

NEW CONSTRUCTION AVAILABLE FOR LEASE

5 SHOPPERS DRIVE

5 Shoppers Drive, Winchester, Kentucky



OPPORTUNITIES

- On U.S. 60 near bypass across from New Clark Regional Medical Center Campus
- 6,000 SF Available. Space is divisible down to 2,000 SF suites.
- New Retail Center located just behind Burger King Restaurant



Equity
Management
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: **Jason Taylor**

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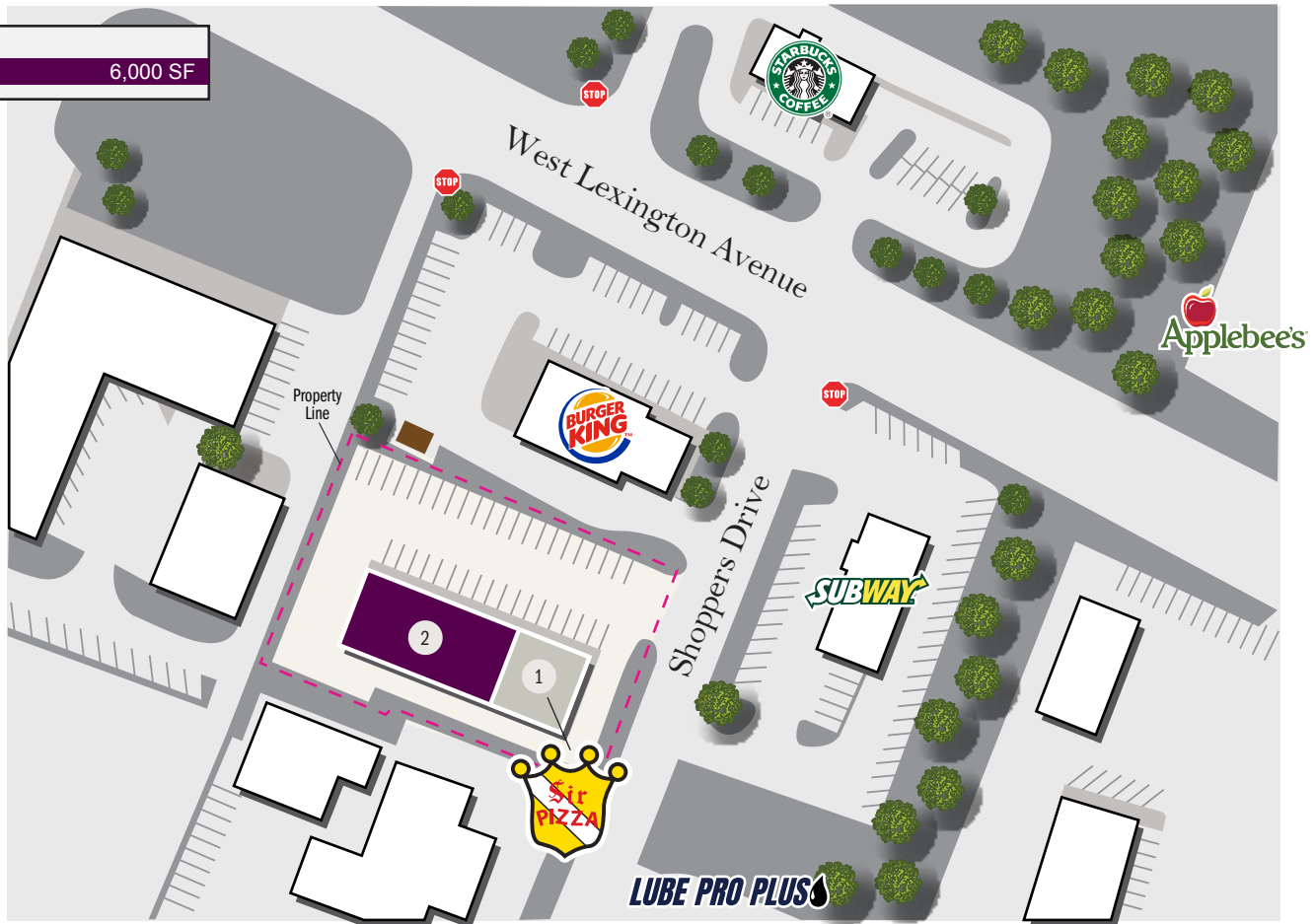
Equity Management Group * 840 East High Street * Lexington, KY 40502

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5 SHOPPERS DRIVE

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1 Sir Pizza	6,000 SF
2 Available	



PROPERTY SPECIFICS

Anchor Tenant: Sir Pizza
Traffic Counts: 11,600
Parking Spaces: Ample

PROPERTY ADVANTAGES

On U.S. 60 near bypass in area of residential and commercial growth. New Development Across US 60 that includes TJX, Five Below, Feeder's Supply and a Starbucks.

LOCATION

Located along: U.S. 60, one block from the Winchester Bypass.

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	4,815	23,057	28,698
Average Household Income:	\$44,181	\$57,847	\$59,287
Average Household Value:	\$135,742	\$160,937	\$166,465

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