



0.74 ACRES
AVAILABLE



REMINGTON WAY

CITATION BOULEVARD

GEORGETOWN ROAD

Publix AT CITATION POINTE

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

HOGAN
REAL ESTATE

PROPERTY OVERVIEW

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



FEATURES

- + 0.75 acre outparcel to 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.

0.74 ± ACRE OUTPARCEL

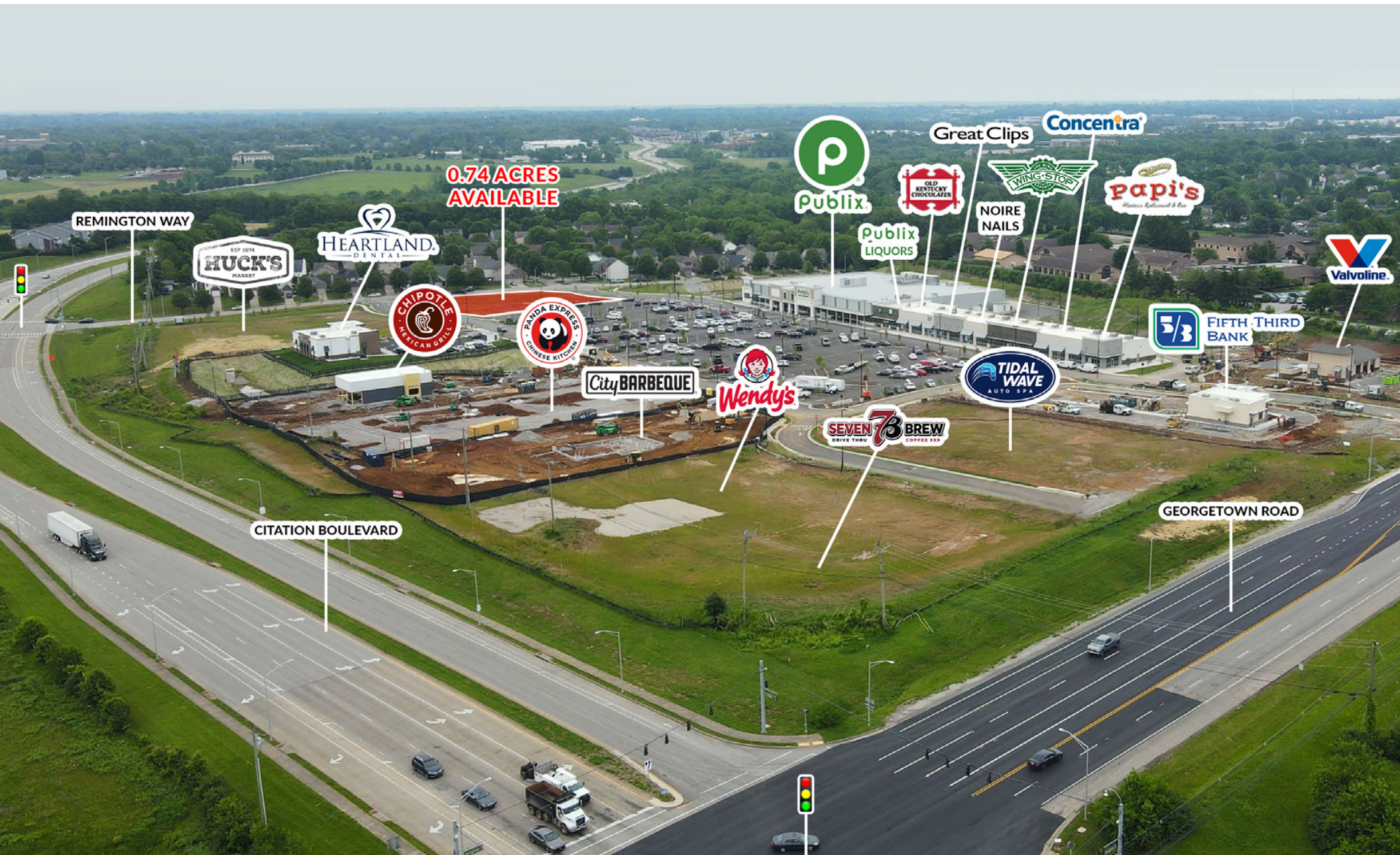
To Brand-New Publix-Anchored
Shopping Center

DEMOGRAPHICS

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

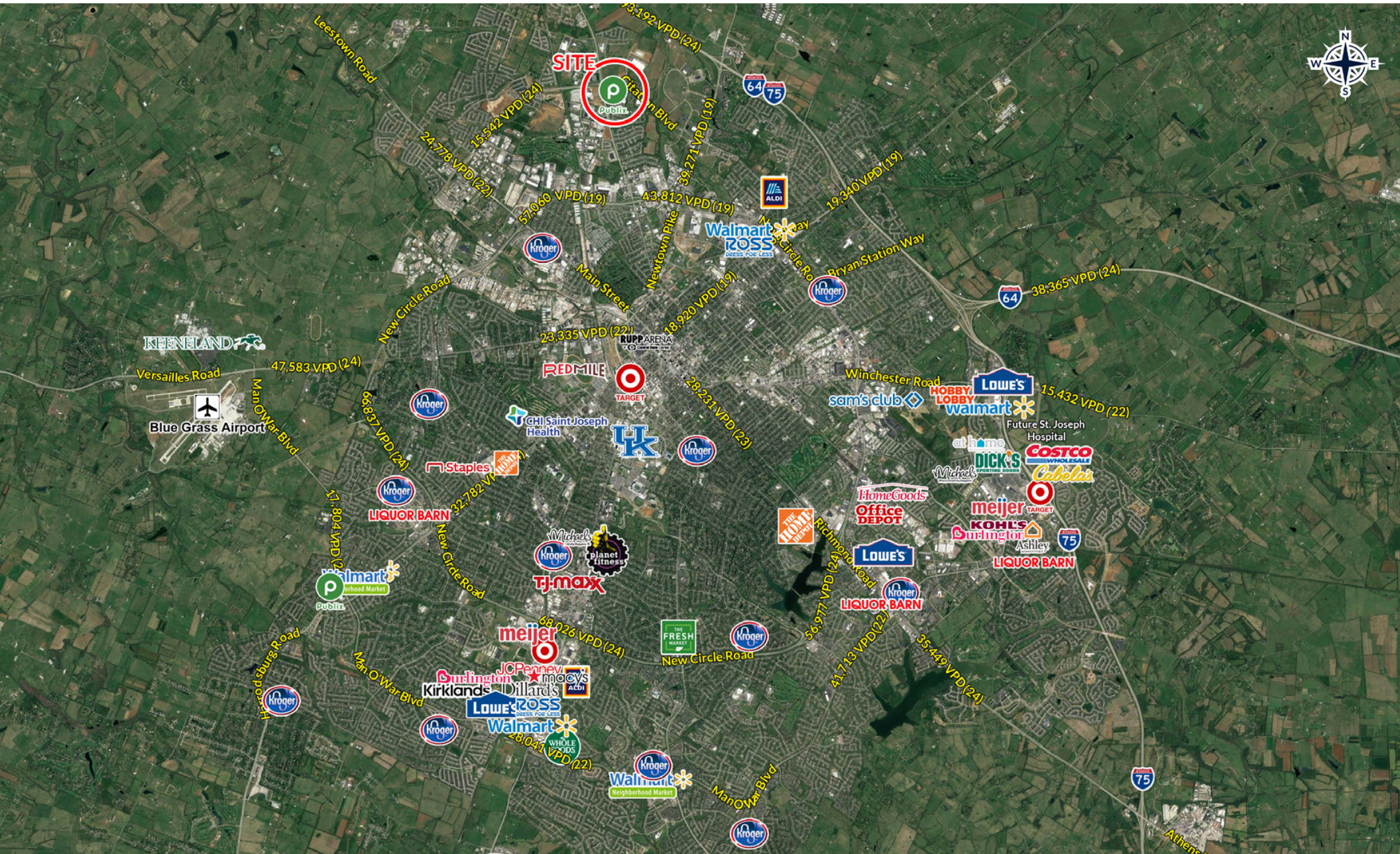
PROPERTY PHOTO

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



LEXINGTON MSA AERIAL

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



AERIAL

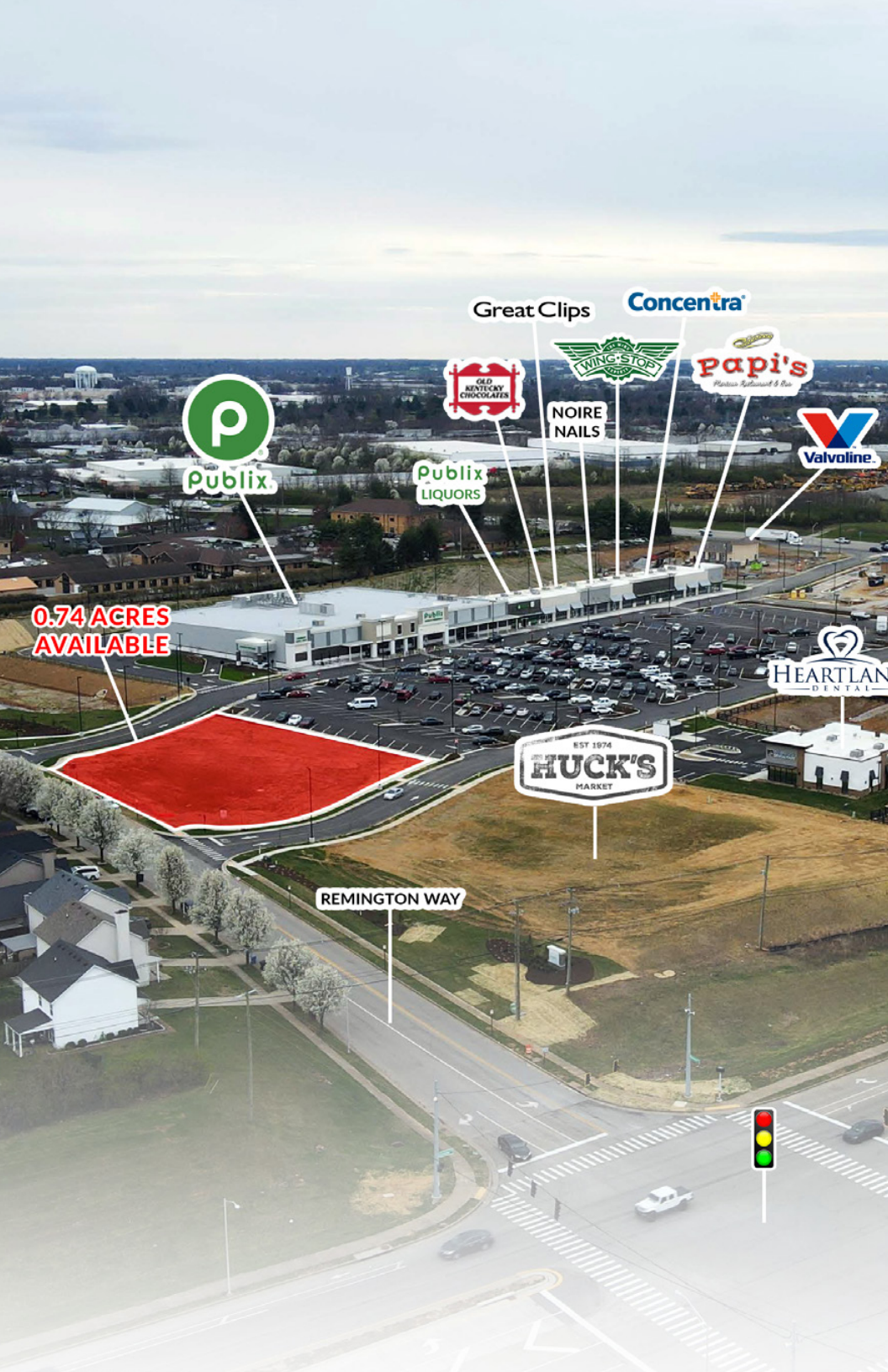
CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY



SITE PLAN

CITATION BLVD & GEORGETOWN RD
LEXINGTON, KY





HOGAN REAL ESTATE

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