

FOR LEASE

MERRICK SQUARE

3320 TATES CREEK ROAD
LEXINGTON, KY 40502



Contact:

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3320 Tates Creek Rd., Suite 200

Lexington, KY 40502



3,874 SF
\$15.50/SF + Utilities

Building Size: 12,000 SF
Property Type: Office
Zoning: P-1
Year Built: 1971

Suite 200: Second floor unit offering reception area, conference room, break room, 11 offices, two restrooms, IT storage, and open areas.

Property Highlights:

- A+ Location
- Excellent Parking Ratio - 5.33/1,000 SF
- Close proximity to several restaurants, retail, and banks
- Excellent access to New Circle Road
- Rare office availability in Tates Creek corridor submarket
- Second floor unit with an elevator

Property Description

Merrick Square is a three story brick/steel/concrete construction office building, electric HVAC, elevator, Modified Gross Lease-Tenant pays for utilities and interior janitorial, 64 parking spaces on site or 5.33/1,000 SF, several recent capital improvements including: new roof, new windows, parking lot, renovated common areas, and new landscaping.

Location

Southeast corridor of Lexington inside of New Circle Road on Tates Creek. Directly across the street from Landsdowne Shoppes. Trade Area businesses include: Fresh Market, Baskin Robbins, Chicos, Halmark, Traditional Bank, Rite Aid, BB&T, Malone's, The Mouse Trap, Bank of Lexington, JP Morgan Chase, WesBanco, Forcht Bank, Central Bank and more.

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Aerial & Demographics

Demographics:

2016 Population

1 mile: 14,159
3 mile: 126,721
5 mile: 249,761

2016 Total Households

1 mile: 7,137
3 mile: 55,279
5 mile: 105,801

2016 Average Household Income

1 mile: \$68,026
3 mile: \$68,079
5 mile: \$70,346

Daytime/Business Demographics:

Total Businesses

1 mile: 291
3 mile: 5,261
5 mile: 11,979

Total Employees

1 mile: 5,686
3 mile: 104,204
5 mile: 206,679



U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

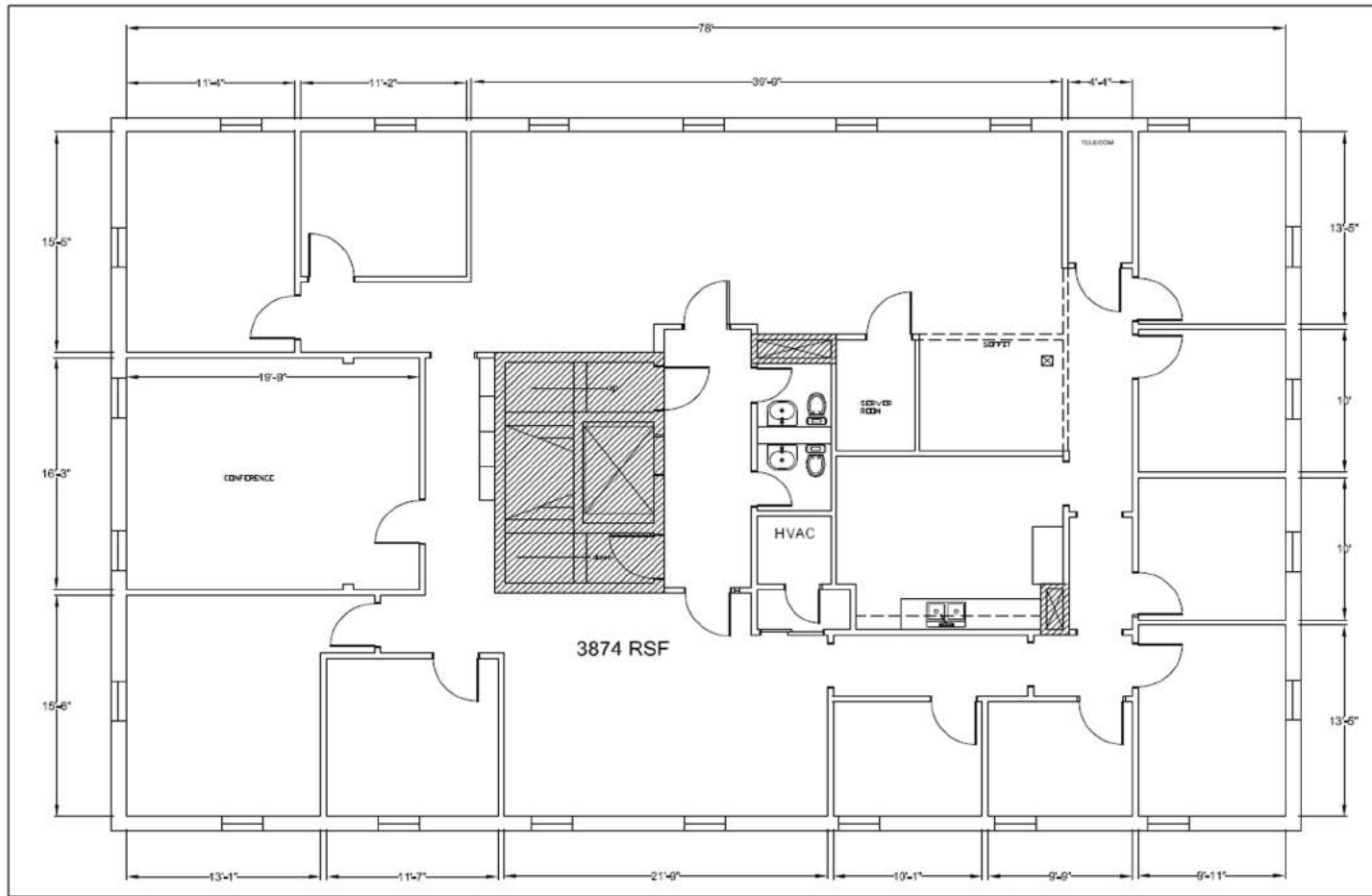
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Floor Plan



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