



Multi-Tenant
RETAIL OUTPARCEL

NNN
LEASE TYPE

35,264 SF
BUILDING SIZE

3.29 AC
LOT SIZE

Millpond Shopping Center – Outparcel

3644 Boston Road, Lexington, KY 40514

Now Available — A Kroger-Anchored Outparcel in South Lexington

PROPERTY OVERVIEW



PROPERTY TYPE
Multi-Tenant Retail
Outparcel

COUNTY
Fayette County

LOT SIZE
3.29 AC

YEAR BUILT
1990

NUMBER OF TENANTS
3 (Sky Zone, Paul Mitchell,
Clean Sweep)

ADDRESS
3644 Boston Road

APN / PARCEL ID
10045590

BUILDING SIZE
35,264 SF

ZONING
B-6P

CENTER
Outparcel to Millpond
Center (Kroger-anchored)

TENANTS & INVESTMENT HIGHLIGHTS

Tenant	Sq. Ft.	Lease Expiration
Sky Zone	23,276	9/30/2034
Paul Mitchell	12,305	11/30/2029
Clean Sweep (Land Lease)	Land	4/30/2035
TOTAL	35,581	—

INVESTMENT HIGHLIGHTS

- Outparcel to Millpond Center — a ±124,966 SF Kroger-anchored neighborhood center, recently renovated inside and out (Kroger Wine & Spirits, ClickList).
- Diversified 3-tenant rent roll spanning entertainment (Sky Zone), beauty education (Paul Mitchell School), and a land lease (Clean Sweep Car Wash).
- Contractual rent growth built into the Sky Zone lease, with additional scheduled increases through 2029; Clean Sweep land lease escalates annually.
- High-traffic, infill south Lexington location one mile west of Summit at Fritz Farm and Fayette Mall (1.2M SF regional mall); right-in/right-out access on Man O'War Blvd.
- Long-standing occupancy — Paul Mitchell since 2009, Sky Zone since 2016.
- Roof replaced 2017; warranty through 11/2032.

Shopping Center Context

- Millpond Center totals ±124,966 SF and is anchored by Kroger, with in-line tenants including Workout Anytime, Subway, Feeders Supply, Hallmark, Great Bagel & Bakery, and Papa John's.
- Ownership has had no lease turnover while owning this asset, demonstrating tenant success at the center.
- Center offers right-in/right-out access directly on Man O'War Boulevard.

MARKET INFORMATION

Lexington, Kentucky

- 2nd-largest city in Kentucky; MSA population ~520,000 and growing.
- "Horse Capital of the World" — global hub of the equine industry.
- Home to the University of Kentucky (~33,000 students, major regional economic impact).
- Major employers: UK, Toyota Mfg KY (Georgetown), Amazon, Lexmark, Valvoline.
- Strategic I-64 / I-75 interchange — within a day's drive of 65% of U.S. population.
- Property sits one mile west of Summit at Fritz Farm and Fayette Mall (1.2M SF regional mall).
- Outparcel to Millpond Center, anchored by a recently renovated Kroger with Wine & Spirits and ClickList.

Area Demographics (Millpond Center trade area)

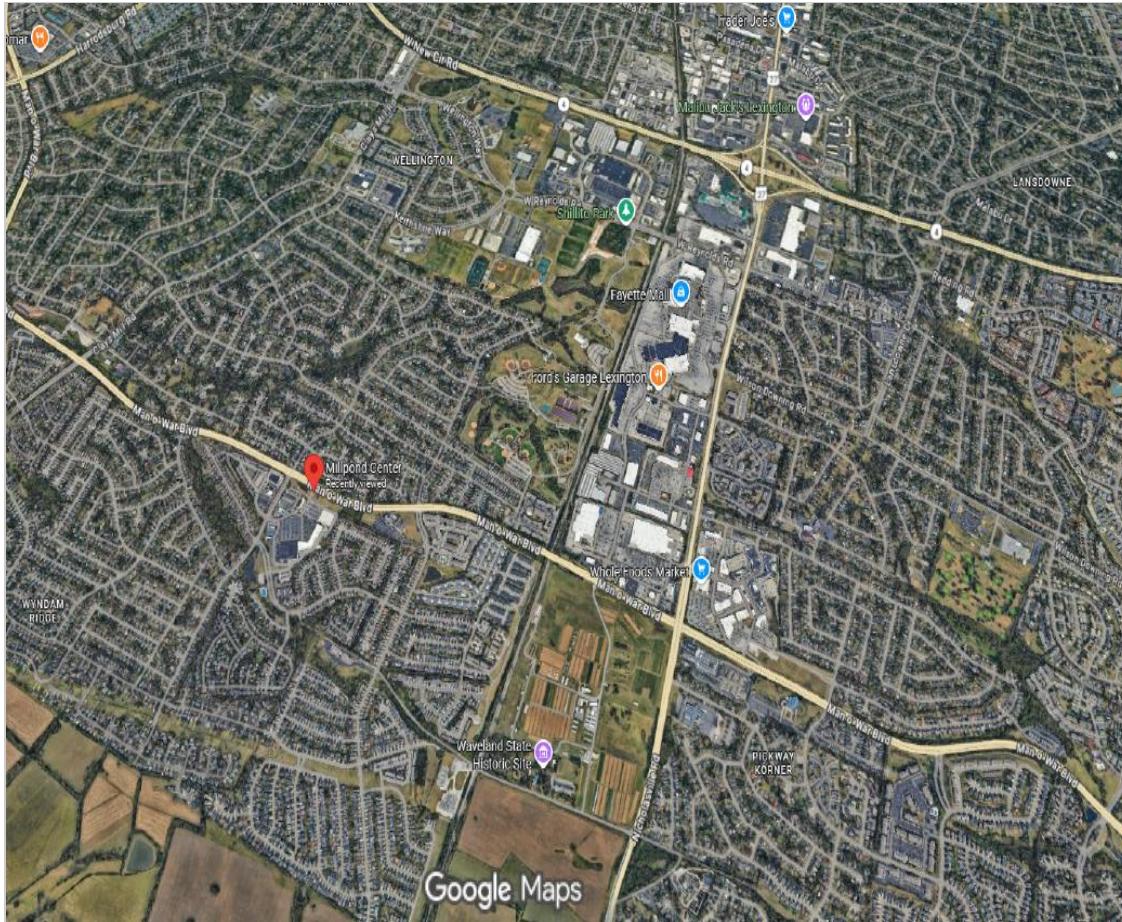
	1 Mile	3 Miles	5 Miles
Total Population	14,462	77,582	175,270
Total Households	5,742	32,778	74,074

Source: Millpond Center marketing brochure, 2020 American Community Survey (ACS)

Shopping Center Context

- Millpond Center totals ±124,966 SF and is anchored by Kroger, with in-line tenants including Workout Anytime, Subway, Feeders Supply, Hallmark, Great Bagel & Bakery, and Papa John's.
- High-traffic, infill south Lexington corridor with direct access on Man O'War Boulevard.

LOCATION & CONTACT



CONTACT INFORMATION



Jason J. Taylor
President

(502) 472-7546
jtaylor@equity-management.com

Equity Management Group, Inc.
840 East High Street
Lexington, KY 40502
(859) 266-1414

This brochure has been prepared by Equity Management Group, Inc. for general marketing purposes only. The information contained herein has been obtained from sources believed reliable but is not guaranteed for accuracy or completeness. Prospective parties should conduct their own independent due diligence and verification of all information.