



GC

**GEORGETOWN
COMMONS**

GEORGETOWN, KENTUCKY

HOGAN
REAL ESTATE

PREMIUM RETAIL DESTINATION

A DYNAMIC DESTINATION FOR SHOPPING, DINING, AND LIVING



- + 100+ acres mixed-use development in one of the fastest growing cities of Kentucky.
- + Excellent street frontage with over 21,000 VPD in front of site.
- + Signalized light at signature entrance off McClelland Circle and several other access points. In addition, site has access to Hwy 25 and its signalized light through Southgate Drive.
- + In December 2024 Toyota announced an additional \$922 million investment to expand its mega facility, building on the \$1.3 billion investment revealed in February 2024. This brings the total expansion investment for 2024 to over \$2 billion. Already Toyota's largest facility worldwide and the second largest in the U.S.—only behind Tesla's Texas operation—the plant currently employs over 10,000 people and will see significant job growth with this latest expansion.
- + The Kentucky Horse Park, 5 miles from the site, has over 1 million visitors a year and recently received a \$39 million budget from the state for renovations/construction of facilities.
- + New sewers and treatment plant to site and immediate trade area allowing for the city's continued rapid growth and new development in the surrounding areas.
- + The community of Georgetown has more than doubled over the past two decades and is expected to grow even faster in the immediate future.
- + As of March 2025, over 3,000 new housing units had been approved for development in Georgetown, with many more in various stages of planning and approval.
- + Scott County was ranked #6 in Site Selection's 2025 America's Best Counties - Top 20 Counties Per Capita ranking.

100+ ACRES

mixed-use development in Georgetown, KY

INLINE RETAIL

and outlot opportunities available

	3 Mile	5 Miles	10 Miles
Population	32,034	45,643	139,539
Daytime Population	36,266	48,289	159,248
Average Household Income	\$90,317	\$101,917	\$90,829









- OUTLOTS**
- 1 - 1.8 Acres
 - 2 - 2.1 Acres
 - 3 - 1.6 Acres
 - 4 - 1.0 Acre
 - 5 - 1.0 Acre
 - 6 - 1.4 Acres
 - 7 - 0.8 Acres
 - 8 - 0.5 Acres
 - 9 - 1.4 Acres
 - 10 - 1.2 Acres
 - 11 - 1.4 Acres

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- INLINE:**
- A & B** - Phase II - Future Development, up to 160,000 SF
 - C** - 55,000 SF
 - D** - 55,000 SF
 - E** - 24,960 SF
 - F** - 21,965 SF
 - G** - 18,000 SF
 - H** - 21,000 SF
 - I** - 12,600 SF
 - J** - 8,470 SF
 - K** - 5,250 SF
 - L** - 2,799 SF
 - M** - 16,009 SF
 - N** - 2,347 SF
 - O** - 3,875 SF
 - P** - 3,445 SF
 - Q** - 3,004 SF
 - R** - 1,828 SF
 - S** - 3,750 SF













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DEVELOPMENT CONTACTS



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