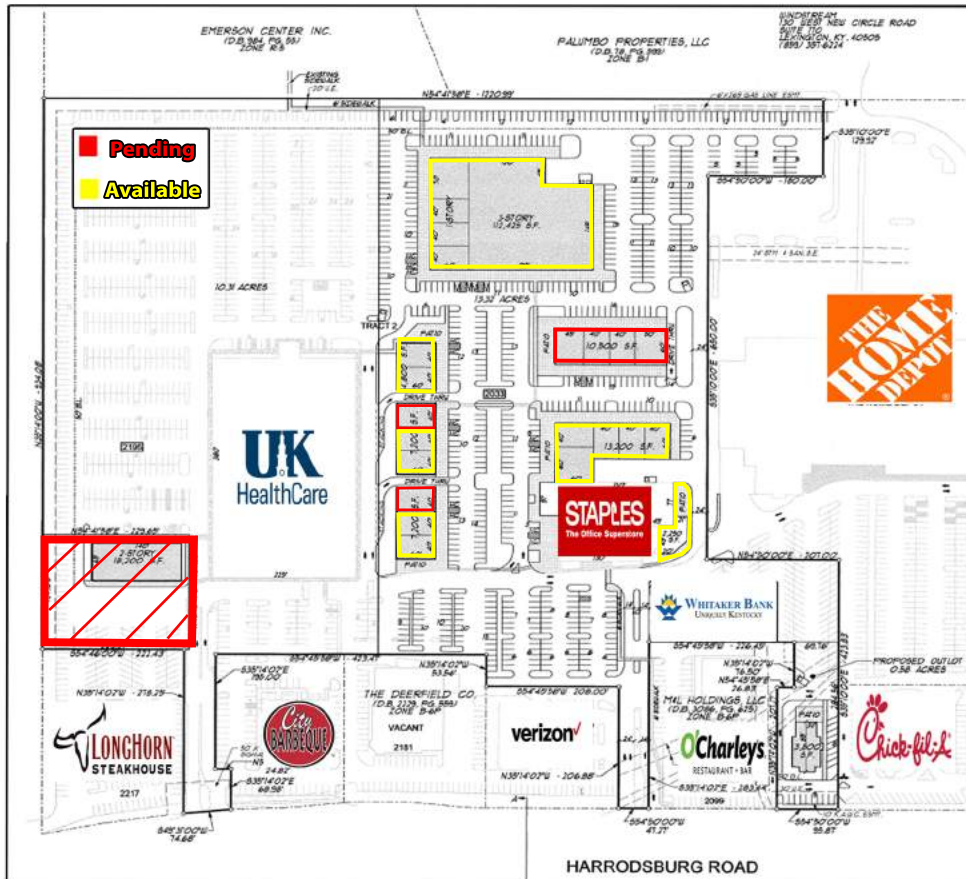


Turfland

2033 Harrodsburg Rd., Lexington, KY 40504



Site Highlights:

- Come join the tenant mix at Turfland Center where businesses are currently boasting over 54 million dollars in annual sales.*
- Top area performers include: Staples, Home Depot, City Barbeque, and Chick-Fil-A.*
- On site businesses employ an estimated 520 employees.*
- UK Healthcare servicing over an estimated 500 patients per day.*
- Neighboring Sullivan University.
- 30,000-35,000 cars per day*



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*The information contained in this marketing brochure has been obtained from sources we deem to be reliable; however Block+Lot Real Estate, LLC has not verified and will not verify, any of the information contained herein, nor has Block+Lot Real Estate, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Turfland

Aerial, Demographics, & Location Information

Demographics

2016 Population

1 mile: 11,732
3 mile: 99,531
5 mile: 225,265

2016 Total Households

1 mile: 5,607
3 mile: 40,894
5 mile: 94,310

2016 Average Household Income

1 mile: \$55,566
3 mile: \$66,955
5 mile: \$66,985

Daytime/Business Demographics

Total Businesses

0.5 miles: 191
1 mile: 703

Total Employees

0.5 miles: 4,365
1 mile: 13,132

Traffic Count: 30,000-35,000 cars/day
(Harrodsburg Rd)

UK Healthcare Data

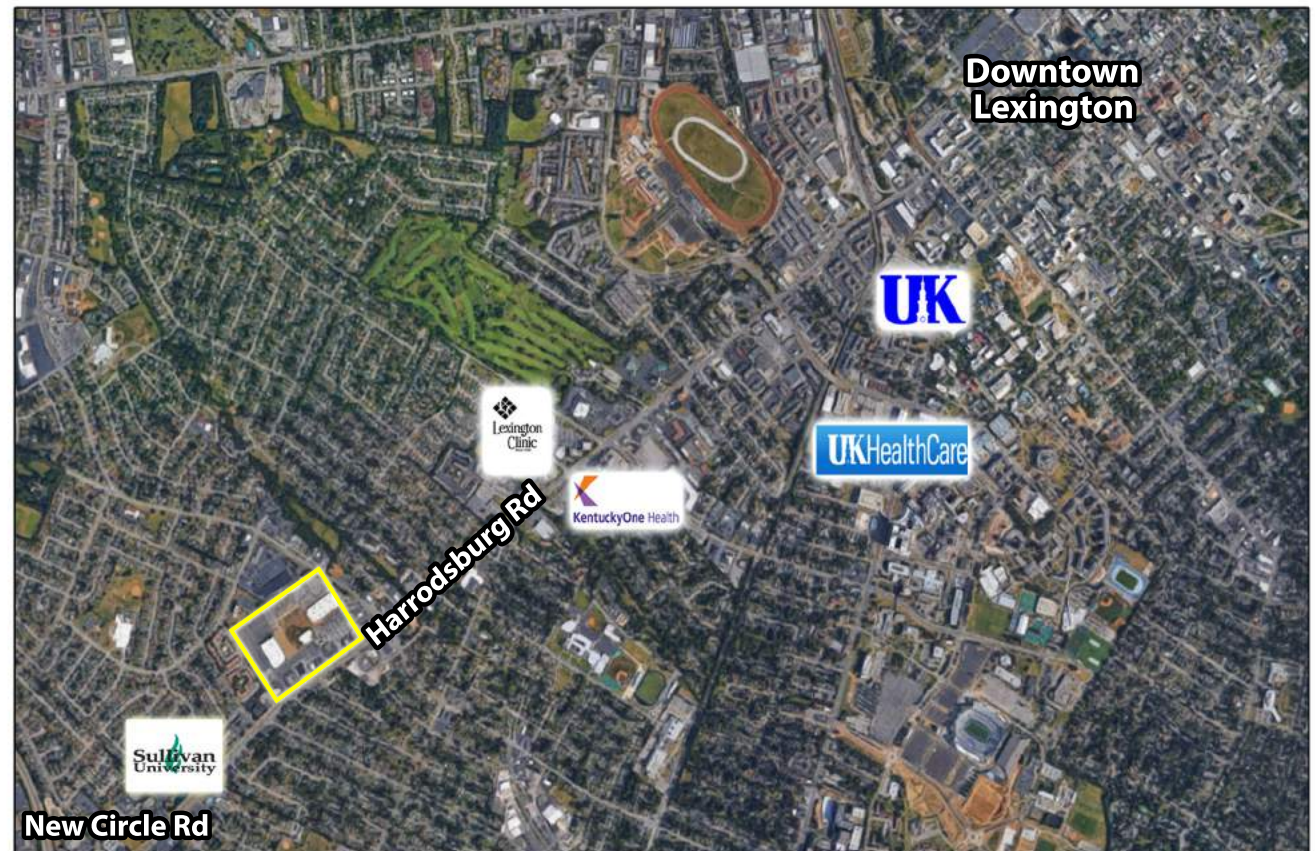
140 Staff Members
500 Patients per Day

Location Information:

- University of Kentucky Healthcare occupying 125,000 SF behind the site
- Retail area inside of New Circle on Harrodsburg Road
- New signage, landscaping, and increased visibility
- Located near several hospitals and medical office
- Densely populated area
- Ground lease and build to suit opportunity

Location Description:

The site is located at the first retail area on Harrodsburg inside of New Circle. It is across from the Springs Inn redevelopment which will house Raising Cane's, CVS, and McDonald's. It is ideally located on a major healthcare corridor minutes from the University of Kentucky and downtown Lexington.



Turfland

Property Description & Site Pricing



Property Description

Turfland is offering a new retail campus with inline retail, big box anchor, and ground lease opportunities. Turfland is the only 20+ acre development site left inside New Circle Road. The development has two retail pad sites that are ideal for restaurant users. The former Dillard's has been redeveloped into a 170,000 SF Class A Office Building with the University of Kentucky Healthcare occupies 125,000 SF leaving 45,000 SF of office available for lease. UK has 140 staff members and will bring in approximately 500 patients per day. This presents an outstanding and unique opportunity for restaurant users to locate in a major retail corridor and densely populated area in Lexington that is inside of New Circle Road. The development will have brand new monument signage, new landscaping, wider entrances, and increased visibility.

Site Pricing:

A: 7,200 SF; \$27.00/SF + NNN	E: 13,200 SF; \$12.00/SF + NNN
B: 7,200 SF; \$25.00/SF + NNN	F: 8,000 SF; \$27.00/SF + NNN
C: 4,800 SF; \$20.00/SF + NNN	Outlot 1: 1 acre; \$70,000/year
D: 10,500 SF; \$15.00/SF + NNN	G: 2,250 SF; \$27.00/SF + NNN
BB: 45,450 SF; \$12.00/SF + NNN	

