



**OFFICE & RETAIL FOR LEASE**

# Idle Hour Shopping Center

2121 RICHMOND RD  
LEXINGTON, KY 40502

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# Property Summary



## OFFERING SUMMARY

Retail Available SF: 1,757 - 2,995

Retail Lease Rate: \$21.50 SF/YR  
(NNN)

Office Available SF: 165 SF - 525 SF  
(see next page for individual suites)

Office Lease Rate: Starting at \$250/mo  
(utilities Included)

Lot Size: 2.91 Acres

Building Size: +- 47,818 SF

Zoning: B-1, Neighborhood  
Business

## PROPERTY OVERVIEW

Idle Hour Shopping center is a retail/office property consisting of 47,818 SF on 2.91 Acres. The property consists of 36,881+/- SF ground level retail and 10,937+/- SF of executive office suites. Tenants include Penn Station, Family Dollar, Windstream, Durango's, Allstate, O'Neill's and more.

## LOCATION OVERVIEW

Idle Hour Shopping Center fronts Richmond road and is conveniently situated between New Circle Road and Downtown Lexington. The property boasts traffic counts of 28,374 VPD and neighbors the redevelopment of Lexington Mall and the popular Chevy Chase neighborhood with the highest demographics in Lexington. The Lexington Mall redevelopment is anchored by Southland Christian Church with Chick Fil A, McDonald's, Orange Theory Fitness, Home Depot, Newk's and Panda Express on the outparcels.

# Site Plan



**RICHMOND RD**  
28,374 VPD

## FOR LEASE: SUITE 125

SF: 2,995  
Lease Rate: \$21.50/SF + NNN

## OFFICES FOR LEASE:

Individual office suites up to 525 SF available

Lease Rate: \$18.00/SF/YR  
(Utilities included)

Immediate Availability

## SECOND FLOOR:

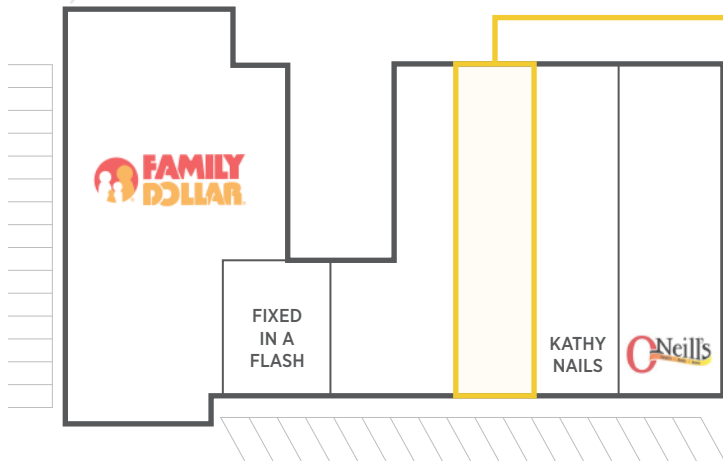
### OFFICE SUITES

## FIRST FLOOR:



## FOR LEASE

SF: 1,757  
Lease Rate: \$21.50/SF + NNN



# Area Near Offering



# Area Around Offering

