

Retail Property
For Lease



FAYETTE PLACE

127 W TIVERTON WAY
LEXINGTON, KY 40503

HUNTER PORTER

Vice President of Leasing

859.721.2994

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FAYETTE PLACE

127 W TIVERTON WAY | LEXINGTON, KY 40503



PROPERTY DESCRIPTION

Fayette Place has a strong national tenant line-up that includes Ross, Shoe Carnival, Carter's, and Dollar Tree.

LOCATION DESCRIPTION

Fayette Place is located in Lexington, KY on the major retail corridor of Nicholasville Rd, adjacent to regional Fayette Mall and across from upscale The Summit at Fritz Farm lifestyle center. It is situated less than 2 miles from University of KY (30,000+ students) in a densely populated retail and residential area.

Traffic count of 77,000 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,747 - 12,325 SF
Building Size:	116,664 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,309	43,473	85,983
Total Population	11,703	99,600	200,891
Average HH Income	\$86,779	\$101,338	\$97,021



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LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
127	Half Price Books	8,976 SF	NNN
■ 120	Available	12,325 SF	NNN
128	Molina Healthcare of KY	5,160 SF	NNN
136	Dollar Tree	9,000 SF	NNN
■ 140	Available	3,747 SF	NNN
148	Ross Dress for Less	22,498 SF	NNN
154	Toy HQ	8,627 SF	NNN
162	Shoe Carnival	19,827 SF	NNN
184	Zundo Poke & Ramen	6,526 SF	NNN
4001	AutoZone	8,000 SF	NNN
4005	The Vitamin Shoppe	4,000 SF	NNN
4009	Storming Crab	4,778 SF	NNN



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SUITE	TENANT	SIZE	TYPE
117	Schlotzky's Deli	2,720 SF	NNN



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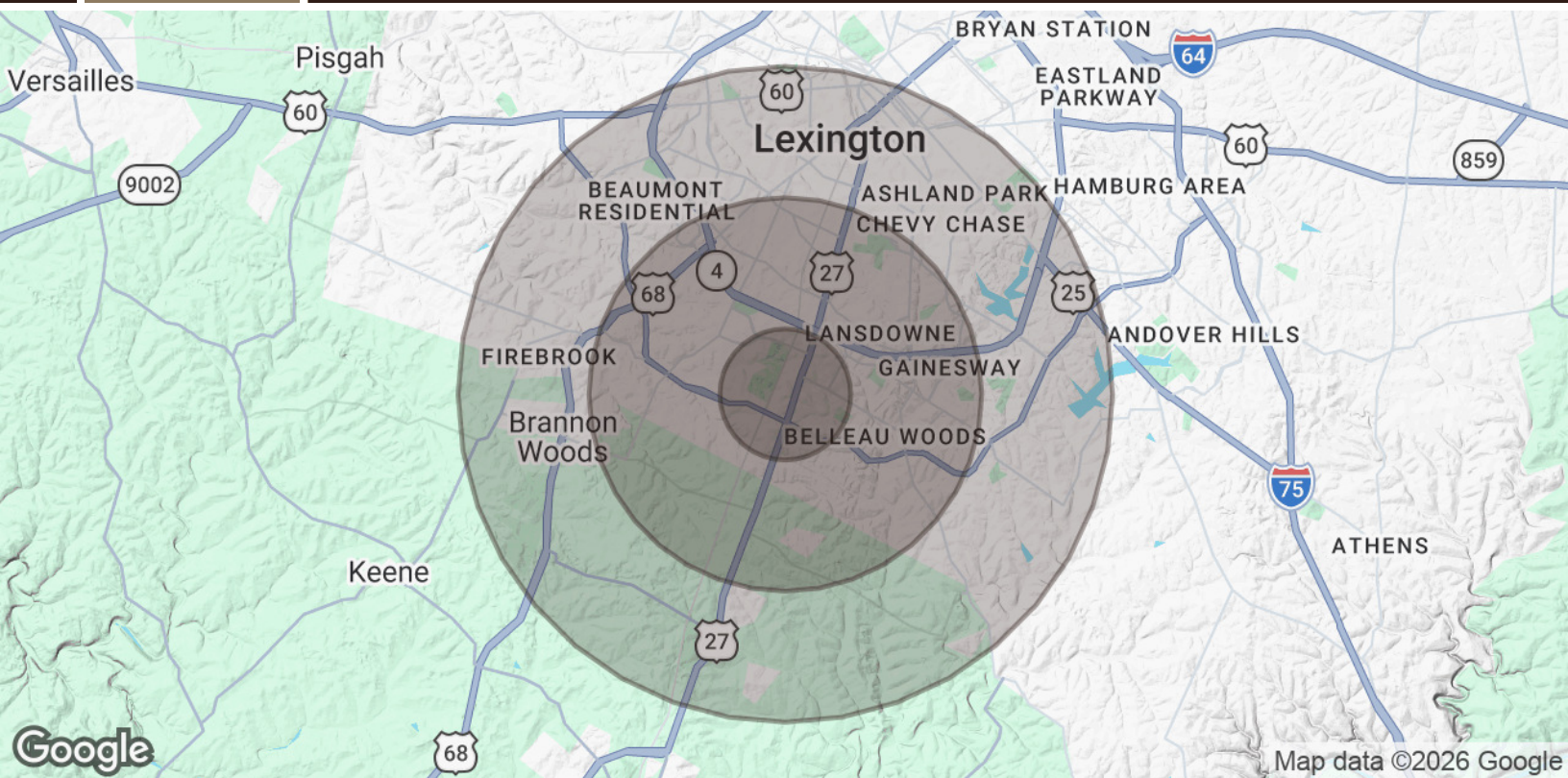
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,703	99,600	200,891
Average Age	39	40	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	5,309	43,473	85,983
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$86,779	\$101,338	\$97,021
Average House Value	\$261,379	\$325,413	\$361,296

2020 American Community Survey (ACS)



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