



Publix

Publix LIQUORS

2,450 SF AVAILABLE

0.74 ACRES AVAILABLE

Great Clips

Concentra



Papi's



FIFTH THIRD BANK

GEORGETOWN ROAD



City BARBEQUE



CITATION BOULEVARD

REMINGTON WAY

Publix AT CITATION POINT

FOR LEASE | PUBLIX ANCHORED RETAIL DEVELOPMENT
CITATION BLVD & GEORGETOWN RD | LEXINGTON, KY

HOGAN
REAL ESTATE

PROPERTY OVERVIEW

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



FEATURES

- + 2,450 SF retail space and a 0.75-acre outparcel available within a new Publix-anchored shopping center
- + High traffic intersection of Georgetown Road and Citation Blvd, which supports 27,000 VPD.
- + Other outparcel tenants include Huck's Market, Heartland Dental, Chipotle, Panda Express, City Barbeque, Wendy's, Seven Brew, Tidal Wave Auto Spa, Fifth Third Bank, and Valvoline.
- + The north side of Lexington, particularly near Citation Boulevard, is seeing new residential development, indicating a growing and permanent population in the area.
- + The location is 1.5 miles from I-64/I-75, making it a convenient hub for businesses and commuters, further boosting the daytime population.
- + Immediate area is home to Rood & Riddle Equine Hospital, a worldwide leader in equine healthcare, Griffin Gate Golf Resort & Spa, dense residential neighborhoods, and thriving industrial area.

**2,450 ± SF RETAIL SPACE +
0.74 ± ACRE OUTPARCEL**

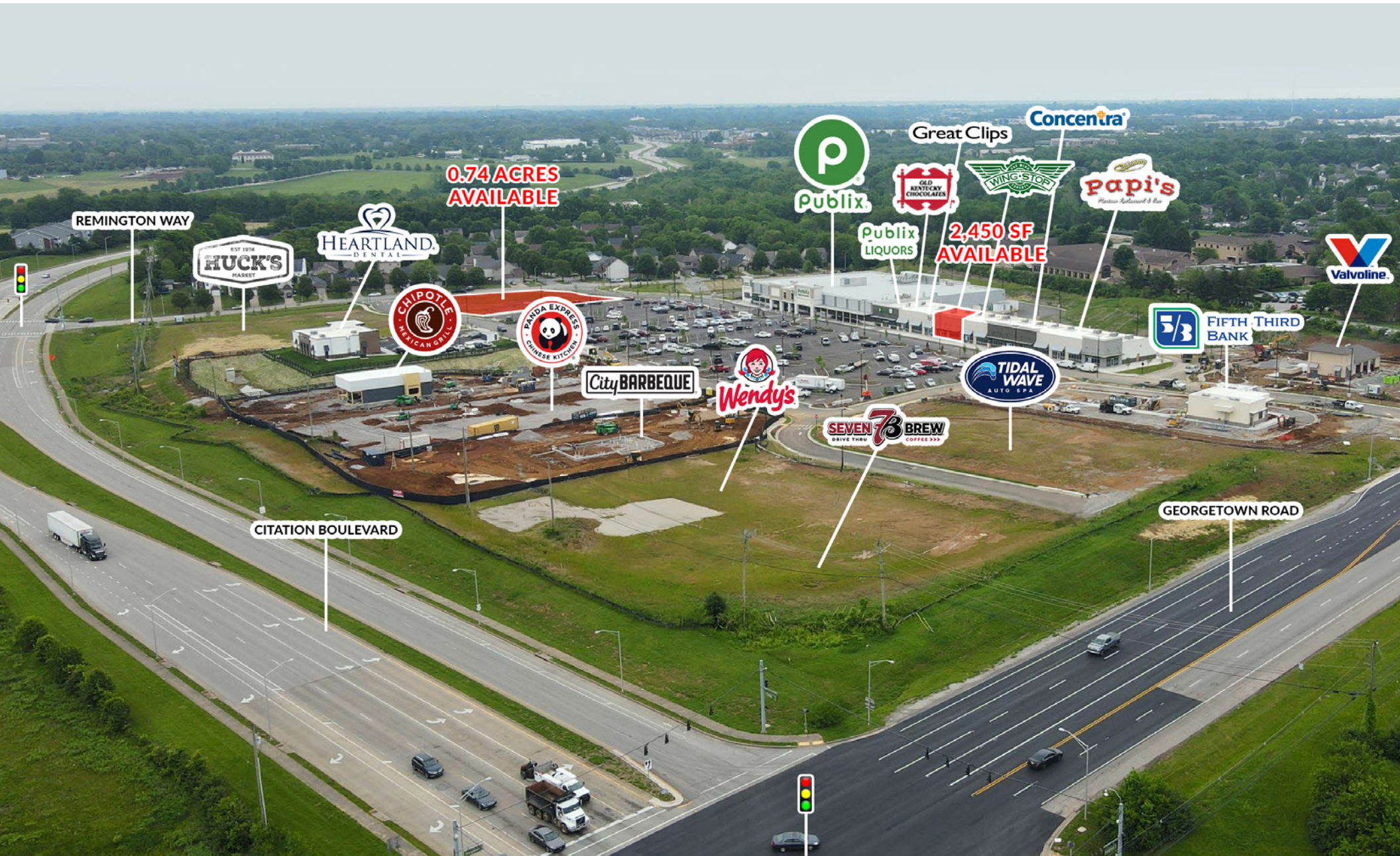
To Brand-New Publix-Anchored Shopping Center

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,095	47,964	125,915
Average Household Income	\$99,189	\$84,390	\$77,577

PROPERTY PHOTO

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



0.74 ACRES
AVAILABLE

2,450 SF
AVAILABLE

HUCK'S
MARKET

HEARTLAND
DENTAL

CHIPOTLE
MEXICAN GRILL

PANDA EXPRESS
CHINESE KITCHEN

City BARBEQUE

Wendy's

Publix

Publix
LIQUORS

Great Clips

OLD KENTUCKY
CHOCOLATES

WING STOP

papi's
Pastas, Sandwiches & More

Valvoline

FIFTH THIRD
BANK

TIDAL WAVE
AUTO SPA

SEVEN 7
BREW
DRIVE THRU COFFEE

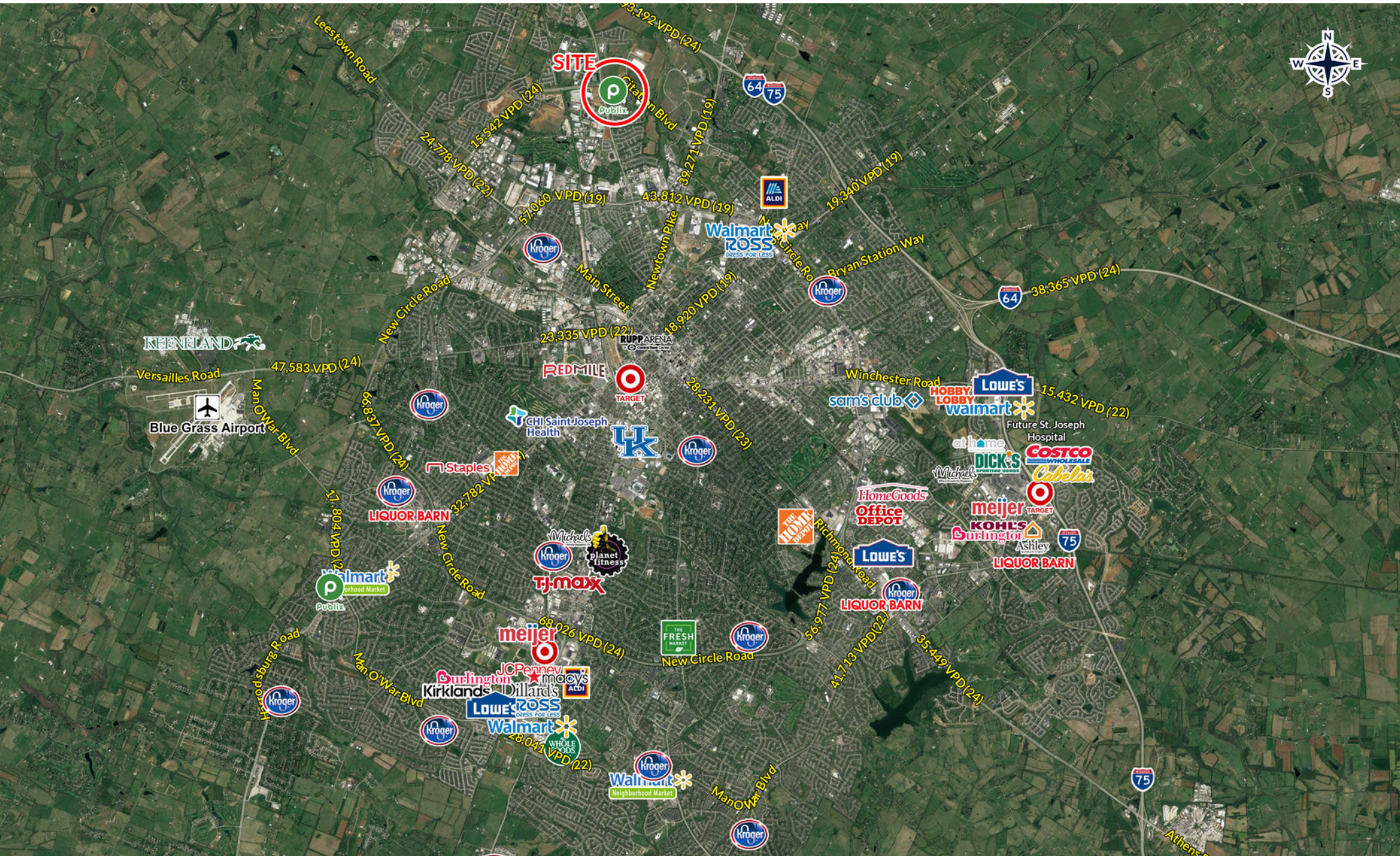
REMINGTON WAY

CITATION BOULEVARD

GEORGETOWN ROAD

LEXINGTON MSA AERIAL

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



AERIAL

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



SITE PLAN

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY





HOGAN REAL ESTATE

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