

# Retail @ The Venue

## 2434 Nicholasville Road, Lexington, KY

[Click Here for Drone Footage](#)



### Property Description

Retail @ The Venue offers over 35,000 square feet of prime, rarely available retail space in the heart of Lexington's premier retail corridor along Nicholasville Road. 6,400 square feet of new construction with Nicholasville Road frontage is being offered, as well as 28,700 square feet of inline retail space. An outlot will also be delivered pad ready for ground lease. The property is zoned B-3.

### Location Description

- Well-located and rarely available in the heart of the Nicholasville Road corridor
- Inside New Circle Rd with close proximity to downtown Lexington, University of Kentucky Campus, the Bluegrass Airport, and supported by strong office, commercial, and residential volume in the immediate and surrounding areas

Google Maps: [CLICK HERE](#)  
Google Streetview: [CLICK HERE](#)  
Drone Video: [CLICK HERE](#)

**Retail @ The Venue**  
**2434 Nicholasville Road**  
**Lexington, KY 40503**

Building A - 6,400 SF, **2,000 SF available**; \$40.00/SF + NNN

Pad E - Jason's Deli

Building C - 12,500 SF building leased

Building D - 16,174 SF building, **2,521 SF available**;  
\$20.00 - \$30.00/SF + NNN

### Contact:

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## Site Plan- Leasing Activity



- Building A** - 6,400 SF- 2,000 SF available; \$40.00/SF + NNN
- Building C** - 12,500 SF Building Leased
- Building D** - 16,174 SF Building; 2,521 SF available; \$20.00 - \$30.00/SF + NNN
- Pad E** - Jason's Deli

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Family-owned and community focused, Jason's Deli serves guests at 266 delis in 28 states. This is the first to the Lexington market, offering drive thru service and breakfast, lunch, and dinner. Recently voted #2 in Restaurant Business' Consumer Trends 5 Healthiest Restaurant Chains.



Community based in 35 states nationwide, services include Infant Care, Toddler, Twos and Early Pre-school, Pre-K, Before and After School, Summer Camp, and Enrichment Programs. Over 100 students enrolled, bringing as many parent drop offs on site each day.



Nationwide provider of Cable TV, Internet & Voice services. This site will be available for pick up and delivery needs, as well as a display and how-to center for new products, services, and designs provided by Spectrum.



The Eye Care Center of Lexington, KY was established in 2005 to fill the need of full scope Optometric services in Fayette County. Their practice philosophy is to provide all eye care needs at one convenient location. The Eye Care Center currently has 8 locations across Central Kentucky.



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## Micro Aerial



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BLOCK+LOT

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## Macro Aerial & Demographics

### Demographics

#### 2017 Population

1 mile - 9,657

3 miles - 123,979

5 miles - 244,443

#### 2017 Total Households

1 mile - 4,410

3 miles - 52,932

5 miles - 103,037

#### 2017 Avg. Household Income

1 mile - \$68,965

3 miles - \$75,030

5 miles - \$72,631



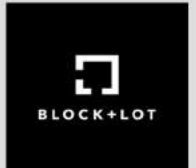
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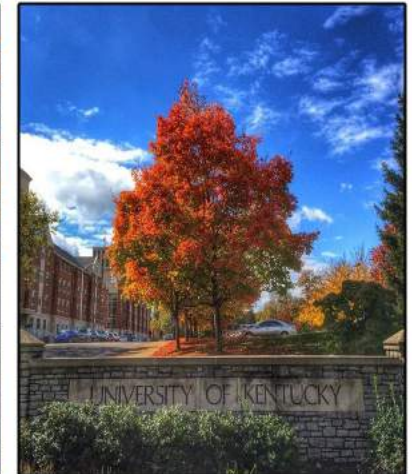
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## Bluegrass Region - Lexington, Kentucky

- Kentucky is located within a 600-mile radius of 67% of the nation's population and personal income.
- Kentucky exports reached a new record of \$27.5 billion in 2014, with products and services shipping out to nearly 200 countries.
- Kentucky's industrial power costs are among the lowest in the U.S., and nearly 20% lower than the national average.
- Kentucky is home to not one, but two major air cargo hubs, ranking the state 3rd in the nation in total cargo.

Lexington – Fayette County is in the center of eight counties that make up the Bluegrass Region of Kentucky. 56% of the overall jobs in the Bluegrass Region are in Fayette County. The Bluegrass economy is especially strong in the areas of healthcare and education with ten colleges and universities within 40 miles of Lexington. The unemployment rate in Lexington is consistently lower than elsewhere in the entire state due to the many diverse employment sectors. Lexington is an ideal home for companies because of its educated workforce, low cost of doing business, and central location. Lexington is also home to the largest UPS ground hub in the state which has the ability to process 25,000 packages per hour. Blue Grass Airport is located 10 minutes from downtown Lexington and serves 1 million passengers per year.

The median household income in Lexington is \$65,579. The average sales price of homes in 2015 was \$253,580. 40% of the people in Fayette County have a bachelor's degree or a more advanced degree. Lexington is home to the University of Kentucky, which has an enrollment of over 30,000 students.



*Photos courtesy of Patrick Barker*

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