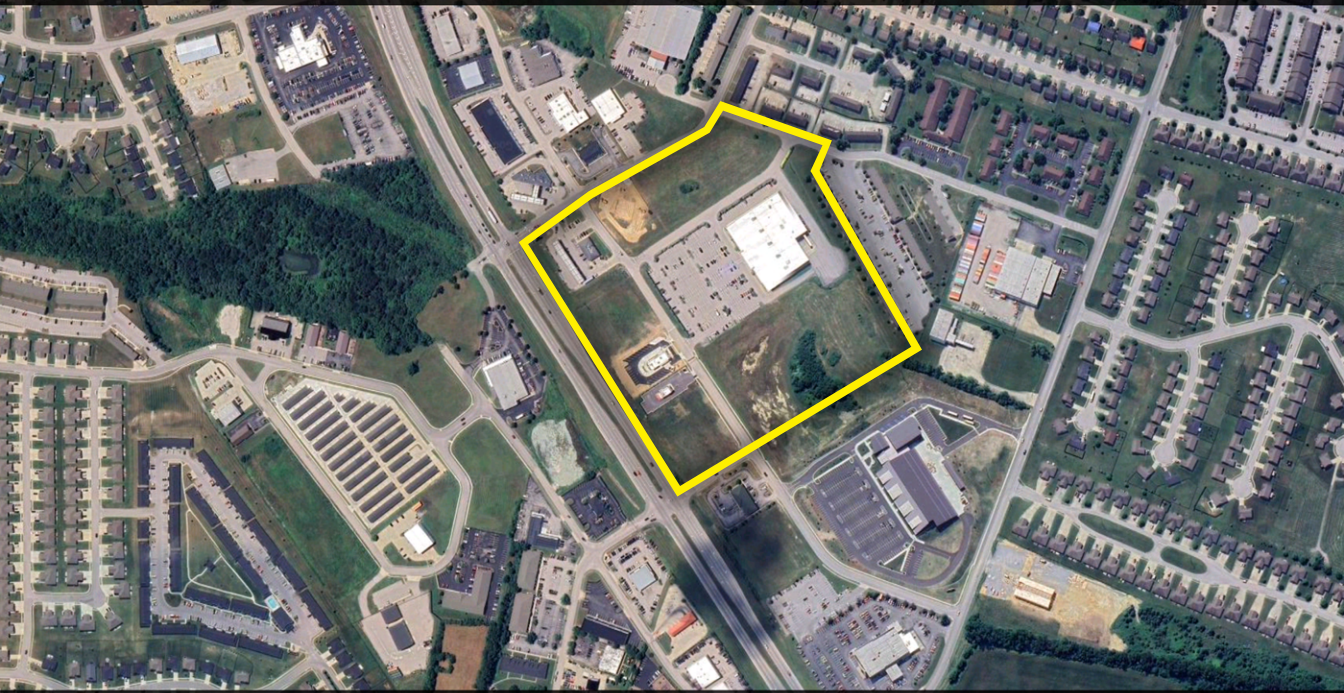
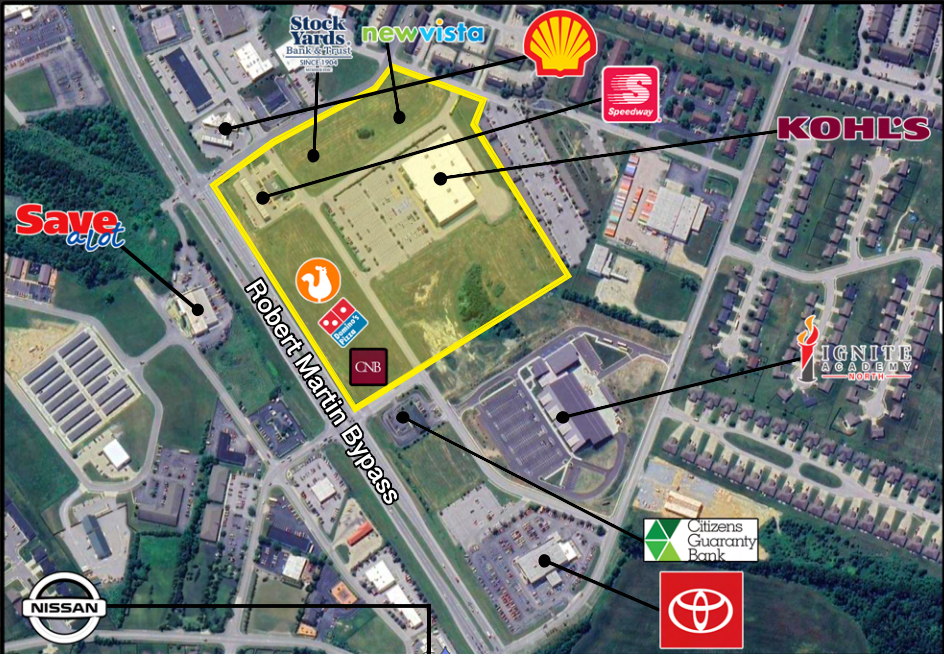


COMMERCIAL LAND FOR SALE, GROUND LEASE, OR BUILD TO SUIT



Greg Leveridge
859.421.8959
Greg@BALRealEstate.com

MERCHANT PLACE
Robert Martin Bypass &
Four Mile Road, Richmond, KY 40475



PROPERTY HIGHLIGHTS:

- Located off Richmond Bypass between Merrick Road and Four Mile Road, approximately 20 minutes south of Lexington
- Kohl's Department Store anchored site with outparcels available for ground lease
- Located in the growth corridor of Richmond, surrounded by homes in every direction
- 600+ new homes recently constructed directly adjacent to the site

MERCHANT PLACE DEVELOPMENT



KEY:
 UNAVAILABLE
 AVAILABLE
 PENDING



LOT #1:
 New Vista
 Stock Yards
 Bank & Trust

LOT #2:
 Kohl's

LOT #3:
 6 ACRES
 For Sale or
 Build to Suit:
 \$300k/acre

LOT #4:
 New Townhome
 Development

OUT PARCEL #1:
 Speedway

OUT PARCEL #2:
 1.772 ACRES
 For Sale: \$750k/acre
 For Ground Lease:
 \$80k/acre/year

OUT PARCEL #3:
 0.91 ACRES
 Popeye's Chicken

OUT PARCEL #4:
 0.50 ACRES
 Domino's Pizza

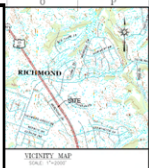
OUT PARCEL #5:
 1.755 ACRES
 Citizens National
 Bank

OUT PARCEL PLAT AND DEMOGRAPHICS

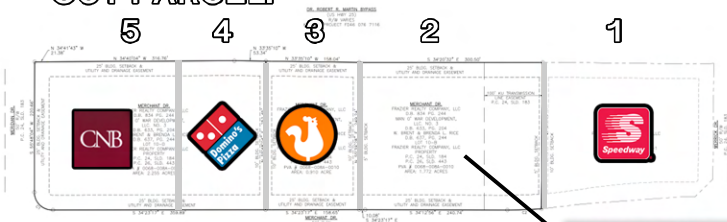


MERCHANT PLACE DEMOGRAPHICS:

2025 Population:	2022 Average Household Income:	2022 Total Households:
1 mile: 8,783	1 mile: \$76,743	1 mile: 4,011
3 mile: 32,813	3 mile: \$80,858	3 mile: 13,990
5 mile: 48,780	5 mile: \$86,835	5 mile: 20,462



OUT PARCEL:



- LINE TYPE LEGEND**
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- SYMBOL LEGEND**
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SURVEY NOTES

1. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
2. THE BOUNDARY MARKERS WERE SET BY THE SURVEYOR ON THE DATE OF THIS SURVEY AND ARE SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
3. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
4. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
5. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
6. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
7. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
8. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.
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10. THE SURVEY WAS MADE BY A LICENSED SURVEYOR OF THE COMMONWEALTH OF KENTUCKY AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF KENTUCKY.

CERTIFICATE OF ACCURACY AND ADOPTION

I, the undersigned, being a duly licensed and qualified surveyor of the Commonwealth of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same was made by me or under my direct supervision and in accordance with the rules and regulations of the Board of Surveying and Mapping of the Commonwealth of Kentucky.



VIATION
 10000 W. BROADWAY
 SUITE 100
 RICHMOND, KY 40391
 (606) 253-1111
 www.viation.com

FRASIER REALTY COMPANY, LLC
 100 S. MAIN ST.
 RICHMOND, KY 40391
 (606) 253-1111
 www.frazierrealty.com

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BEFORE YOU DIG, CHECK BY AN 811 CALL OR VISIT KENTUCKY811.COM FOR A LIST OF PARTICIPATING UTILITIES. PLEASE CONTACT US TO VERIFY THE LOCATION OF ALL UTILITIES.

MERCHANT PLACE DEVELOPMENT PHOTOS



**Merchant Place Entrance/
Traffic Signaled Access**



**Richmond Career and
Technology Center**



Kohl's Department Store



Toyota



Speedway Gas Station



Citizens Guaranty Bank

MERCHANT PLACE SURROUNDING PHOTOS



Popeye's Chicken



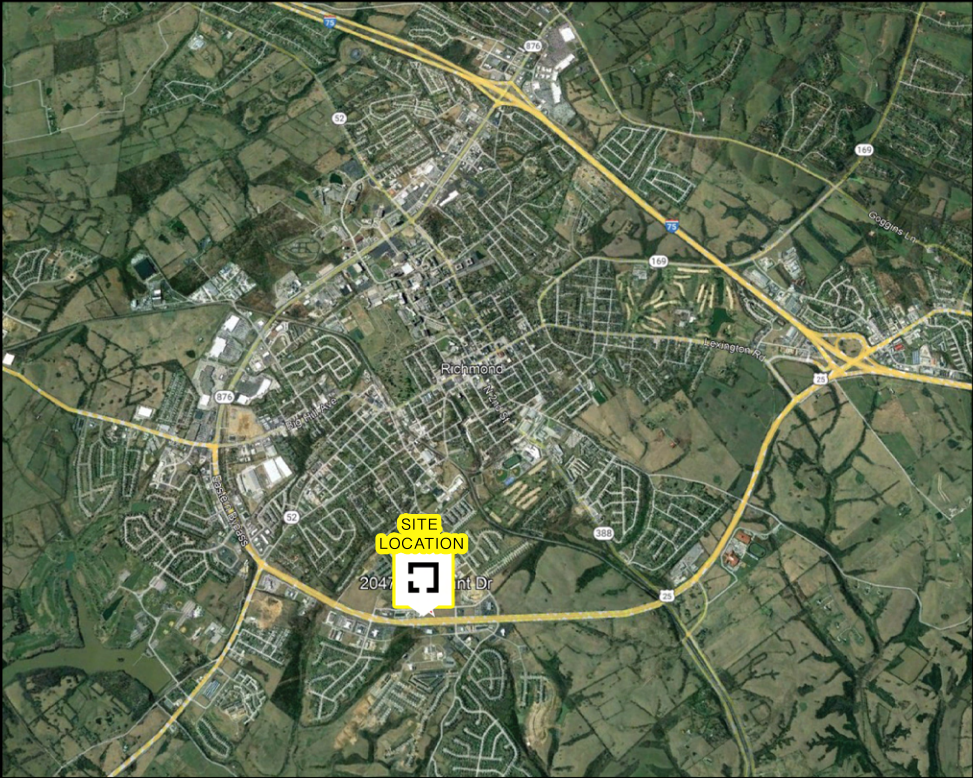
Shell Gas Station



Stock Yards Bank & Trust



Domino's Pizza



MERCHANT PLACE PLAT



Notations of Interest

1-18-2003 *Paul Lugin*

9-18-09 *Frank Lugin*

9-18-09 *Bob Lugin*

9-18-09 *Paul Lugin*

7-10-09 *Paul Lugin, Manager, Member Lugin Realty, LLC*

Notations of Interest

9-18-2007 *Robert Rich*

Notations of Interest

11/11 *Robert Rich*

NOTES

1. THIS PLAT IS FOR THE PART OF THE LAND AS SHOWN ON THE ORIGINAL SURVEY MAP...

2. THE AREA OF THE LAND IS SHOWN AS SHOWN ON THE ORIGINAL SURVEY MAP...

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LEGAL DESCRIPTION

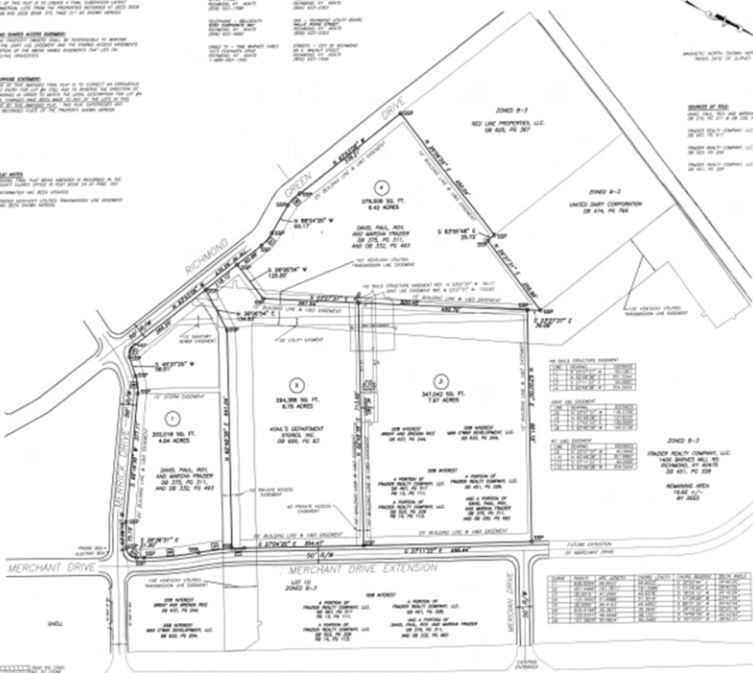
SECTION 16, T12N, R10E, S44

1/4 SECTION 16, T12N, R10E, S44

1/4 SECTION 16, T12N, R10E, S44

SECTION OF PLAT

SECTION 16, T12N, R10E, S44



BOUNDARY DATA

271.70' 271.70' 271.70' 271.70'



10/11/11

NOTES

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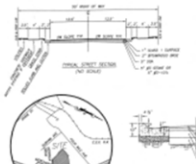
SECTION 16, T12N, R10E, S44

1/4 SECTION 16, T12N, R10E, S44

1/4 SECTION 16, T12N, R10E, S44

SECTION OF PLAT

SECTION 16, T12N, R10E, S44



Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	30.000	1,307,000
2	34.740	1,500,000
3	34.740	1,500,000
4	34.740	1,500,000
5	34.740	1,500,000
6	34.740	1,500,000
7	34.740	1,500,000
8	34.740	1,500,000
9	34.740	1,500,000
10	34.740	1,500,000

Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	30.000	1,307,000
2	34.740	1,500,000
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7	34.740	1,500,000
8	34.740	1,500,000
9	34.740	1,500,000
10	34.740	1,500,000

VICINITY MAP

SCALE: 1" = 2000'

10222 24400 RICHMOND NORTH

Scale 1" = 100'

AMENDED FINAL PLAT

FRAZIER REALTY COMPANY, LLC

Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	30.000	1,307,000
2	34.740	1,500,000
3	34.740	1,500,000
4	34.740	1,500,000
5	34.740	1,500,000
6	34.740	1,500,000
7	34.740	1,500,000
8	34.740	1,500,000
9	34.740	1,500,000
10	34.740	1,500,000

