

# LEASING OPPORTUNITY

## RICHMOND ROAD PLAZA

2600 Richmond Road, Lexington, Kentucky



### OPPORTUNITIES

- \* 3,200 SF available. Space is divisible.
- \* Great site visibility on 2nd most traveled road in Lexington.



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

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### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	Dave's Hot Chicken
<b>Total Land Area:</b>	3 acres
<b>Total GLA:</b>	28,075 sf
<b>Traffic Count:</b>	46,656
<b>Parking Spaces:</b>	105
<b>Occupancy:</b>	89%

### PROPERTY ADVANTAGES

Visibility on 2nd most traveled road in Lexington  
Conveniently located between New Circle Road and Man O' War Boulevard.

### LOCATION

**Located at:** 2600 Richmond Road, behind Chase Bank, just outside New Circle Road.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	14,220	103,371	226,941
Average Household Income:	\$58,303	\$77,465	\$71,583
Average Household Value:	\$220,417	\$293,355	\$257,862

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