



Millpond Center

3650 Boston Road
Lexington, Kentucky 40514

Property Highlights

- +/-124,966 SF Kroger-anchored neighborhood center
- Suite 186: +/-1,251 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

Spaces

Rate

Size

Suite 186	\$22.00 SF/yr	1,251 SF
Suite 188	\$19.00 SF/yr	2,640 SF

For More Information



Paul Ray Smith, Jr

Executive Vice President

C: 859 420 2200

prsmith@naiisaac.com | KY #183529



Zach Smith, CCIM

Senior Associate

C: 859 333 8029

zachsmith@naiisaac.com



Jordan Smith, MRED

Associate

C: 859 797 1051

jsmith@naiisaac.com



Lease Information

Lease Type:	NNN; est to be \$4.50 PSF	Lease Term:	Negotiable
Total Space:	1,251 - 2,640 SF	Rate:	\$19.00 - \$22.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Rate	Description
Suite 186	1,251 SF	NNN	\$22.00 SF/yr	Former barber shop
Suite 188	2,640 SF	NNN	\$19.00 SF/yr	Sublease; Existing lease expires 10/31/2028