



Millpond Center

3650 Boston Road
Lexington, Kentucky 40514

Property Highlights

- +/-124,966 SF Kroger-anchored neighborhood center
- Suite B: +/-1,344 SF for lease
- Suite 188: +/-2,640 SF for sublease; Existing lease expires 10/31/2028 (Additional term available direct from Landlord)
- Right-in right-out access on Man O' War Boulevard
- Tenants include Kroger, Workout Anytime, Subway, Feeders Supply, Boston Road Animal Clinic, Banners, Jimmy Johns and more
- Recently renovated Kroger (interior & exterior) that includes a Kroger Wine & Spirits and ClickList
- Prominently located on the southside of Lexington one mile west of Summit at Fritz Farm and Fayette Mall, the new +/-300,000 SF mixed-use development, and Fayette Mall, a 1.2M SF regional mall
- Competitive rental rates and ample parking

Spaces

Suite 110B

Rate

\$25.00 SF/yr

Size

1,344 SF

Suite 188

\$19.00 SF/yr

2,640 SF

For More Information



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Suite	Tenant Name	Size SF
190	Banners	4,980 SF
188	AVAILABLE FOR SUBLEASE	2,640 SF
186	Ace of Fadez Barbershop	1,251 SF
184	Premiere Family Eye Care	1,200 SF
180	Kroger Wine & Spirits	3,000 SF
3650	Kroger	59,983 SF
148	Foilage Chinese	2,000 SF
146	Nail Lounge	2,000 SF
142	Boston Road Animal Clinic	2,000 SF
136/138	Hallmark	4,000 SF
134	Premier Martial Arts	2,500 SF
130	Feeders Supply	11,480 SF
118	Subway	1,200 SF
114	American Hair	1,600 SF
112	A Brighter Future	3,750 SF
110A	Papa John's	1,339 SF
110B	AVAILABLE	1,344 SF
108	Great Bagel & Bakery	3,500 SF
102	Workout Anytime	7,500 SF
3636	Jimmy John's	1,168 SF
3650	Ken Towery's Tire & AutoCare	6,464 SF
Outlot	Clean Sweep Car Wash	-



Lease Information

Lease Type:	NNN; est to be \$4.50 PSF	Lease Term:	Negotiable
Total Space:	1,344 - 2,640 SF	Rate:	\$19.00 - \$25.00 SF/yr

Available Spaces

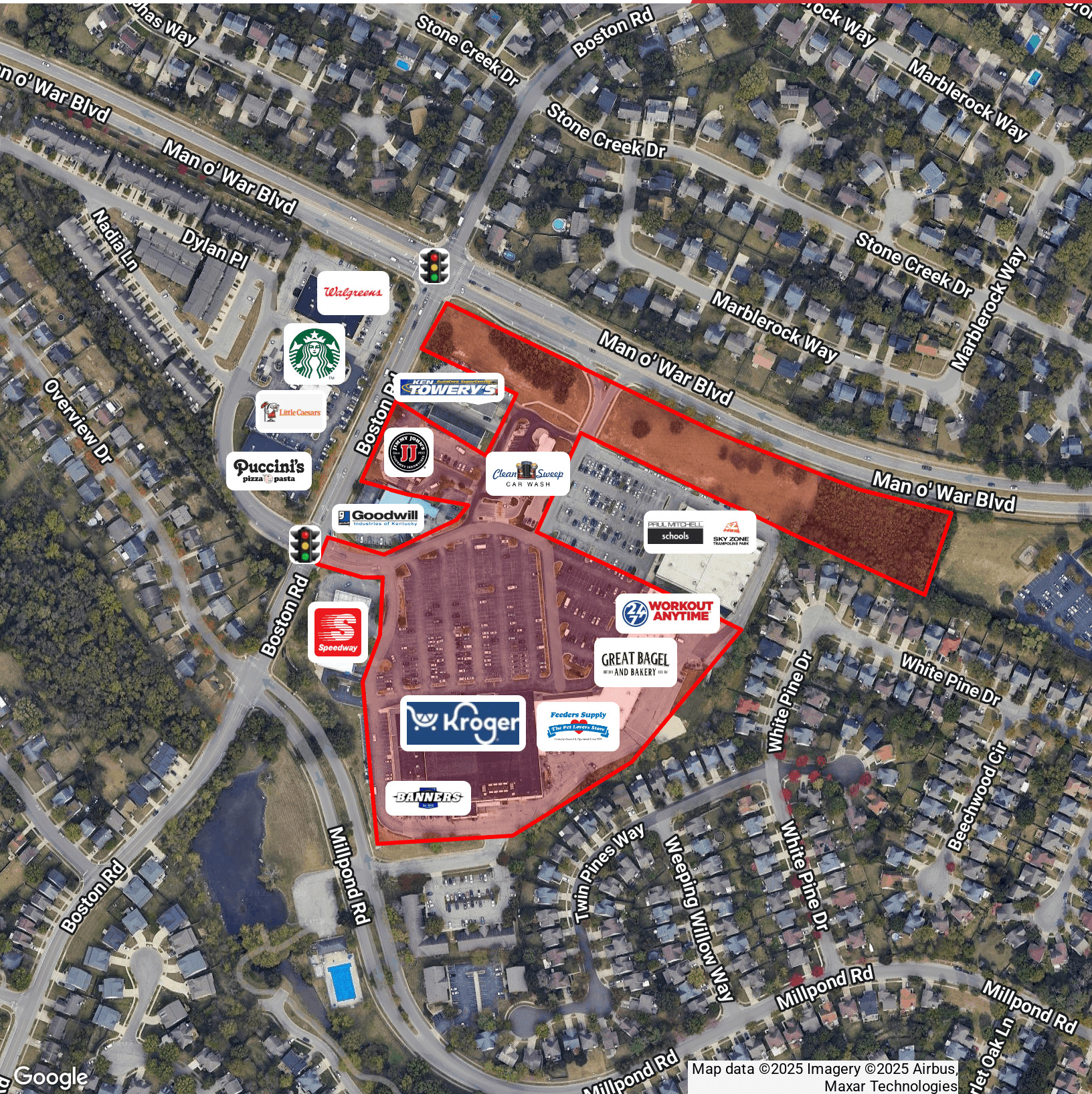
Suite	Size (SF)	Lease Type	Rate	Description
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Suite 110B	1,344 SF	NNN	\$25.00 SF/yr	-
Suite 188	2,640 SF	NNN	\$19.00 SF/yr	Sublease with 4 MONTH'S FREE RENT! Existing lease expires 10/31/2028 with additional term available direct from Landlord



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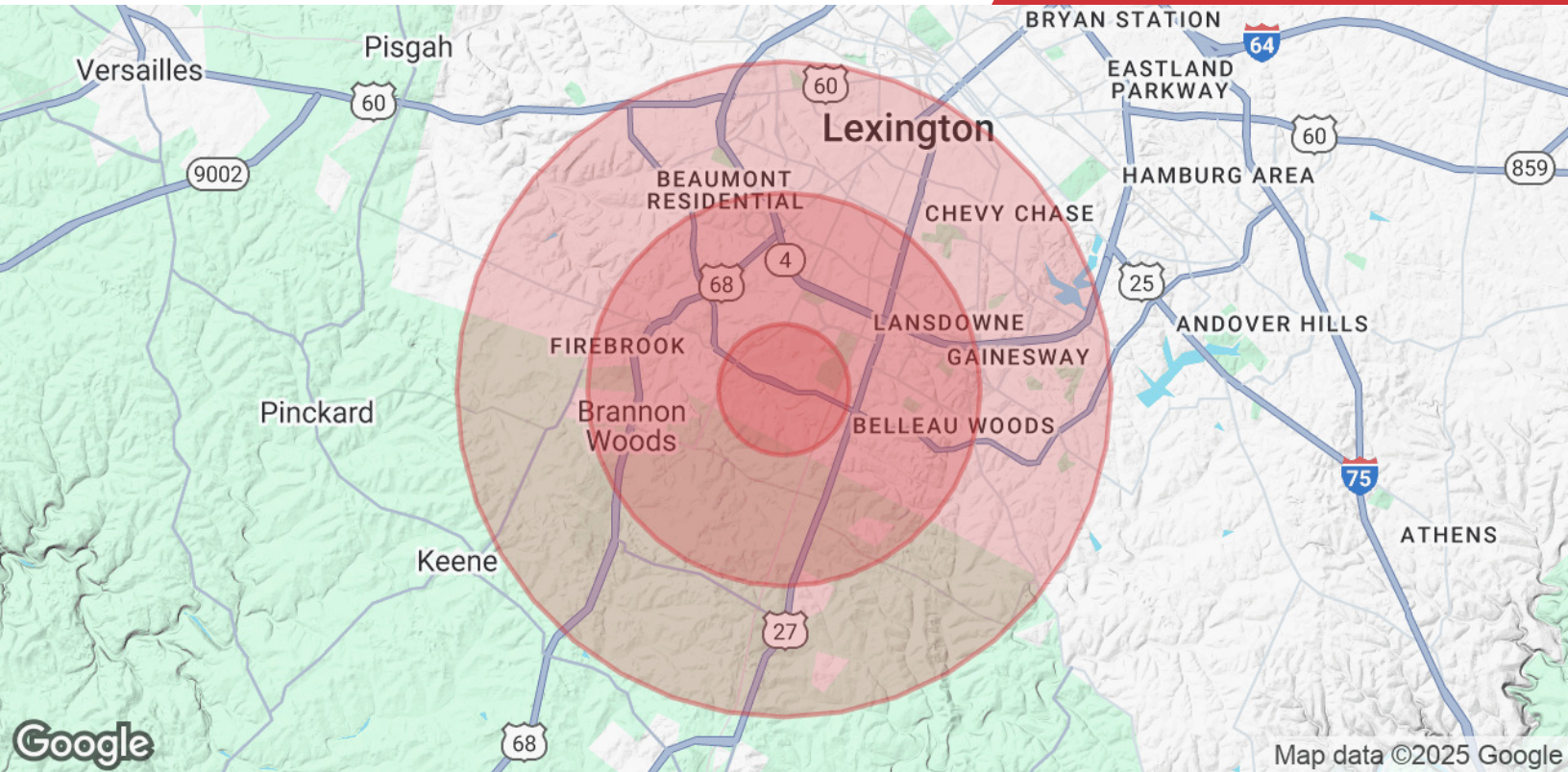
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	14,462	77,582	175,270
Average Age	39	41	39
Average Age (Male)	37	39	38
Average Age (Female)	41	42	40
Households & Income			
Total Households	5,742	32,778	74,074
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$111,420	\$114,127	\$101,567
Average House Value	\$302,885	\$343,090	\$366,342

Demographics data derived from AlphaMap