

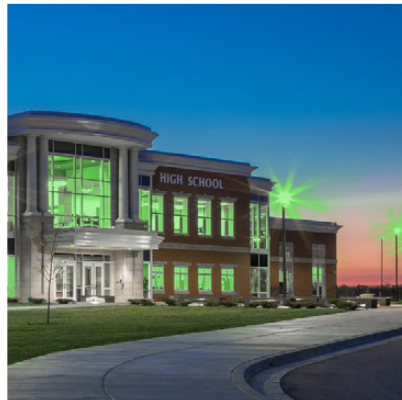


# ELKHORN VILLAGE

FOR LEASE OR BUILD-TO-SUIT | GROCERY-ANCHORED RETAIL CENTER

FRANKFORT PIKE & MCCLELLAND CIRCLE (BYPASS 460)  
GEORGETOWN, KY

**HOGAN**  
REAL ESTATE



**Prime Location**

**WITHIN 3 MILES**

of Georgetown's most populous  
sector, just north of Lexington, KY



**7,000 ± SF**

**(DIVISIBLE) RETAIL SPACE**

and up to 9 outlots available for lease  
or build-to-suit



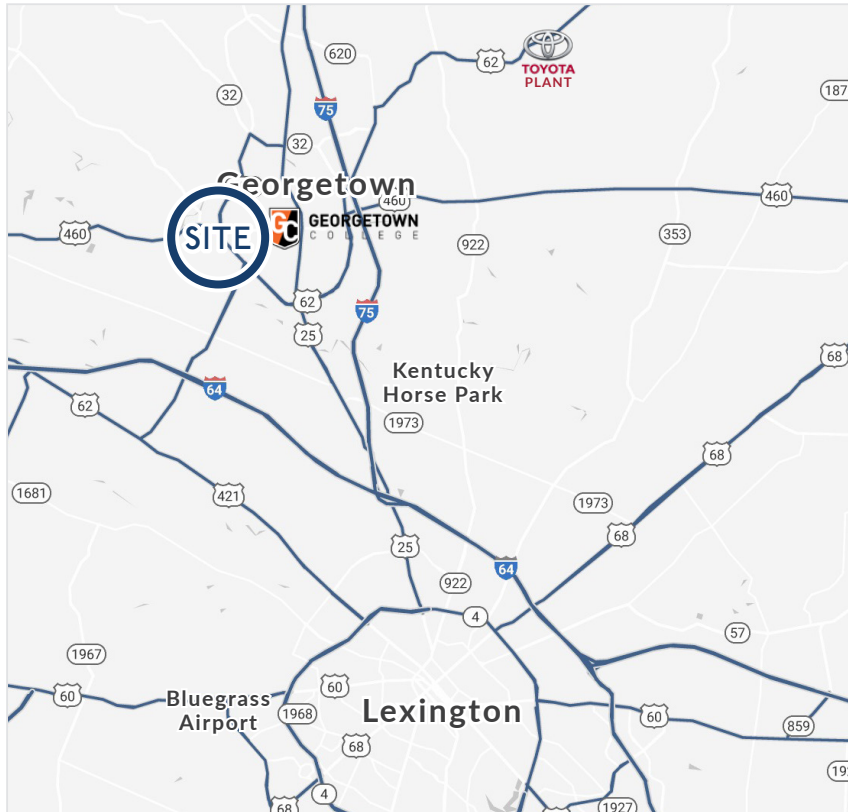
**High Traffic Counts**

**WITH OVER 22,000 VPD**

(combined) on McClelland Circle &  
Frankfort Pike in front of the site

### Trade Area Overview

Hogan Real Estate is pleased to present the opportunity to be part of a new Publix-anchored shopping center on the Southwest corner of McClelland Circle (U.S. 460 Bypass) and Frankfort Pike. The site is located in Georgetown, one of the fastest growing cities in Kentucky since 2010, approximately 14 miles north of downtown Lexington, KY. The historical city is home to Georgetown College and is just 15 minutes north of the Kentucky Horse Park. The site's strategic location is easily accessible from schools, neighborhoods and surrounding cities.



### Property Highlights

- + New Publix-anchored retail development with an estimated opening Q2 2027.
- + 7,000 ± SF (divisible) retail shop space and up to 11 prime outlots available.
- + Affluent trade area with high disposable income and within a 5 minute drive-time to most of Georgetown.
- + Excellent visibility and ingress/egress to site.
- + Directly across from Great Crossing High School, Elkhorn Middle School, and Western Elementary School with a combined enrollment of 4,000 students.
- + Centrally located at the signalized intersection of McClelland Circle (U.S. 460 Bypass) and Frankfort Pike with combined traffic counts of 22,178 directly in front of the site.
- + Georgetown's prime location at the intersection of I-75 and I-64 and proximity to Bluegrass and Mountain Parkways make it convenient to a large area.
- + 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, 8 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.
- + 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.

Demographics	3 Mile	5 Miles	10 Miles
Population	25,925	46,190	86,240
Average HH Income	\$98,688	\$103,359	\$107,585





Gaines Farm  
283 Single Family Lots,  
Up to 300 Multi-Family Units  
& Retail/High Density Residential





# ELKHORN VILLAGE

**HOGAN REAL ESTATE**  
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