

2450 Nicholasville Road

Retail @ The Venue

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Retail @ The Venue
Lexington, KY 40503

\$40.00 / SF + NNN
2,000 SF Endcap Available

Property Description

- 6,400 SF of free-standing RETAIL building
- 4,400 SF Leased to Spectrum, **2,000 SF AVAILABLE**
- Nicholasville Road FRONTAGE
- Extremely RARE offering, ideally located in the heart of Nicholasville Rd
- Zoned B-1

Location Description

- Prominently located within Lexington's newest retail development, The Venue
- Located inside New Circle Rd
- Lexington's most highly trafficked retail corridor
- High density daytime and night time traffic, surrounded by supporting retail, office, and residential volume
- Close proximity to Downtown, University of Kentucky, Bluegrass Airport, and UK, Baptist Health, and Kentucky One Health Hospitals
- Average Daily Traffic Count of 45,326 vehicles per day



Google Maps:

[CLICK HERE](#)

Google Streetview:

[CLICK HERE](#)

Drone Video:

[CLICK HERE](#)

Recent Press on The Venue:

[CLICK HERE](#)

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; \$28.00 SF + NNN
- Pad E**- Jason's Deli

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THE VENUE

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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.



The King of Boxing Gyms where you can train like a boxer! Variety of boxing classes and conditioning classes offered per week, separate class rooms, luxury amenities, 1 mantra: Everybodyfights. Join the Fight. <https://everybodyfights.com/>



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, brining 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.



Daily Offerings Coffee Roastery is an independent, family owned small business located in Lexington Kentucky. Wife and husband partners, Kristie and Lood Kotze and boys Daniel and Lucas, love to share their coffee with others. We are dedicated to coffee excellence; socially, environmentally and economically responsible; being fair to all parties involved. We hope you will choose us to be your source of exceptional and honest coffees. <http://dailyofferingscoffee.com/dailyofferings/>



Floyd's 99 is NOT your grandfather's barbershop. With an old-school new-style mentality, it mixes excellent service with the new style appeal of an experienced and talented staff. From the diverse styles and personalities of our stylists/barbers, to our signature rock and roll poster wall plastered with a time machine of music memorabilia, Floyd's 99 is a place where the music is worth turning up and where everyone can proudly let their individuality shine. We want each experience at Floyd's 99 to be as unique and authentic as the people who fill the shop. We offer a full menu of services for men and women, including cuts, color, straight razor shaves, and signature massage shampoo, finishing every service with a relaxing shoulder massage. We provide a great service, a unique, high-energy vibe, and haircuts with an unbeatable value. On top of that, no two shops are the same – meaning the Floyd's 99 experience is truly one of a kind. <https://www.floydsbarbershop.com/>

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Micro Aerial



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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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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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