



A CONVENIENT
CROSSROADS IN
THE BLUEGRASS.

The Fountains at Palomar development site is located in the heart of Lexington's prestigious 40513 zip code, at the intersection of Man o' War Boulevard and Harrodsburg Road, and conveniently located near the Bluegrass Airport and Keeneland with easy access to New Circle Road.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Population	11,343	61,518	158,315
2025 Projected Population	11,343	61,518	158,315
Pop. Growth 2020-25	3.02%	3.15%	3.41%
Average Age	42	39	36

2020 POP. BY OCCUPATION

Real Estate & Finance	3.49%	3.05%	2.86%
Professional & Management	36.38%	32.76%	30.02%
Public Administration	2.19%	2.24%	1.90%
Education & Health	15.40%	16.39%	16.20%
Services	6.23%	7.25%	10.13%
Information	0.80%	0.94%	0.93%
Sales	12.95%	12.66%	12.59%

2020 POP. BY EDUCATION

Bachelor's Degree	28.85%	25.49%	23.50%
Advanced Degree	24.46%	19.43%	19.11%

HOUSEHOLD INFORMATION

2020 Total Households	4,324	24,388	63,644
Growth 2020-2025	2.98%	3.16%	3.47%
Avg. Household Income	\$124,400	\$101,669	\$83,350



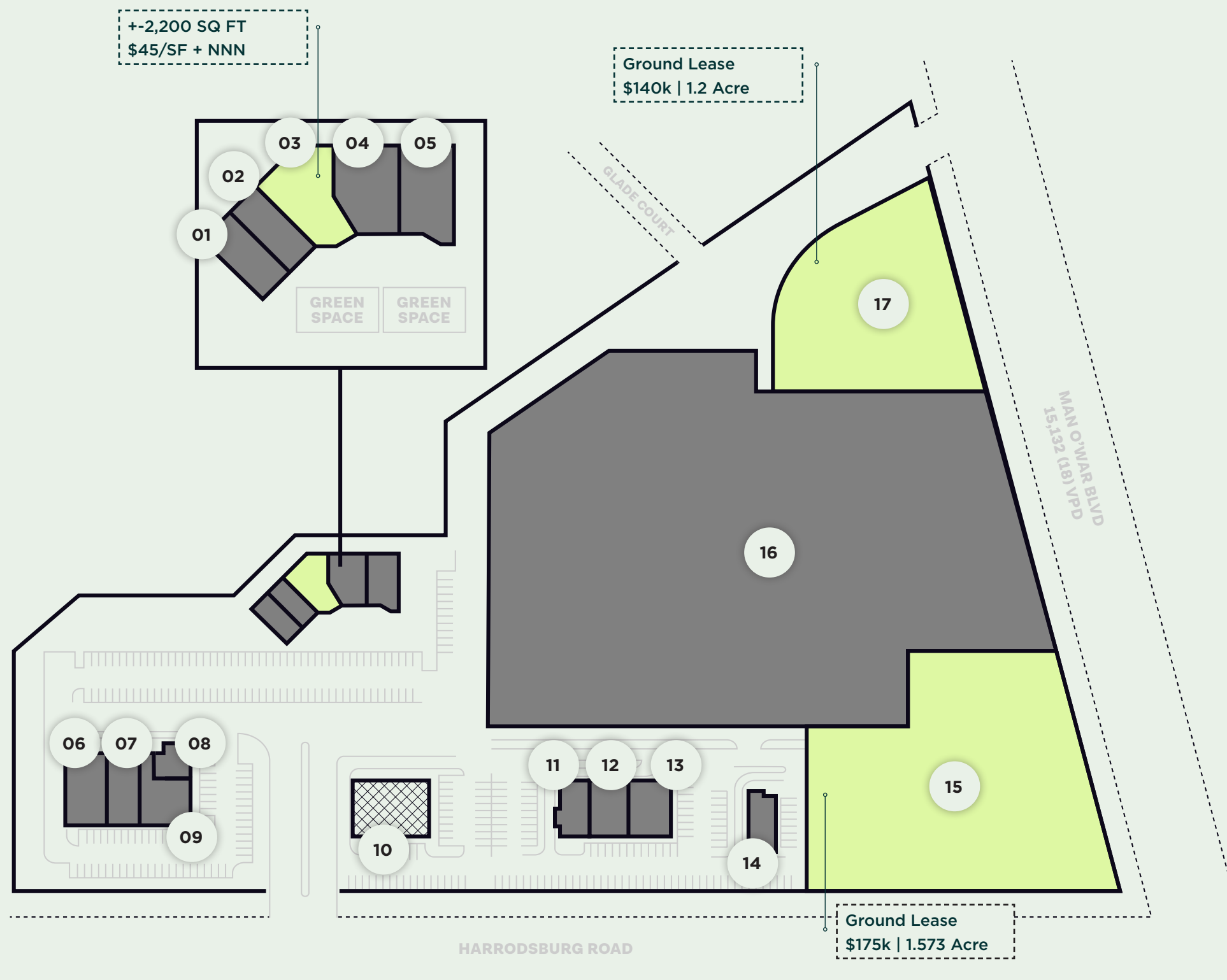
The Fountains at Palomar will serve the surrounding neighborhood communities of Palomar Hills, The Glades, Plantation, Rabbit Run, Harrods Hill, Stonewall, Beaumont, Firebrook, Dogwood Trace and the rest of South Lexington and Nicholasville.

“ With a median home value of \$359,200 the 40513 zip code was ranked as having the highest home values in the state of Kentucky.

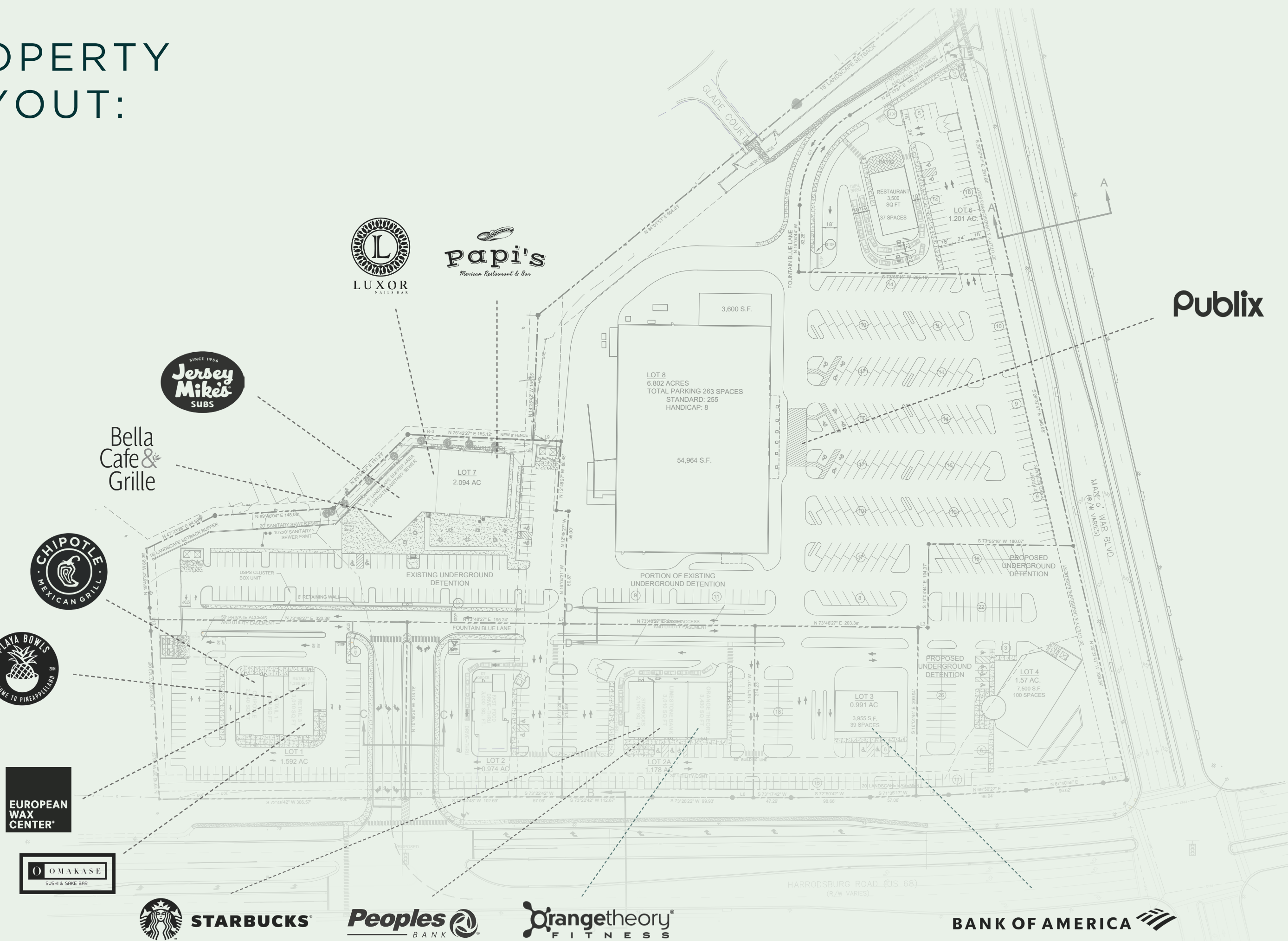
- MONEY MAGAZINE, MARCH 2017

PROPERTY LOTS:

- 01. BELLA CAFÉ
- 02. JERSEY MIKE'S
- 03. AVAILABLE**
- 04. LUXOR NAILS BAR
- 05. PAPI'S MEXICAN RESTAURANT & BAR
- 06. CHIPOTLE MEXICAN GRILL
- 07. PLAYA BOWLS
- 08. EUROPEAN WAX
- 09. OMAKASE SUSHI
- 10. **COMING SOON**
- 11. STARBUCKS
- 12. PEOPLES BANK
- 13. ORANGE THEORY FITNESS
- 14. BANK OF AMERICA
- 15. AVAILABLE**
- 16. PUBLIX
- 17. AVAILABLE**



PROPERTY LAYOUT:



papi's
Mexican Restaurant & Bar

Publix



Bella Cafe & Grille



EUROPEAN WAX CENTER

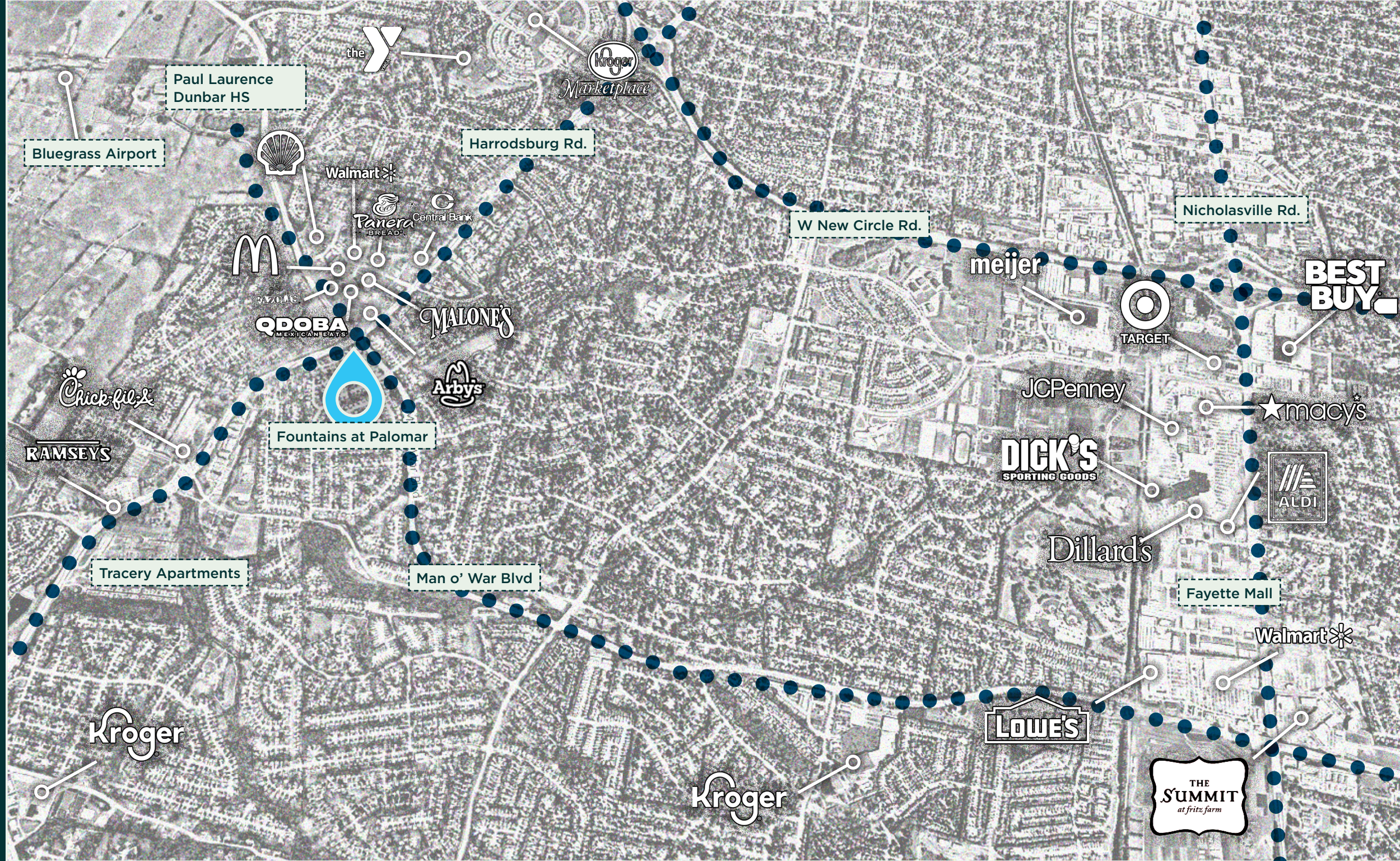


STARBUCKS

Peoples
BANK

Orangetheory
FITNESS

BANK OF AMERICA



The Fountains at Palomar development site is located in the heart of Lexington's prestigious 40513 zip code, at the intersection of Man o' War Boulevard and Harrodsburg Road.

- Bluegrass Airport (4 mi)
- Paul Laurence Dunbar High School (1.2 mi)
- YMCA (2 mi)
- Kroger Marketplace (2.6 mi)
- Walmart (0.7 mi)
- Shell (0.5 mi)
- Panera Bread (0.8 mi)
- Central Bank (0.8 mi)
- Fazoli's (0.6 mi)
- McDonald's (0.6 mi)
- Qdoba (0.7 mi)
- Malone's (0.9 mi)
- Arby's (0.8 mi)
- Ramsey's (1.1 mi)
- Chick-Fil-A (1.0 mi)
- Tracery Apartments (1.5 mi)
- Kroger-Dogwood (2.4 mi)
- Kroger-Stone Creek (3.1 mi)
- Macy's (3.6 mi)
- Target (3.6 mi)
- Meijer (3.4 mi)
- Lowe's (4 mi)
- Summit at Fritz Farm (4.2 mi)
- Walmart (4 mi)
- Dillard's (4.8 mi)
- Dick's (4.5 mi)
- Aldi (4.6 mi)
- JCPenny (4.8 mi)
- Best Buy (5 mi)

YOU'RE IN GOOD COMPANY

The high end development site is located at the prestigious corner of Man o' War Boulevard and Harrodsburg Road, surrounded by many established businesses in the area.

We're excited to be a new addition the area, with our growing mix of tenants — notably the soon-to-be home to Publix's first Lexington location.



STARBUCKS



BANK OF AMERICA



Publix

Bella Cafe & Grille





UPPER GARDENS NEIGHBORS

Directly from the Harrodsburg Road entrance, our Upper Gardens area includes Luxor Nails Bar, Jersey Mike's, Papi's Mexican Restaurant and Bar, and more.





LOWER CORRIDOR NEIGHBORS

To the right of the Harrodsburg Road entrance, the Lower Corridor will home Orange Theory Fitness, Peoples Bank, Starbucks and others.





CLAIM YOUR SPOT

With leases filling quickly, only three sites remain — contact us today to inquire more.

GORDY HOAGLAND, CCIM

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THE WEBB COMPANIES

859.253.0000

- 1. 1.2 ACRES AT THE MAN O' WAR RIGHT IN RIGHT OUT ENTRANCE:**
 - Ground Lease at \$140,000
- 2. 1.573 ACRE CORNER LOT AT MAN O' WAR AND HARRODSBURG ROAD:**
 - Ground Lease at \$175,000
- 3. ONE SPACE AVAILABLE AT THE UPPER GARDENS:**
 - +/-2,200 SF at \$45/SF + NNN

DEVELOPERS

The Fountains at Palomar is a joint venture between The Webb Companies and Greer Companies. Both Companies are family owned, Lexington based companies with a long history of developing commercial real estate in Fayette County and across the US.



GREER COMPANIES

Greer Companies has developed, owned and operated over 60 full service independent and national chain restaurants (Cheddar's) as well as several fine casual eateries. It is also a franchisee and operator of multiple hotel chains including Marriott, Hilton, and InterContinental.



The Webb Companies

The Webb Companies is Central Kentucky's oldest and largest commercial real estate firm. Since its inception in 1972, The Webb Companies has developed millions of square feet of commercial real estate in the US. Their major retail projects in Lexington include The Mall at Lexington Green, Tates Creek Centre, Regency Center, Palomar Center, and The Square.



CONTACT

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