

For Lease

Millpond Center



NOW OPEN!

Feeders Supply

The Pet Lovers Store

Kentucky Owned & Operated Since 1959

**GREAT BAGEL
AND BAKERY** LEX. KY

Clean Sweep
CAR WASH

3650 Boston Road

Lexington, Fayette County, Kentucky, 40514

NAI Isaac

BRANCH
PROPERTIES, LLC

For More Information:

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Millpond Center

Executive Summary



Property Details

Available SF	1,300 - 6,500 SF
Building Size	124,966 SF
Zoning	B-6P, Planned Shopping Center
Cross Streets	Boston Road & Man O' War Boulevard

Property Overview

NAI Isaac is pleased to present leasing opportunities available at Millpond Center, a +/-124,966 SF Kroger-anchored center. This neighborhood center has strong residential support and features a quality tenant mix of retail, restaurant and service tenants. The property has multiple access points on Man O' War Boulevard and Boston Road.

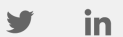
Property Highlights

- +/-124,966 SF Kroger-anchored neighborhood center
- New right-in right-out access on Man O' War Boulevard
- Feeders Supply and Great Bagel NOW OPEN!
- Tenants include Kroger, Workout Anytime, Subway, Boston Road Animal Clinic, Banners and more
- Recent Kroger interior renovation including Kroger Wine & Spirits and ClickList
- Prominently located on the southside of Lexington one mile west of Summit at Fritz Farm and Fayette Mall, the new +/-300,000 SF mixed-use development, and Fayette Mall, a 1.2M SF regional mall
- Competitive rental rates and ample parking



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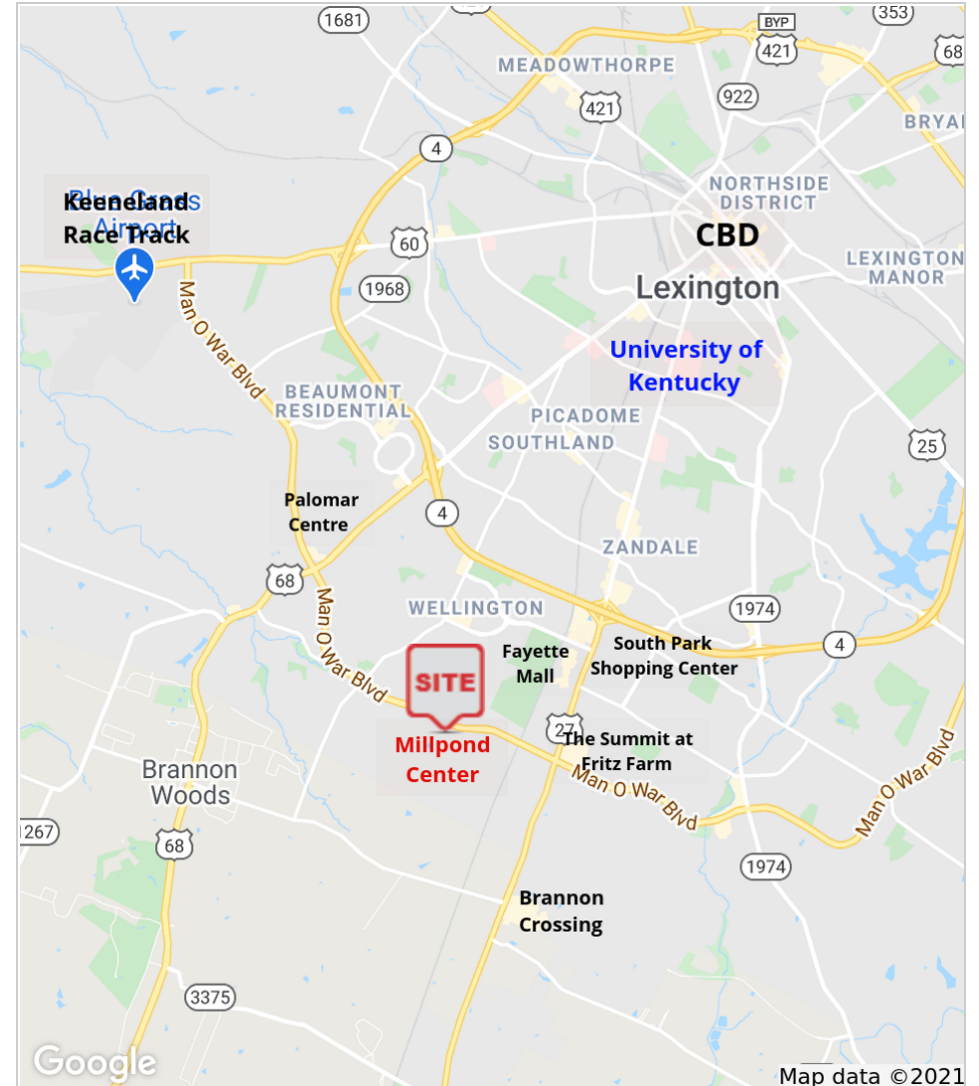


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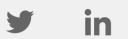
Millpond Center

Location Maps



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Demo Snapshot



NOW OPEN!



**New Right-In and
Right-Out**



NOW OPEN!



**Traffic Count
+26,007 VPD
(Boston Rd & Man O' War Blvd)**



**Dense Residential
Support**



**Average HH
Income
\$96,019**

For Lease

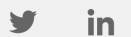
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Retailer Map



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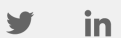
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Aerial Photographs



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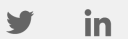
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Property Photos



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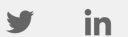
Additional Photos



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Available Spaces



SUITE	SIZE	AVAILABILITY	LEASE TYPE
Suite 110	1,300 - 2,750 SF	AVAILABLE	NNN
Suite 134	2,500 - 6,500 SF	AVAILABLE	NNN
Suite 136/138	4,000 - 6,500 SF	AVAILABLE	NNN
Suite 3636	1,168 SF	AVAILABLE	NNN

Call Broker for rent details

Suites 134 & 136/138 can be combined for a total of 6,500 SF

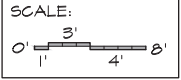
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Tenant Roster



SPACE	TENANT	SIZE (SF)
190	Banners	4,980
188	Millpond Family Chiropractic	2,640
186	First Class Barber	1,251
184	Premiere Family Eye Care	1,200
180	Kroger Wine & Spirits	3,000
3650	Kroger	59,983
148	Foilage Chinese	2,000
146	Nail Lounge	2,000
142	Boston Road Animal Clinic	2,000
136/138	AVAILABLE	4,000
134	AVAILABLE	2,500
130	Feeders Supply	11,480
118	Subway	1,200
114	American Hair	1,600
112	A Brighter Future	3,750
110	AVAILABLE	2,750
108	Great Bagel & Bakery	3,500
102	Workout Anytime	7,500
3636	AVAILABLE	1,168
3650	Ken Tower's Tire & AutoCare	6,464
Outlot	Clean Sweep Car Wash	



GENERAL NOTES:

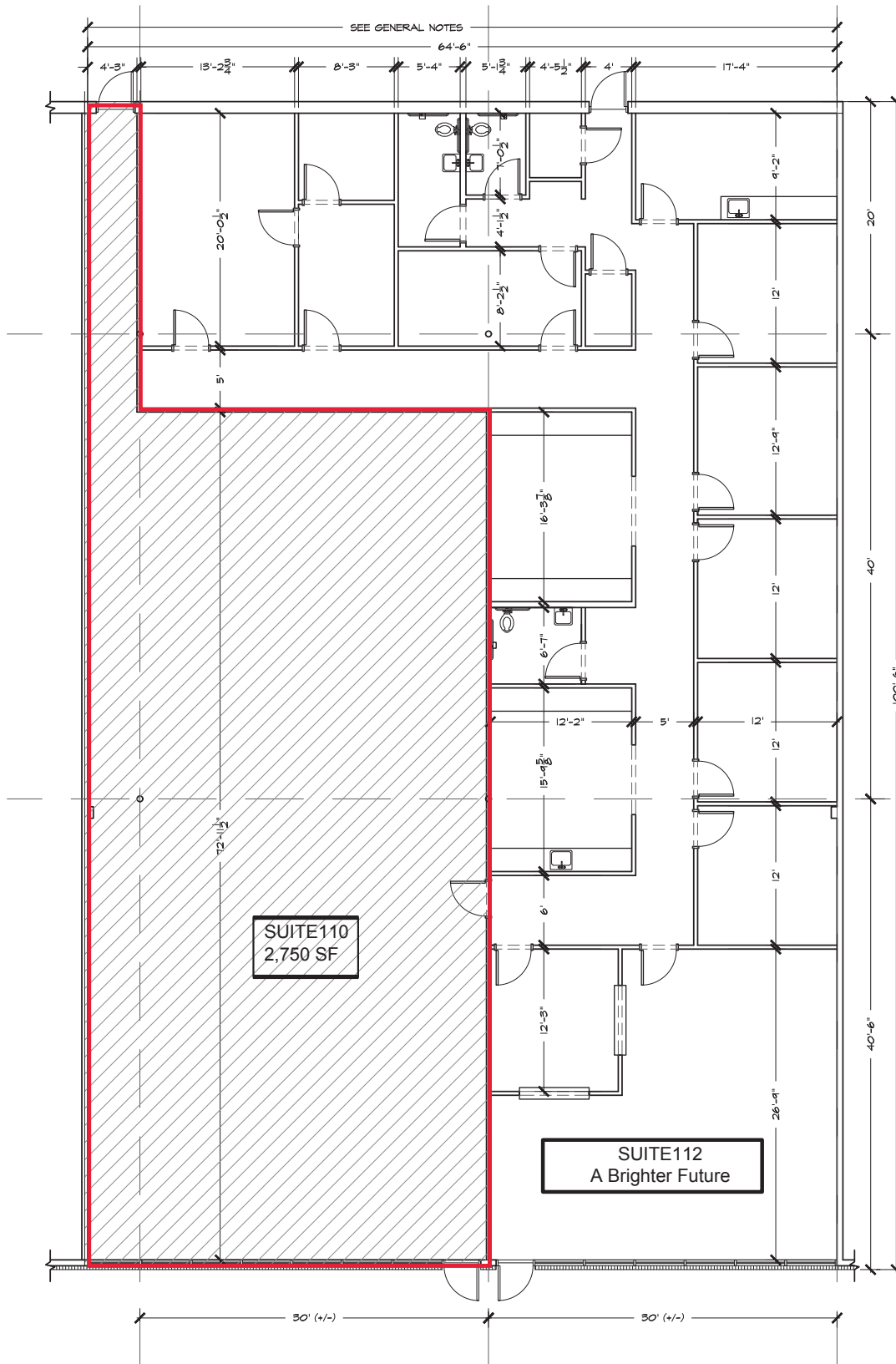
DOCUMENT IS FOR REPRESENTATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

WALLS AND DEMISING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6".

BOTTOM OF STRUCTURAL BAR-JOIST IS 12'-1 1/2" A.F.F.

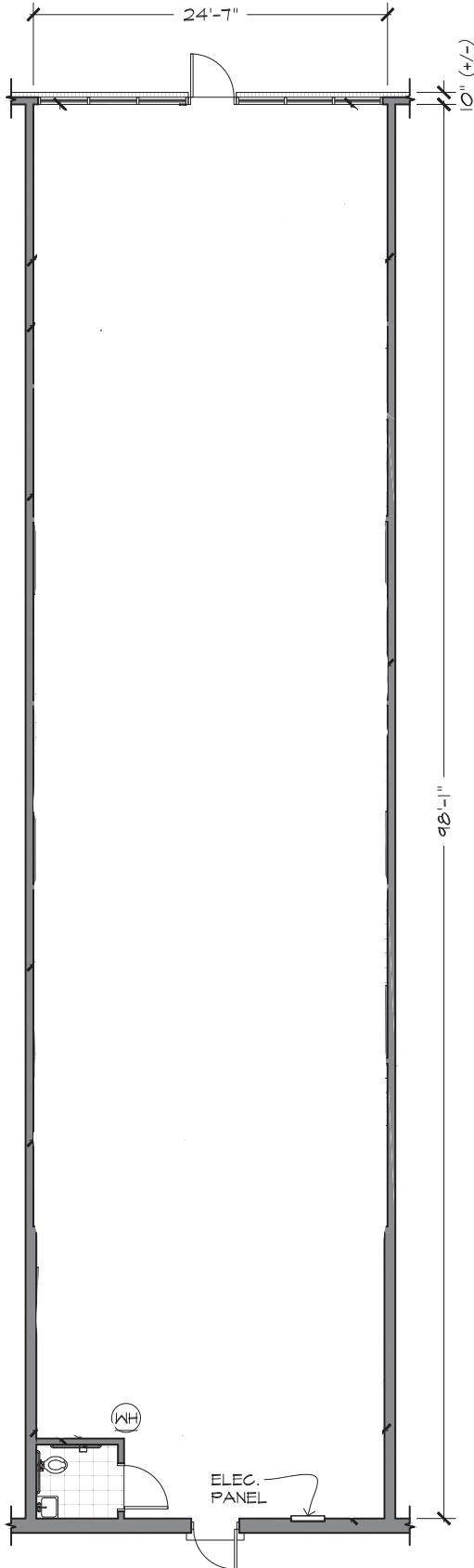
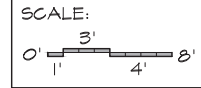
ALL DIMENSIONS ARE APPROXIMATE, FIELD VERIFY.

ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.





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INTERIOR WALLS ARE ASSUMED TO HAVE A THICKNESS OF 5" UNLESS NOTED OTHERWISE.

PLUMBING WALLS AND DEMISING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6 1/2".

THE BOTTOM OF THE STRUCTURAL BAR-JOISTS IS ASSUMED TO BE 12'-10". FIELD VERIFY EXISTING CONDITIONS.

EXTERIOR WALLS ARE ASSUMED TO BE 12" UNLESS NOTED OTHERWISE.

THERE ARE VARIOUS GAS/PLUMBING LINES PENETRATING THE FLOOR, OR WALLS, IN MOST SPACES. VERIFY LOCATIONS IN THE FIELD BEFORE BEGINNING NEW CONSTRUCTION TO AVOID DAMAGING THE PLUMBING/GAS-LINES.

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A EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

TOTAL LEASABLE SQUARE FOOTAGE
 2500 SQ. FT.

*CAN BE SUBDIVIDED

**CAN BE COMBINED WITH SUITE 134 FOR 6,500 SF



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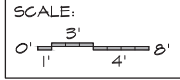
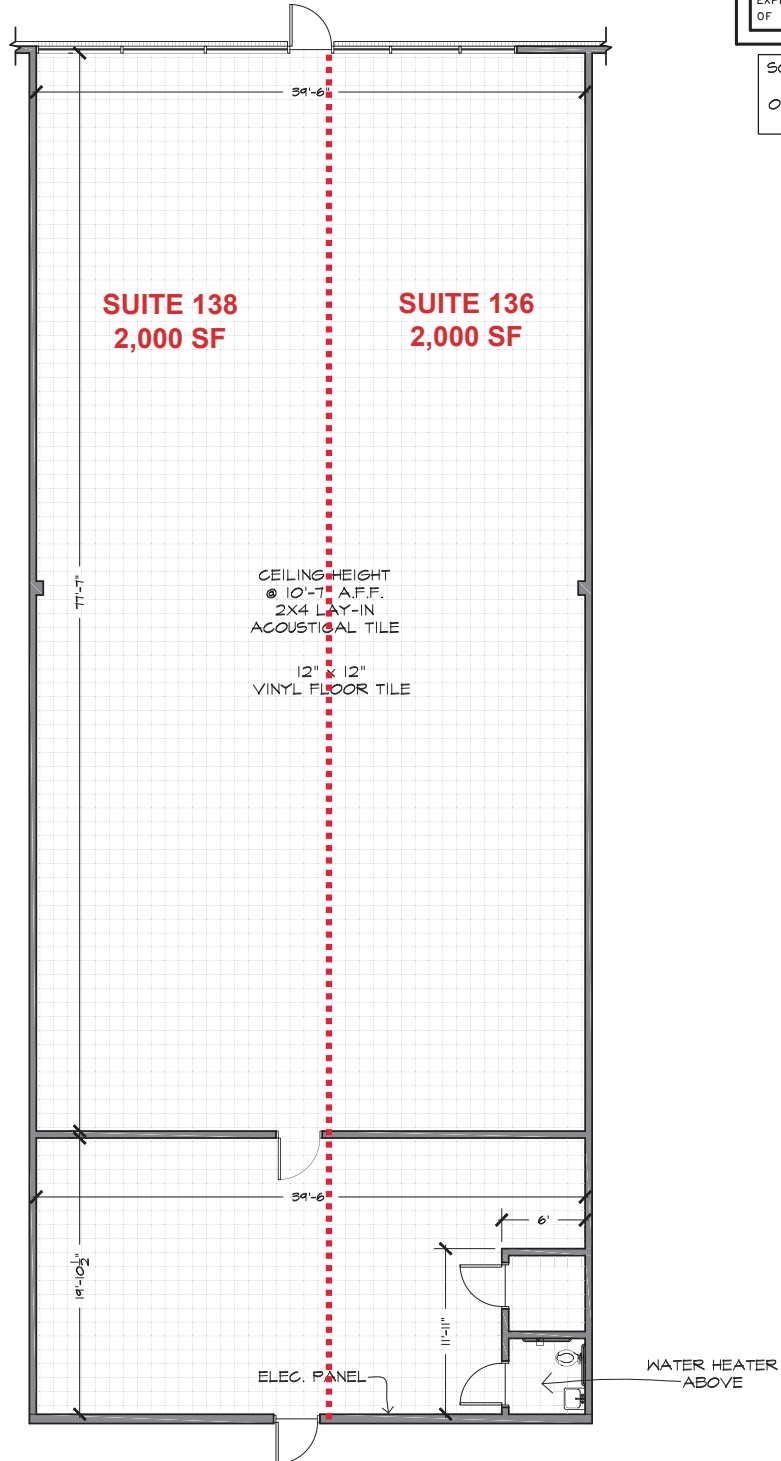
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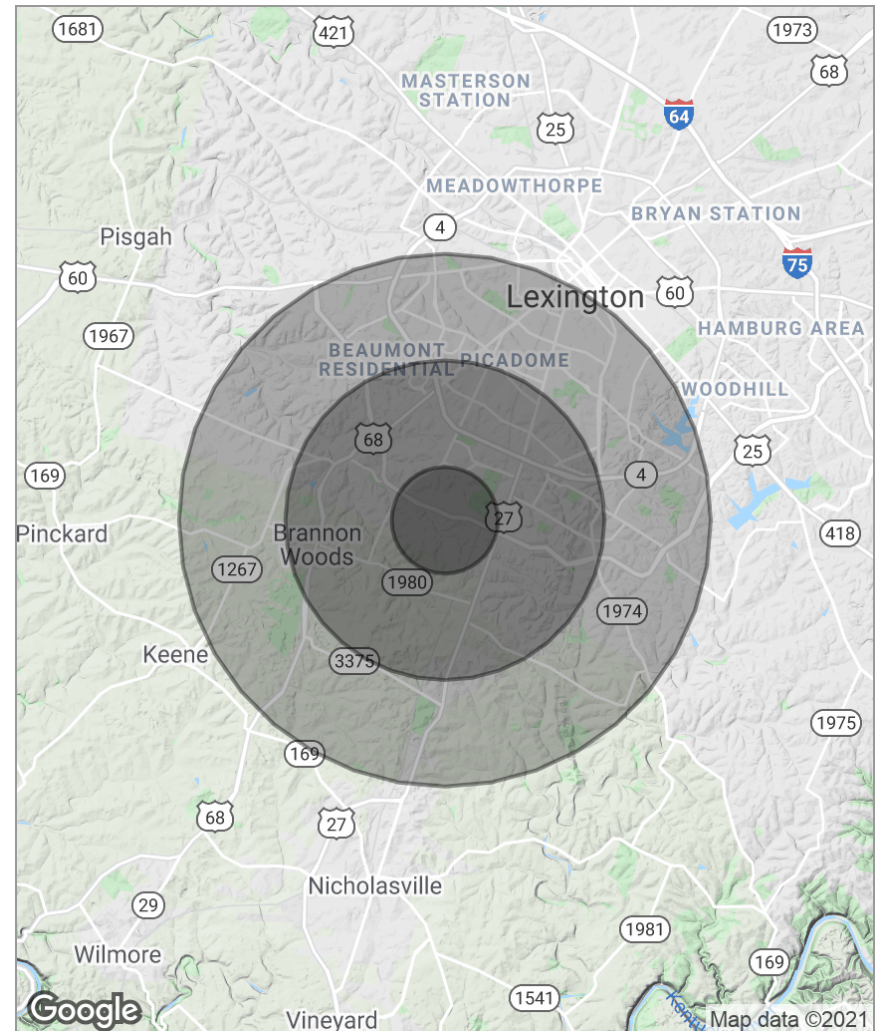
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Demographics Map

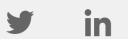
Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,865	80,186	180,749
MEDIAN AGE	35.3	38.2	35.8
MEDIAN AGE (MALE)	34.0	36.3	34.3
MEDIAN AGE (FEMALE)	36.9	39.7	37.0

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,852	33,354	74,880
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$96,019	\$96,522	\$90,155
AVERAGE HOUSE VALUE	\$191,498	\$217,148	\$240,322



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