



LEASE

Ruccio Pavilion - Suite For Lease

RUCCIO SHOPPES RETAIL SUITE AVAILABLE

Lexington, KY 40503

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE	\$22.00 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	18,394 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	1.42 Acres
ZONING:	B-6P

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this excellent retail suite located within Meijer Store development. Ruccio Pavilion boasts an attractive upscale design with great visibility from Meijer's parking lot, Ruccio Way, and Reynolds Road. This is a 3,000 SF retail suite in a family friendly location in one of Lexington's busiest areas. Join Aqua-Tots Swim School, Commonwealth Dentistry, Mr. Brews Taphouse, Edward Jones and Lean Feast.

Please contact Nathan Dilly at 859-264-0888 // nathan.dilly@svn.com or Please contact Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com or Caleb Cleveland at 859.556.4857 // Caleb.cleveland@svn.com

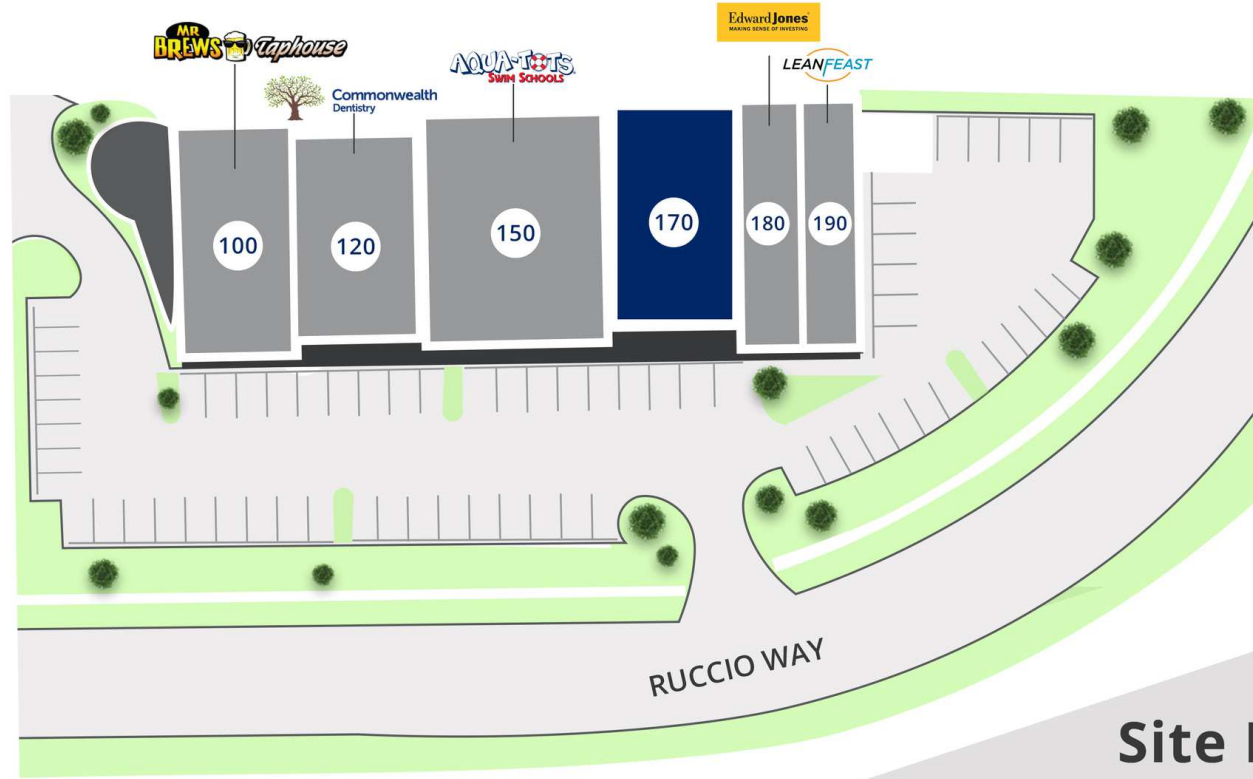
PROPERTY HIGHLIGHTS

- Prime retail location near Nicholasville Rd retail corridor
- 3,000 SF
- Near Fayette Mall, The Mall at Lexington Green, Target, Meijer, and many other retailers
- Within the Meijer Development

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SITE PLAN



RUCCIO SHOPPES

220 Ruccio Way

Site Plan

100	Mr. Brews Taphouse	3,321 SF
120	Commonwealth Dentistry	3,000 SF
150	Aqua Tots	5,000 SF
170	Vacant	3,000 SF
180	Edward Jones	1,650 SF

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ADDITIONAL PHOTOS



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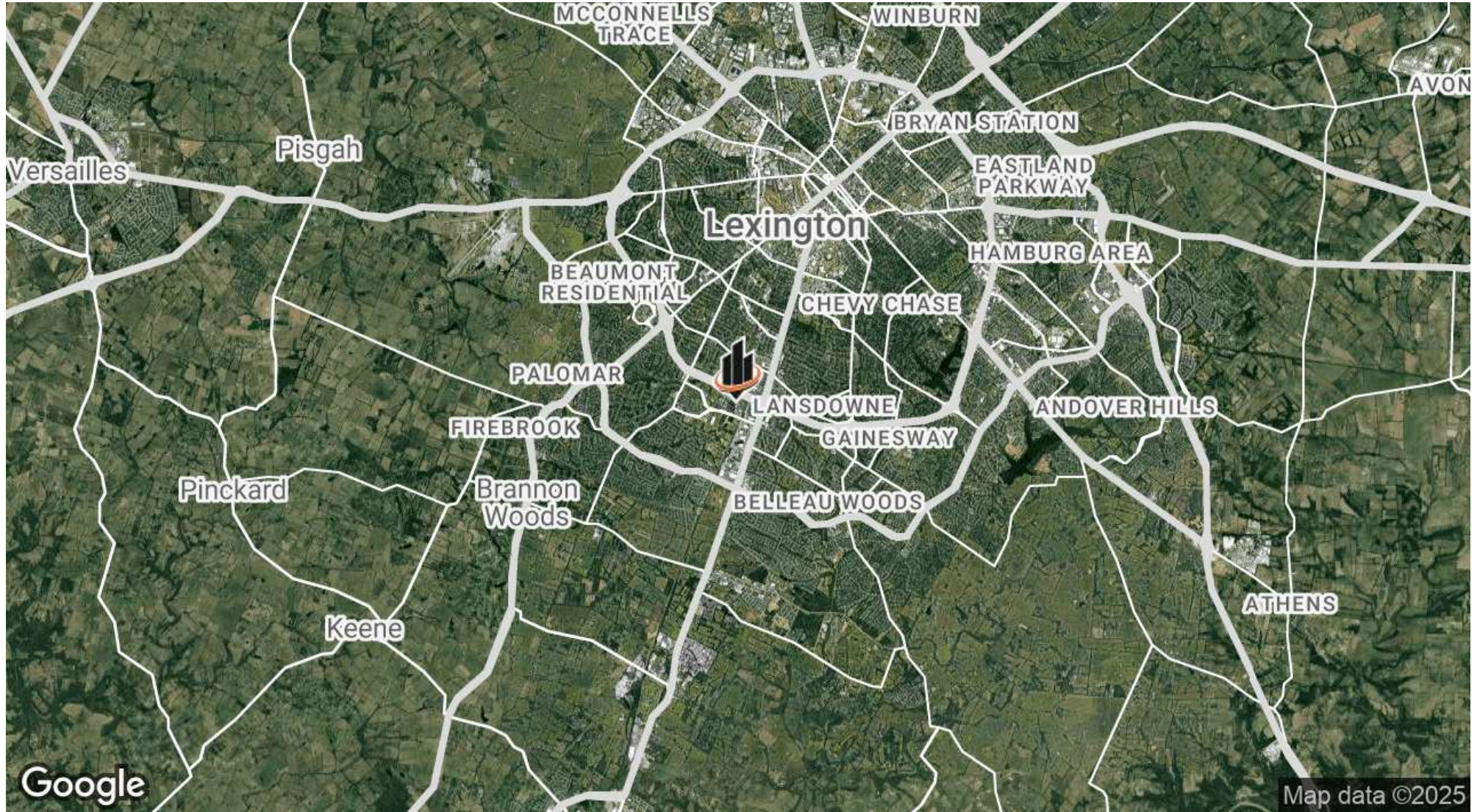
LOCATION MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

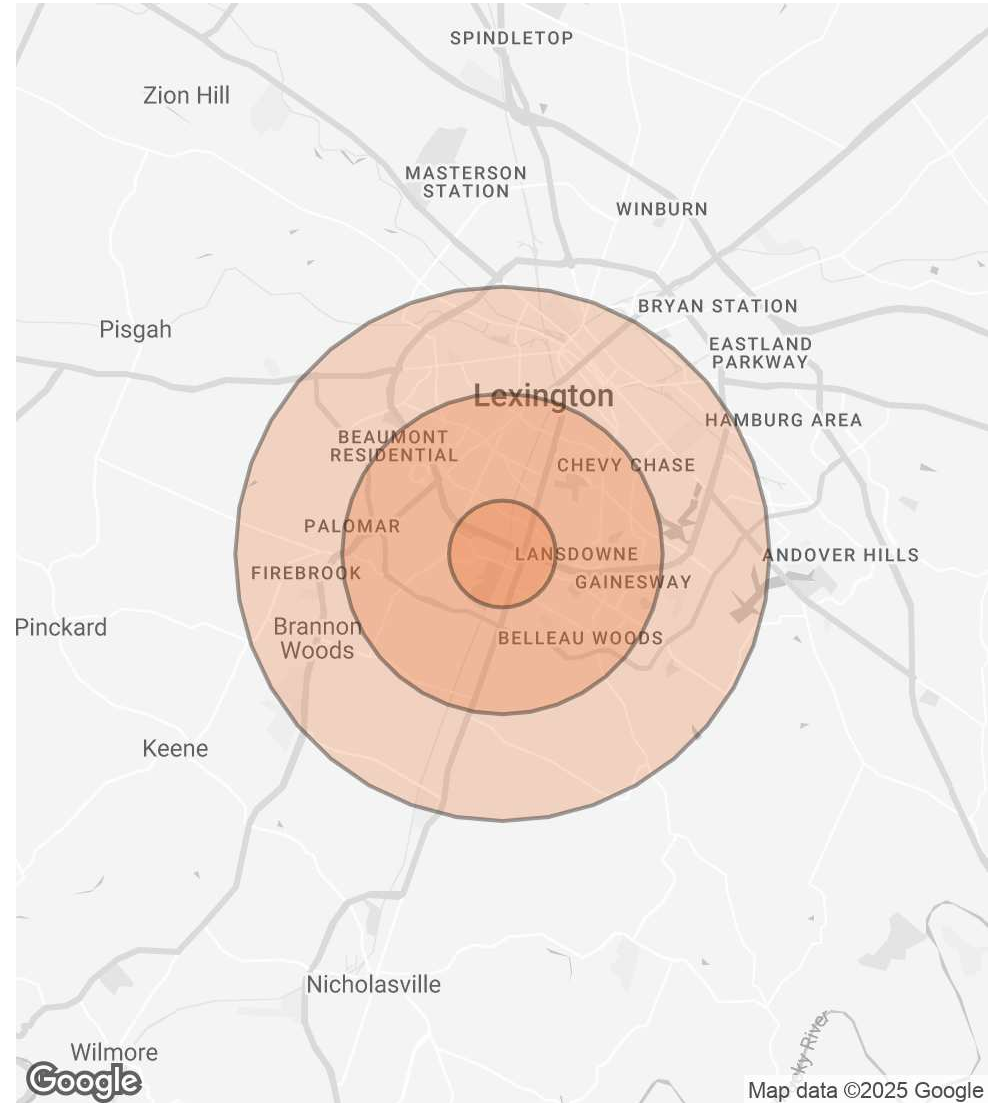
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,644	101,640	228,144
AVERAGE AGE	37.4	36.1	34.9
AVERAGE AGE (MALE)	35.7	34.4	33.7
AVERAGE AGE (FEMALE)	38.7	37.6	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,203	43,883	97,498
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$59,714	\$65,982	\$65,510
AVERAGE HOUSE VALUE	\$142,039	\$222,774	\$251,470

* Demographic data derived from 2020 ACS - US Census



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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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