



# AVAILABLE FOR LEASE TODDS ROAD CENTER

3100 OLD TODDS ROAD  
LEXINGTON, KY 40509

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# Property Summary



## OFFERING SUMMARY

Available SF: 1,062 - 2,070 SF

Lease Rate: \$17.75 SF/yr (NNN)

Building Size: 30,500 SF

Zoning: B-1

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is proud to offer this high traffic retail strip center is available FOR LEASE near Hamburg, I-75, & Richmond Road retail corridor.

The daily traffic count is 46,000 + cars at Man O' War / Liberty Road. Todd's Center is centrally located at Man O' War Blvd, Liberty and Old Todd's Road and has 4 spaces available for lease, 1,062 sf inline space, a 2,070 sf inline space, a 2,000 sf end cap, and a 2,000 sf end cap.

The center includes over 30,000 square feet of retail. The current tenant mix includes Buffalo Wild Wings, Fayette Heating and Air, Concord Custom Cleaners, Penn Station, & others. The newly expanded parking lot added 50+ more spaces to the center!

Contact Neal Metcalfe [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com) or Matt Stone [matt.stone@svn.com](mailto:matt.stone@svn.com) for more information or a tour of the spaces 859-264-0888!

## PROPERTY HIGHLIGHTS

- Retail Space Available
- Centrally Located near Hamburg, and Richmond Road Retail corridor
- Man O' War at Liberty and Todds Rd Traffic count: 46,000 + Cars per day

# Available Spaces



**LEASE RATE:** \$17.75 SF/YR

**LEASE TYPE:** NNN

**TOTAL SPACE:** 1,062 - 2,070 SF

**LEASE TERM:** Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM
Suite 140	\$17.75 SF/yr	NNN	1,062 SF	Negotiable
Suite 150	\$17.75 SF/yr	NNN	2,070 SF	Negotiable
Suite 160	\$17.75 SF/yr	NNN	2,000 SF	Negotiable
Suite 170	\$17.75 SF/yr	NNN	2,000 SF	Negotiable



**TODDS ROAD CENTER**  
3100 Todds Rd Lexington, KY  
**FOR LEASE**  
Suite 140 | 1,062 SF  
Suite 160 | 2,000 SF  
Suite 170 | 2,000 SF

**BUFFALO WILD WINGS**  
GRILL & BAR

**PENN STATION**  
EAST COAST SUBS

**COCKTAILS**  
BAR & GRILL

**BIG B**  
LIQUOR

Fayette Heating & Air  
Complete Home Solutions

CONCORD CUSTOM CLEANERS

Todds Rd

Old Todds Rd

Man O' War Blvd

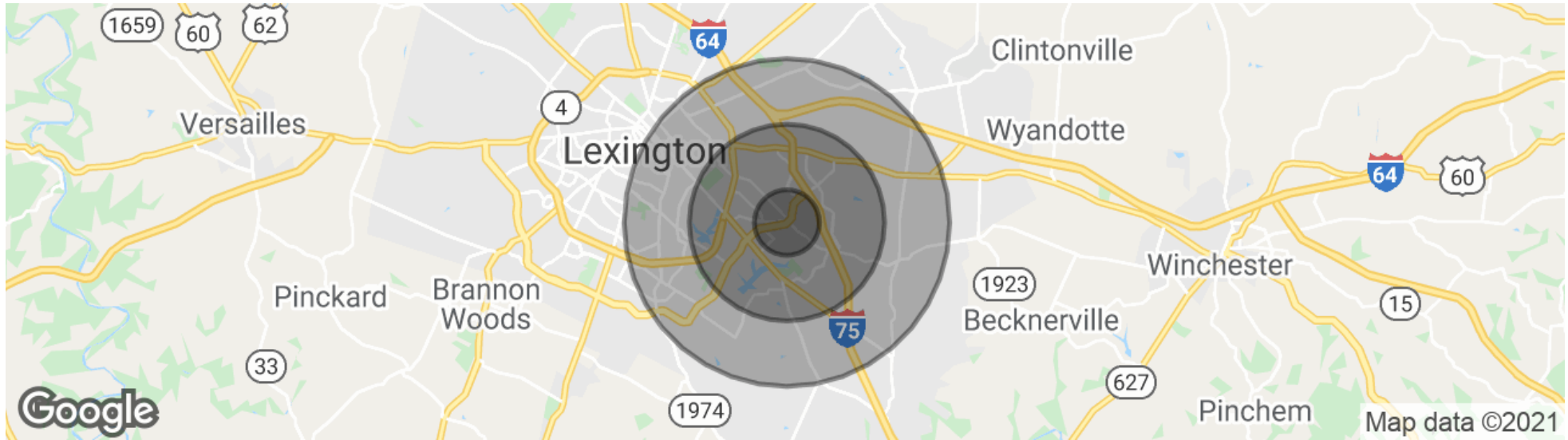
**SVN**  
STONE COMMERCIAL REAL ESTATE

For marketing purposes only, exact locations not warranted.

# Location Maps



# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,820	56,431	131,279
Median age	34.3	32.1	34.7
Median age (Male)	34.4	32.0	34.2
Median age (Female)	35.4	33.0	35.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,666	24,745	58,071
# of persons per HH	2.1	2.3	2.3
Average HH income	\$81,920	\$71,428	\$70,294
Average house value	\$242,671	\$237,711	\$243,168

\* Demographic data derived from 2010 US Census

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