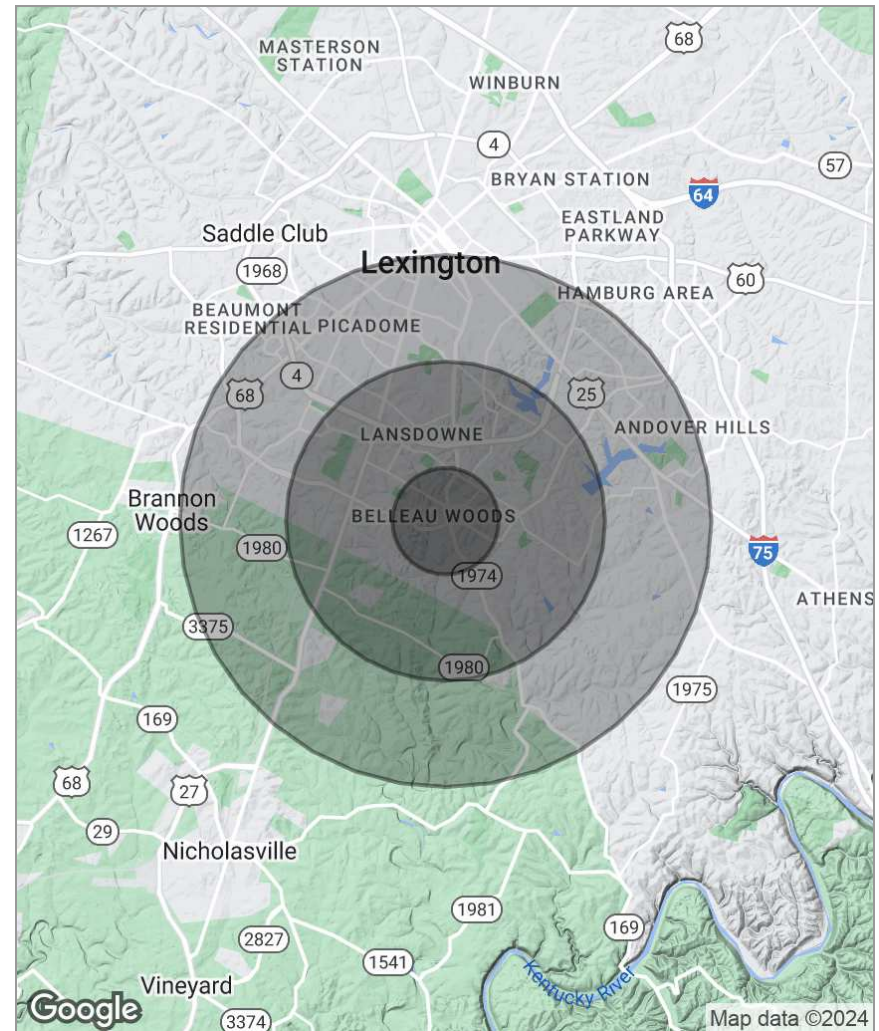
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Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	19,707	87,870	185,224
MEDIAN AGE	35.3	38.2	35.8
MEDIAN AGE (MALE)	34.0	36.3	34.3
MEDIAN AGE (FEMALE)	36.9	39.7	37.0

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	9,005	39,126	80,555
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$75,632	\$84,862	\$86,010
AVERAGE HOUSE VALUE	\$191,498	\$217,148	\$240,322



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