



SHOPPERS VILLAGE OF RICHMOND

400 EASTERN BYPASS
RICHMOND, KY 40475

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Property Summary



OFFERING SUMMARY

Available SF:	1,800 - 47,500 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	6.3 Acres
Year Built:	1974
Building Size:	87,020 SF
Renovated:	2010
Zoning:	B4, B3
Market:	Richmond

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present 400 Eastern Bypass in Richmond. This 87,000 sf shopping center has two suites available NOW For Lease - 1,800 sf and 4,500 sf. The center also has an opportunity to reposition 20,000-47,500 sf in a portion of the center that is currently occupied. Shoppers Village is also within walking distance to the ECU campus, tenants like Dollar General, Anytime Fitness, Papa John's and more have made their home at Shoppers Village for years.

Contact Neal Metcalfe, SVN Advisor to tour the available suites, neal.metcalfe@svn.com or 859-312-8069.

PROPERTY HIGHLIGHTS

- 1,800 SF & 4,500 SF Available Now FOR LEASE
- Walking Distance to ECU
- \$10 psf + CAM
- 47,500 sf space is NEGOTIABLE
- 100+ spaces cross-parking
- End Cap unit near Mahaffey Drive

Shoppers Village of Richmond

400-500 Eastern Bypass
Richmond, KY 40475



Site Plan

1	Peddlers Mall	24,490-47,500 SF
2	Box Drop Mattress	2,000 SF
3	Papa John's Pizza	2,200 SF
4	Vivi Nail & Spa	2,050 SF
5	CosmoProf	2,350 SF
6	MetroPCS	3,200 SF
7	Check Into Cash	3,000 SF
8	Mi Pueblo Mexican	2,050 SF
9	Available	4,500 SF
10	Splash'Em Out Laundry	2,400 SF
11	Anytime Fitness	6,000 SF
12	Dollar General	10,290 SF
13	Available	1,800 SF
14	Plus 1 Hair Studio	

Available Spaces

AVAILABLE

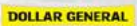
LEASE TYPE | NNN
TOTAL SPACE | 1,800 - 47,500 SF
LEASE TERM | 60 months
LEASE RATE | \$10.00 SF/yr



SUITE	SIZE	TYPE	RATE	DESCRIPTION
Space 1	20,000 - 47,500 SF	NNN	Negotiable	This current space is occupied as a Peddlers Mall.
Space 9	4,500 SF	NNN	\$10.00 SF/yr	-
Space 13	1,800 SF	NNN	\$10.00 SF/yr	This suite has been a supplement store, and a personal training gym in the past. Currently set up to be something similar, open ceilings, and concrete stained flooring.



SHOPPER'S VILLAGE



AT&T



FOR LEASE
20,000 - 47,500 SF | NNN



FOR LEASE
4,500 SF | NNN



FOR LEASE
1,800 SF | NNN



Eastern Bypass - 30,725 VPD



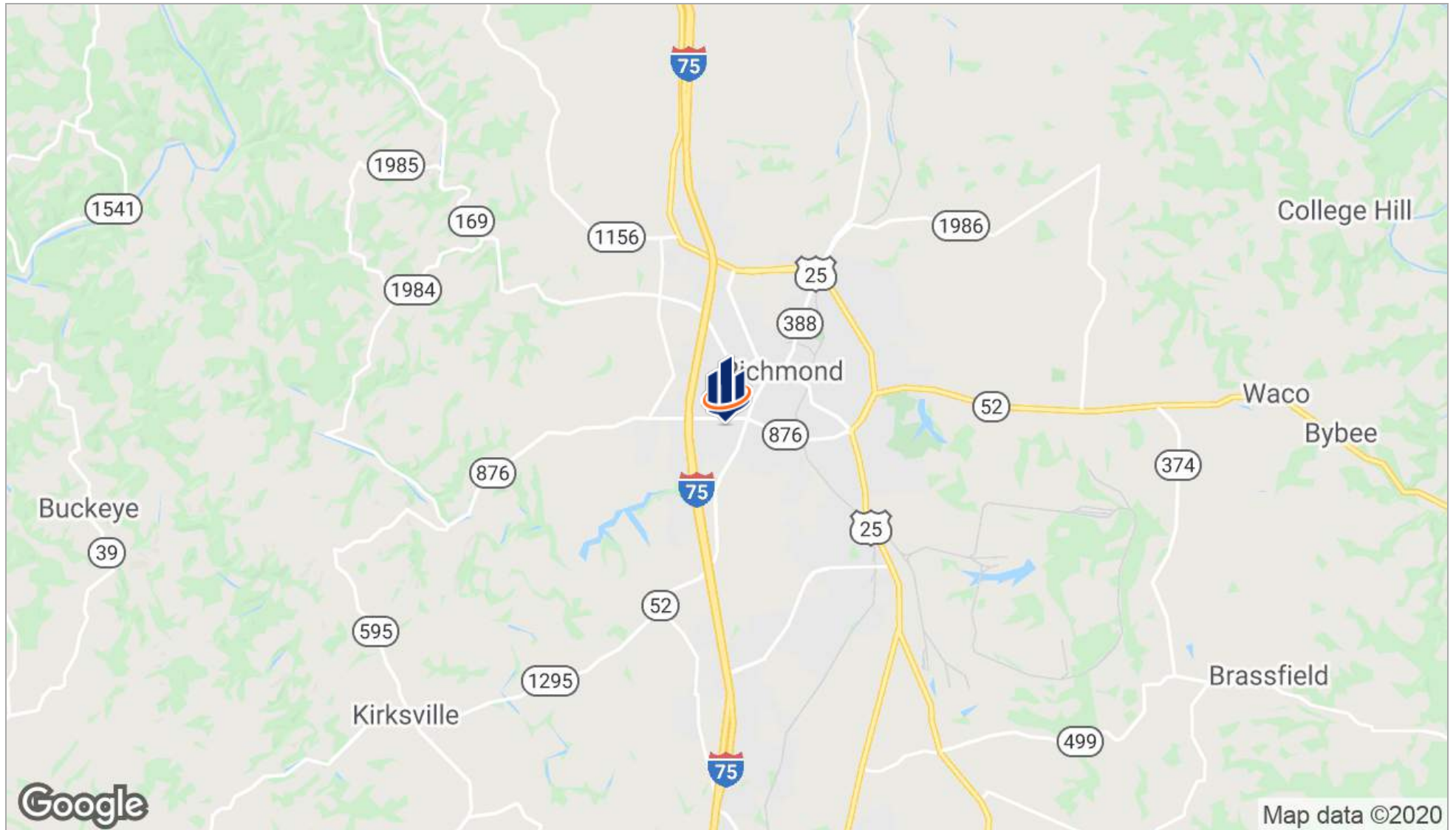
STONE COMMERCIAL REAL ESTATE

For marketing purposes only, exact locations not warranted

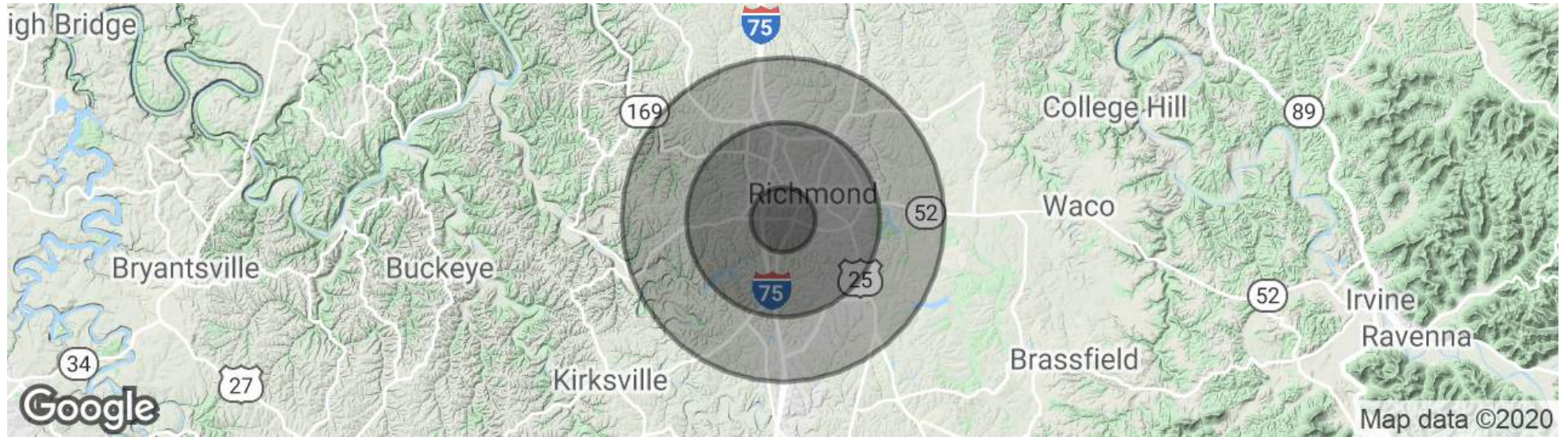
Additional Photos



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,722	30,842	48,575
Median age	30.9	31.5	32.0
Median age (Male)	31.0	31.0	31.5
Median age (Female)	30.9	32.0	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,229	11,046	18,628
# of persons per HH	3.0	2.8	2.6
Average HH income	\$48,344	\$51,077	\$51,559
Average house value	\$165,951	\$152,813	\$145,013

* Demographic data derived from 2010 US Census

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