

## Village Shoppes



**3095 Richmond Road; Lexington, KY**

### **Retail Space Available For Lease**

#### **Property Highlights:**

- 1,300 and 1,727 SF Retail For Lease (Can Combine)
- Rate: \$20 PSF plus CAM, Taxes & Insurance
- Near retail, restaurants, and residential
- Great southeast Lexington location
- Co-Tenants include: Pizza Hut, Harts Dry Cleaners, & Batteries Plus
- Signage Available
- Traffic Count (09): 42,100
- Zoned: B-3 Highway Service Business

<b><u>2008 Demographics</u></b>	<b><u>1 mile</u></b>	<b><u>3 mile</u></b>	<b><u>5 mile</u></b>
<b>Population</b>	13,885	80,955	184,642
<b>Avg. Household Income</b>	\$58,137	\$74,814	\$70,974

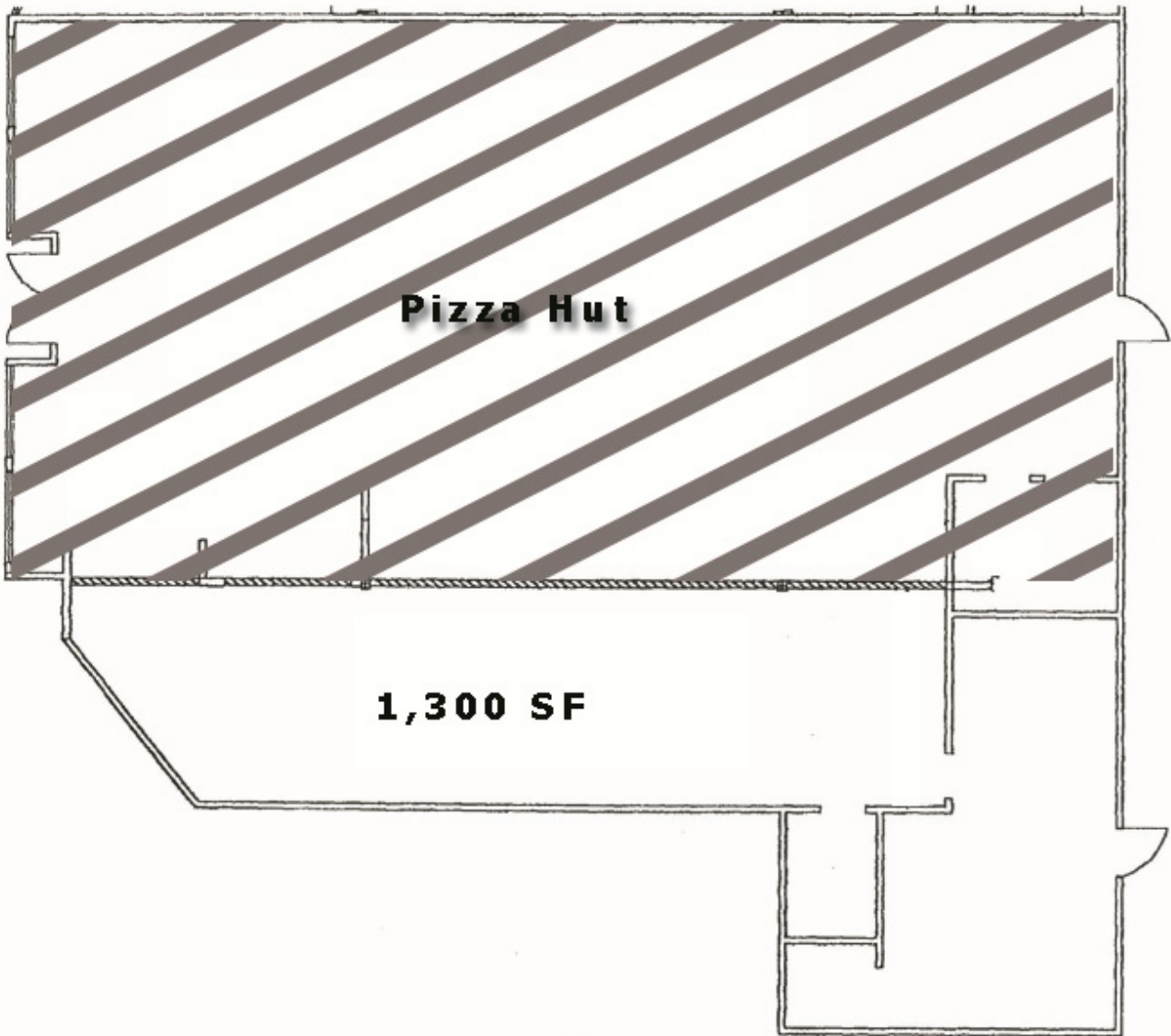
## Location Information



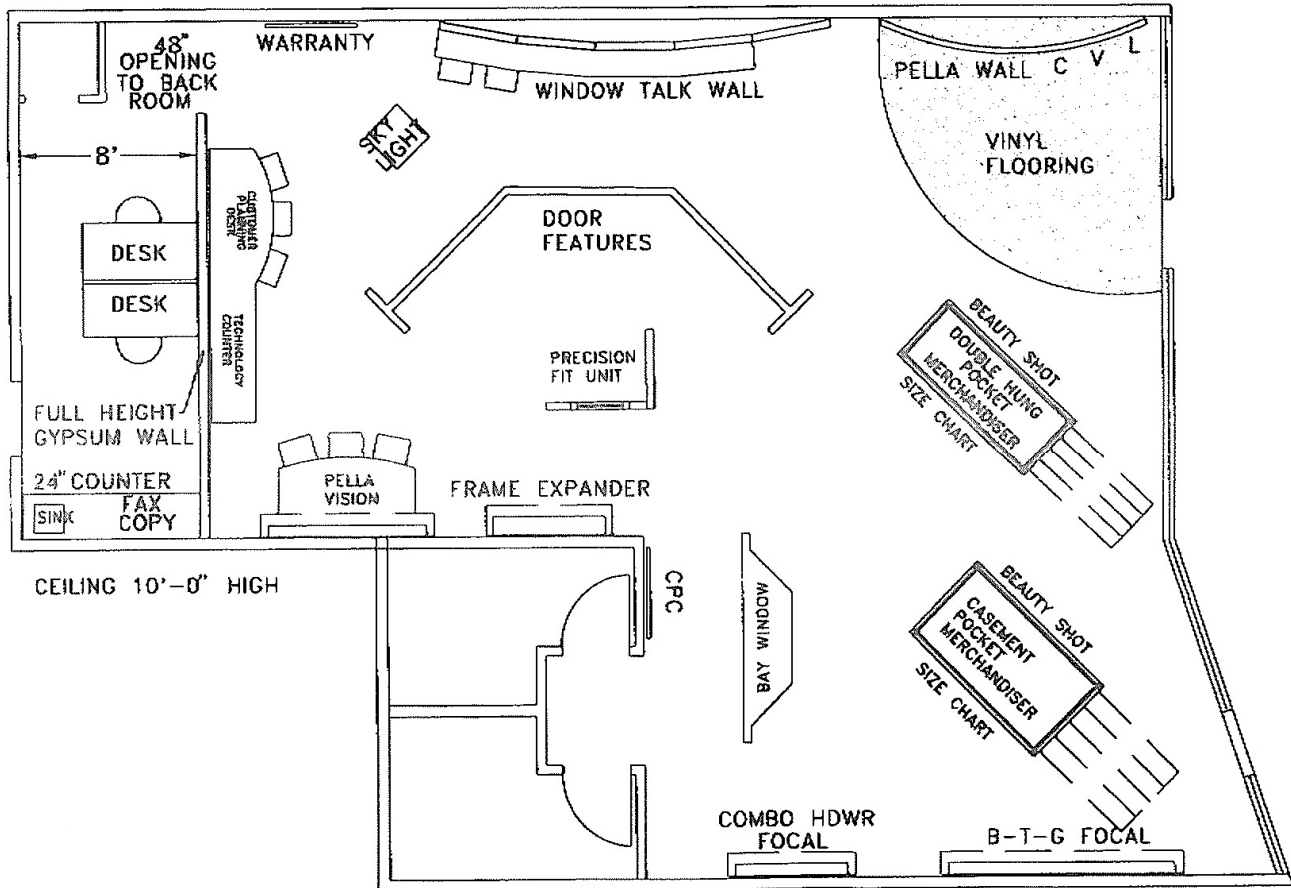
Located near the corner of Richmond Rd. and Man O' War Blvd. in Southeast Lexington. Convenient access to I-75 and I-64. Surrounded by National Tenants.



## Suite 150



## Suite 170



"Former Pella Window" (Property Owner Does Not Warrant Floor Plan).