

FOR LEASE

# Landmark Shoppes

118 MARKETPLACE CIRCLE | GEORGETOWN, KY 40324



McClelland Circle | 16,960+ VPD

Marketplace Circle

PRESENTED BY:

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## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 2,500 SF | 16,960+ VPD
- Located in one of the Fastest Growing Counties in KY
- The only Kroger store in Scott County

## OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (NNN)
AVAILABLE SF:	2,500 SF

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## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer this 2,500 SF retail space in this premier outdoor shopping center. Suite 120A is available now. Join this 125,000 SF Kroger Marketplace Development in the fastest-growing county in Kentucky. Surrounding tenants include Kroger, Rooster's, MOD Pizza, Starbucks, Thoroughdent Smiles, Subway, Harts Dry Cleaners, UPS Store, PetSense, Papa John's, OEC Japanese Express Hibachi and Sushi, McAlister's Deli, Buff City Soap, AT&T, T-Mobile, Firestone Tire, and World Finance. The center benefits from high-visibility access from the Georgetown Bypass (17,000+ VPD) and US 25 (18,000+ VPD). This rapidly expanding area of Georgetown has seen significant residential, office, hospital, and medical developments.

This is the only Kroger location in all of Georgetown and Scott County. For more details, please contact Nathan Dilly at 859.420.5492 or [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com), or Weston Lockhart at 859.317.3538 or [weston.lockhart@svn.com](mailto:weston.lockhart@svn.com).



## PROPERTY AERIAL



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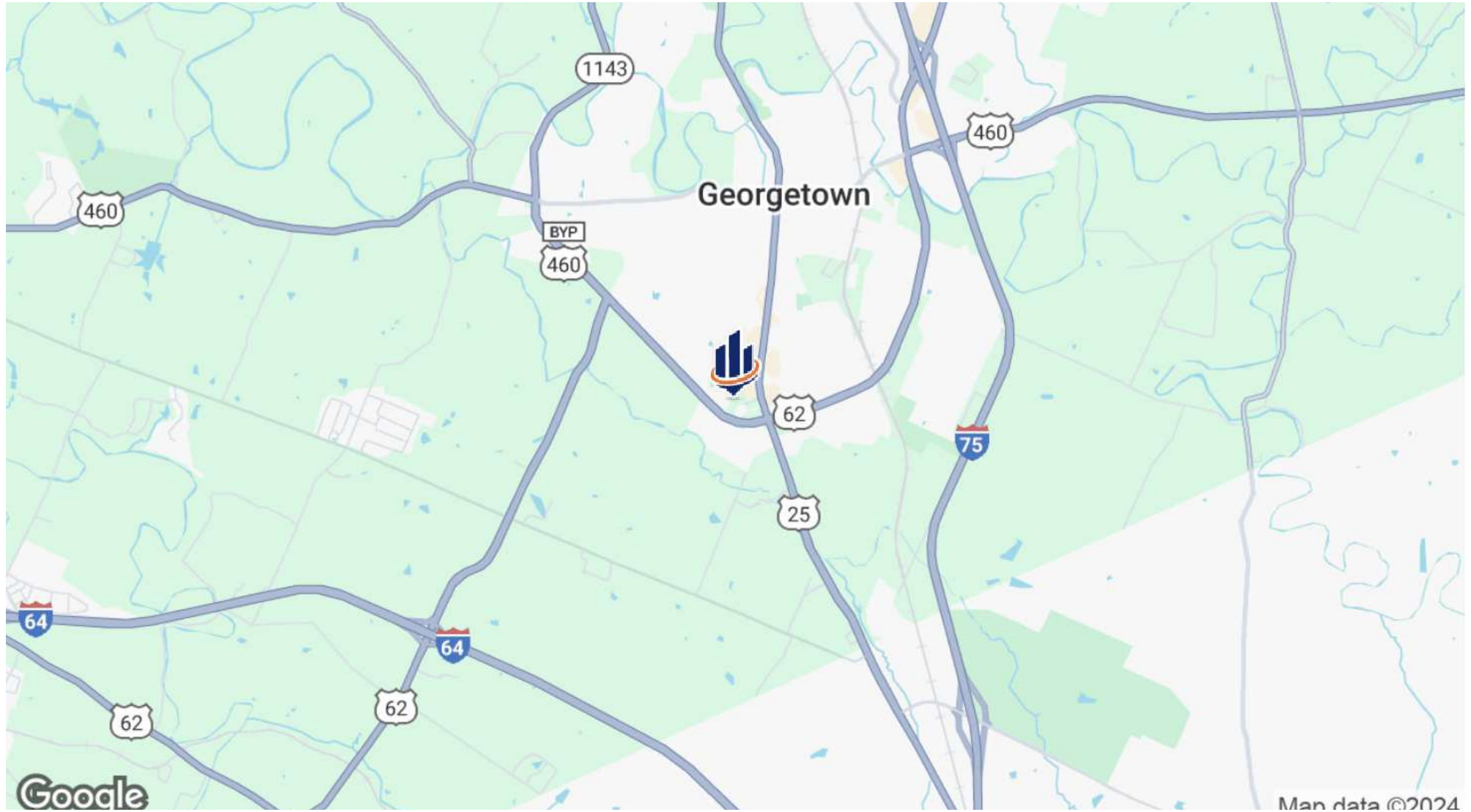
# SITE PLAN



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## LOCATION MAP



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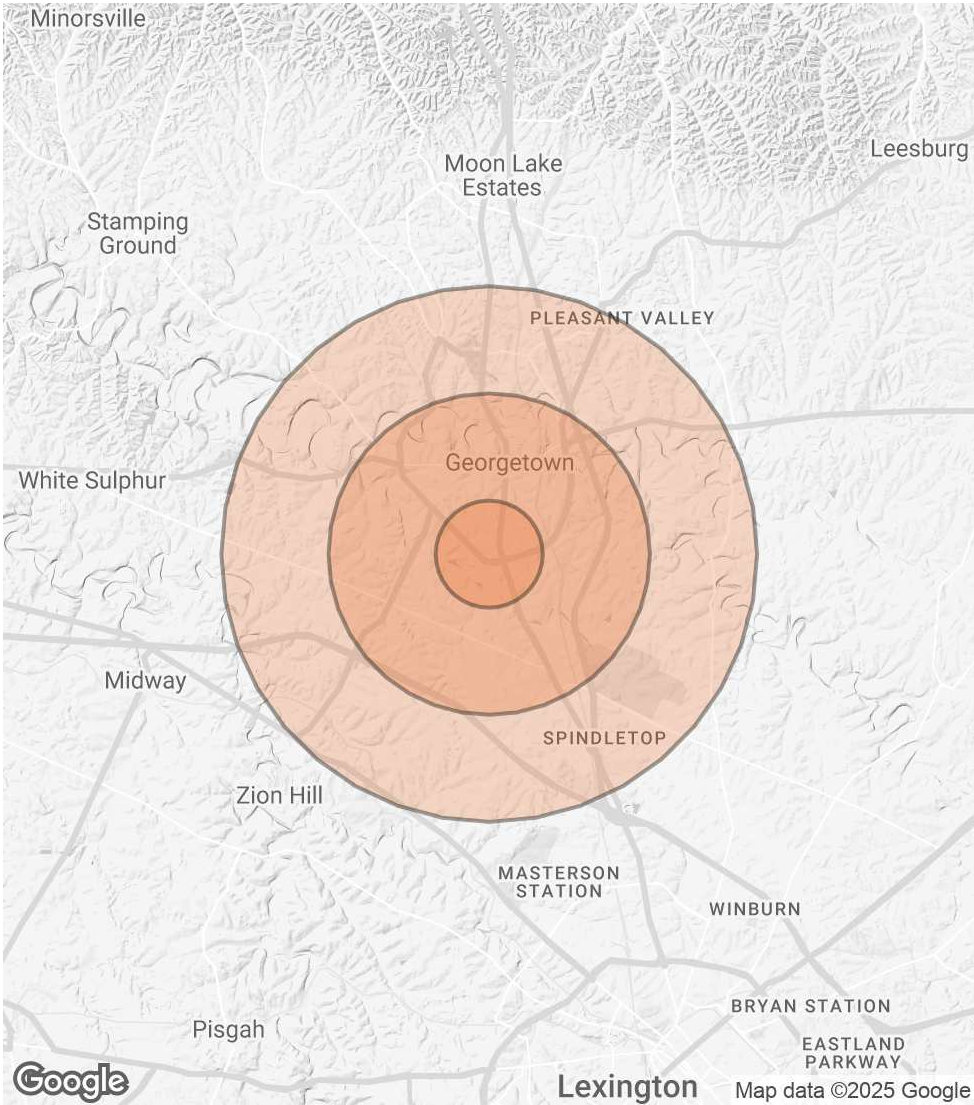
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,717	31,795	43,530
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	36	35	36
AVERAGE AGE (FEMALE)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,606	12,202	16,406
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$88,111	\$93,991	\$101,554
AVERAGE HOUSE VALUE	\$218,838	\$273,205	\$304,161

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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