



The Webb Companies

## RETAIL SPACE FOR LEASE

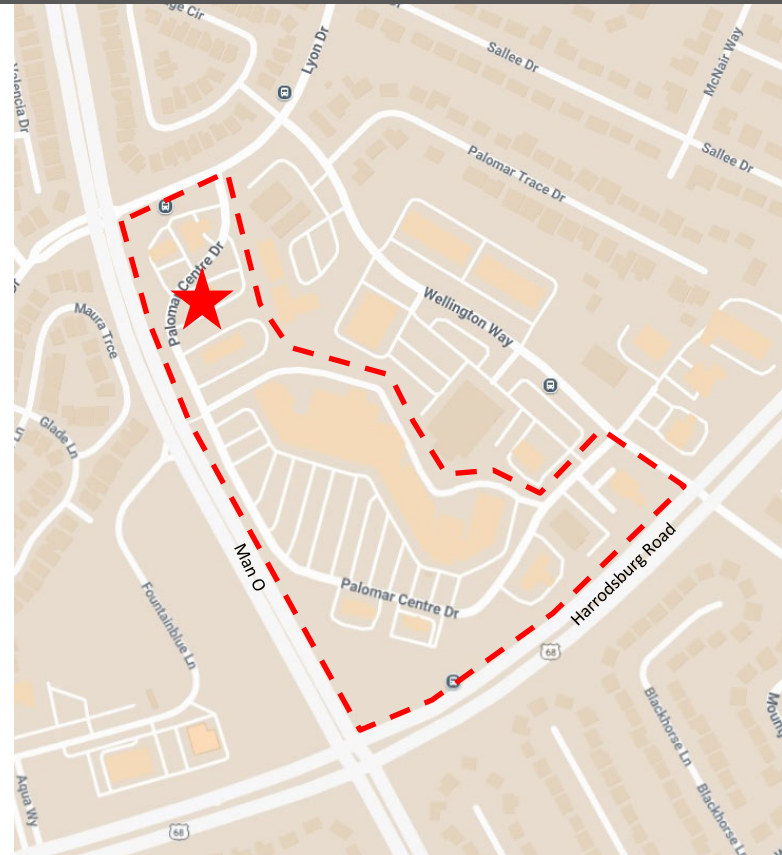
3775 Palomar Centre Drive  
Lexington, Kentucky 40513

**CALL FOR PRICING!**



### PROPERTY DETAILS

<b>Building SqFt:</b>	3,600 rsf
<b>Lot Size:</b>	1.09 acres
<b>Lease Rate:</b>	Call for Pricing
<b>Lease Type:</b>	NNN
<b>Year Built:</b>	1990
<b>Tenancy:</b>	Single Tenant
<b>Zoning:</b>	B-6P - Planned Shopping Center
<b>County:</b>	Fayette
<b>Cross-Streets:</b>	Harrodsburg Rd. & Man O War Blvd.
<b>Daily Traffic:</b>	31,698 VPD
<b>Highlights:</b>	Drive-thru lane + 40 parking spaces



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The Webb Companies  
250 West Main Street, Suite 3000  
Lexington, KY 40507  
Main: 859.253.0000

Contact: Evan Jones  
Direct: 859.281.5682  
leasing@thewebbcompanies.com  
www.thewebbcompanies.com



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### PROPERTY HIGHLIGHTS

- Former Fazoli's restaurant location with excellent visibility and prominent frontage in one of Lexington's most established retail corridors
- Surrounded by the highly desirable neighborhoods of Palomar Hills, Beaumont Farms, Harrods Hill and Rabbit Run, providing a strong customer base
- Freestanding building with dedicated drive-thru lane
- Ample parking for customers and employees
- Convenient ingress/egress with quick access to Harrodsburg Road and Man O' War Boulevard
- Minutes to Exit 2 on I-4/New Circle Road
- Positioned among a strong mix of national, regional and local retailers generating significant daily traffic



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### PALOMAR CENTRE SITE PLAN



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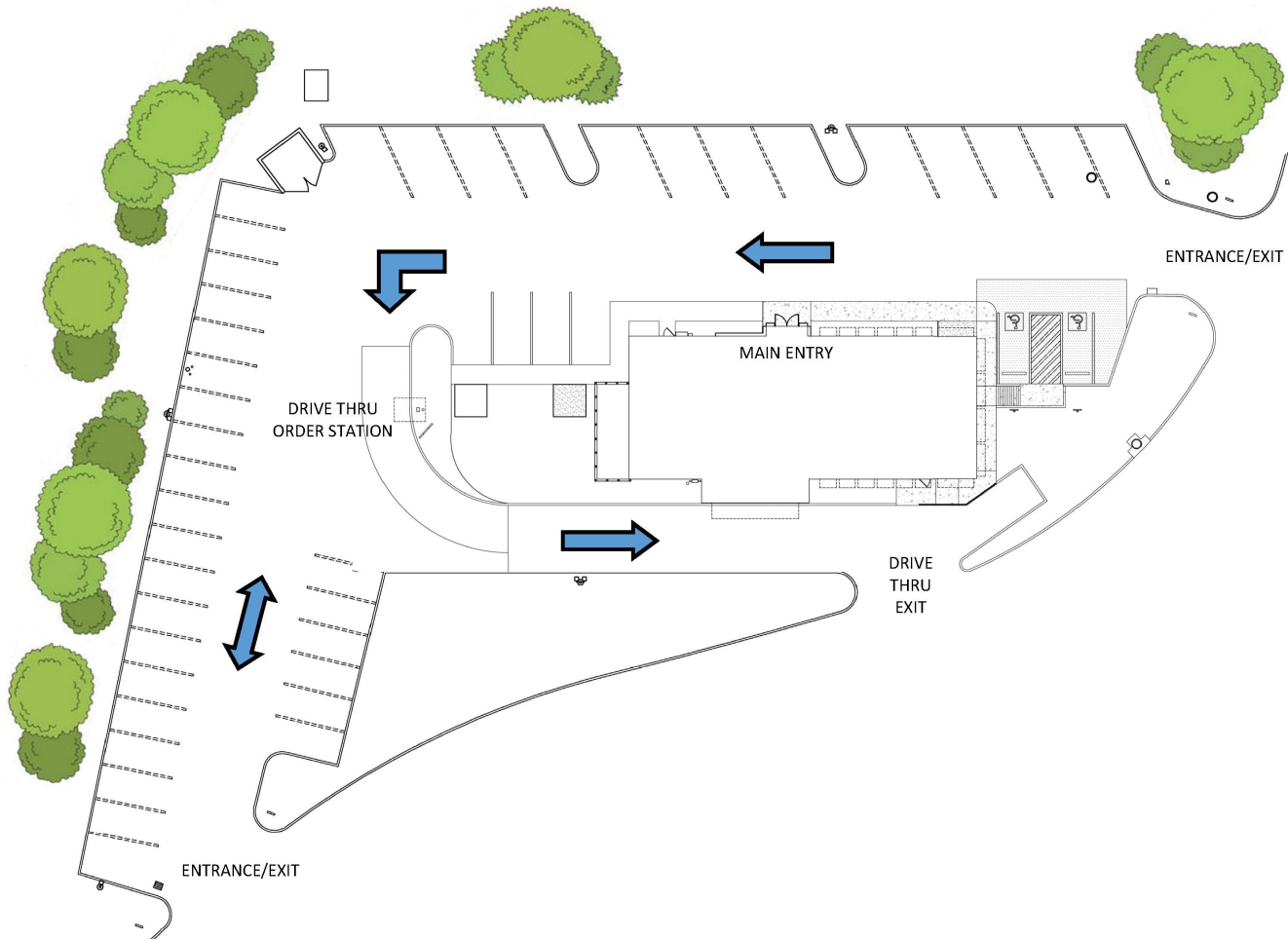
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### 3775 PALOMAR CENTRE DRIVE



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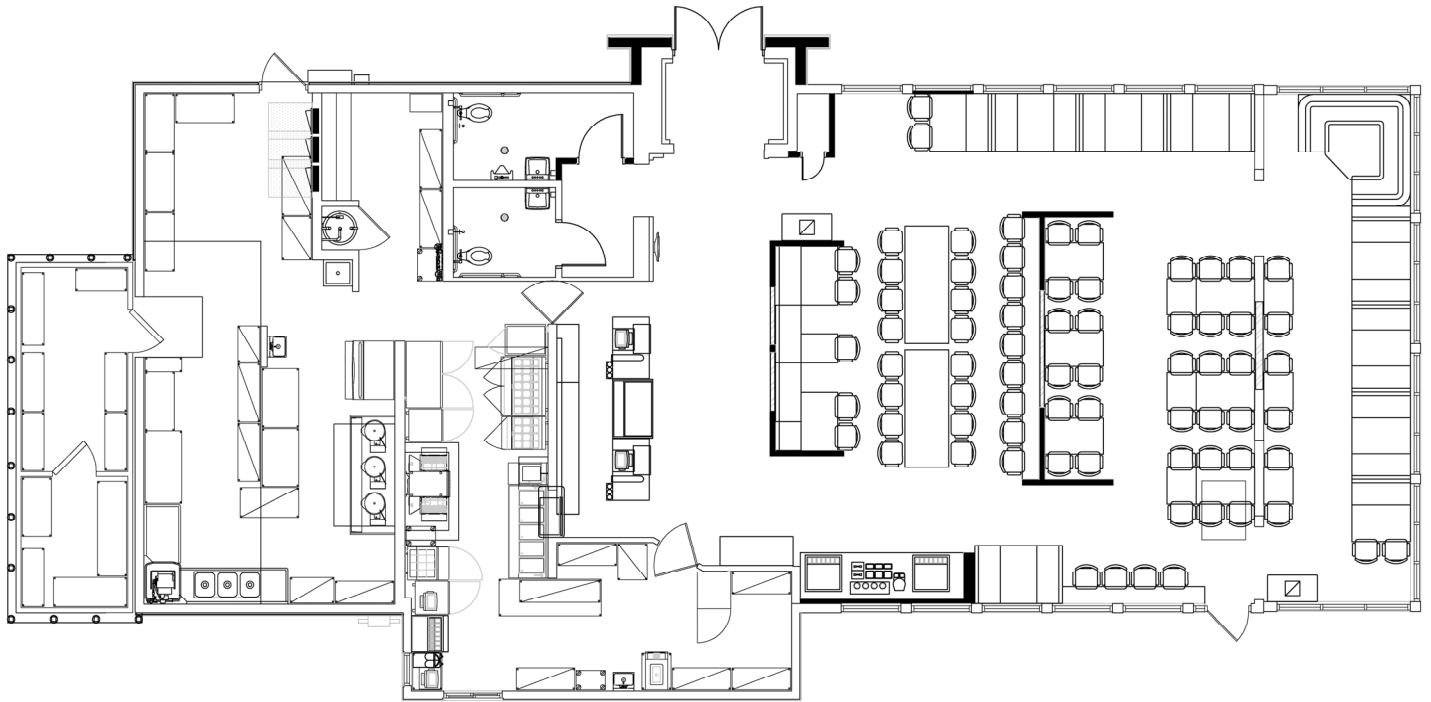
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## FLOORPLAN



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### THE WEBB COMPANIES

The Webb Companies is Central Kentucky's oldest and largest commercial real estate firm, specializing in commercial development, finance, leasing, brokerage, tenant representation and asset management. Founded in 1972 by brothers and Letcher County natives Donald and R. Dudley Webb, The Webb Companies have developed millions of square feet of commercial real estate space including downtown office towers, suburban office parks, mixed-use developments, retail shopping centers, marinas, residential condominium complexes, and warehouse/industrial facilities. Under their leadership, The Webb Companies grew into one of the largest real estate development organizations in the United States. Webb developments can be found across the country from New York to San Francisco and Boston to Miami.

Even as the company grew into the nation's third-largest diversified real estate developer with projects in more than 60 American cities, The Webb Companies' roots always remained firmly established in Kentucky, with its corporate headquarters still situated in the Lexington Financial Center, a gleaming 31-story office tower that even today, defines the Lexington skyline.

The Webb Companies remains a family-run business. Co-founder R. Dudley Webb continues to serve as Chairman of the company with a focus on new development projects. In 1999, Woodford Webb, son of Company Co-Founder Donald Webb, was named President of the company, where he oversees the company's vast real estate portfolio.

### EVAN JONES

#### VICE PRESIDENT OF LEASING



Evan Jones serves as Vice President of Leasing where he oversees the leasing activities of The Webb Companies' real estate portfolio comprised of over three million square feet of office, retail and industrial properties. With a strong understanding of both the financial and operational aspects of commercial real estate, Evan is focused on driving value through strategic leasing initiatives and building long-term tenant relationships.

Originally from Ashland, Kentucky, Evan is a graduate of the University of Kentucky with a dual degree in Accounting and Finance. He lives in Lexington and enjoys spending time with his family, golfing, hiking and cheering on the UK Wildcats.



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