



PIN OAK PLAZA

2887 RICHMOND ROAD | LEXINGTON, KENTUCKY

CONTACT

BRYAN LITTLE

859.619.4969 | bryan@littlerealestateky.com



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

kycommercial.net

PROPERTY DESCRIPTION

Pin Oak Plaza

2887 Richmond Road | Lexington, Kentucky



LOCATION

2887 Richmond Road, Lexington, Kentucky 40509
Centrally located on Richmond Road between New Circle Road and Man O' War Boulevard

AVAILABLE

1.3 acre outlot

TRAFFIC COUNTS

40,088 VPD (19)

HIGHLIGHTS

- 1.3 acre outlot ideal for retail or restaurant users
- High street frontage and visibility along heavily traveled Richmond Road (40,088 VPD)
- Dense surrounding residential base and strong daytime population, supported by major employers including Valvoline World Headquarters, Aramark, and International Paper
- Dedicated pylon signage opportunity exclusive to the outlot
- In front of Lowe's and directly across from a newly constructed retail development featuring First Watch, Skyline Chili, and LaRosa's Pizzeria
- Excellent access via two signalized intersections and a dedicated curb cut on Richmond Road
- Established retail and restaurant destination located approximately four miles from the University of Kentucky, home to over 30,000 students and 16,000 employees
- Strong nearby tenant mix, including Lowe's, Kroger, Home Depot, Burlington, Chili's, Panera Bread, Krispy Kreme, Starbucks, and Walgreens

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	13.7K	96.2K	218.5K
Daytime Population	20.1K	62.3K	218.9K
Household Income	\$64K	\$62.3K	\$218.5K

KY COMMERCIAL

1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE

p: 859.619.4969

e: bryan@littlerealestateky.com



PROPERTY PHOTOS

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky

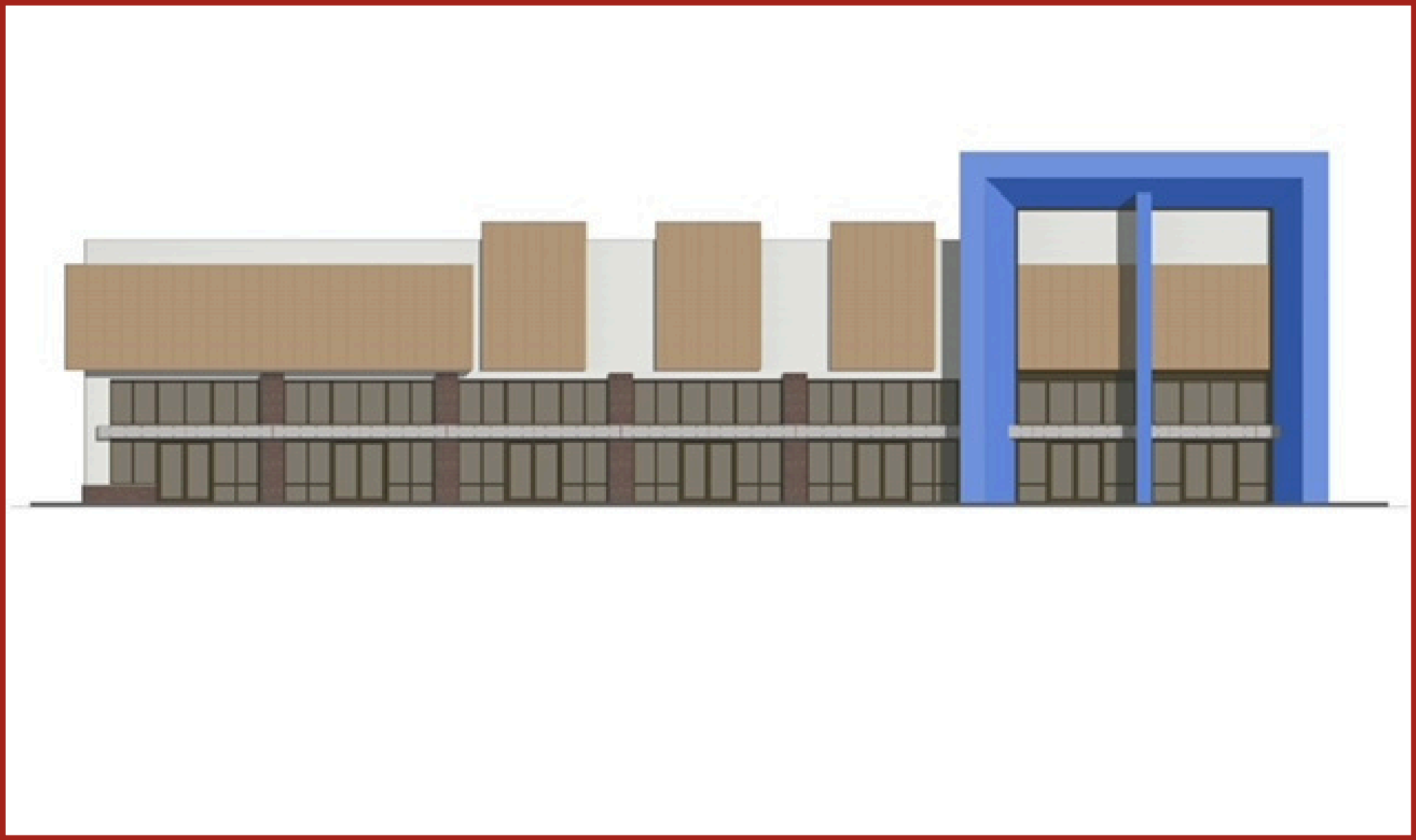


KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com

PROPOSED BUILDING, COLORIZED CONCEPT

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky

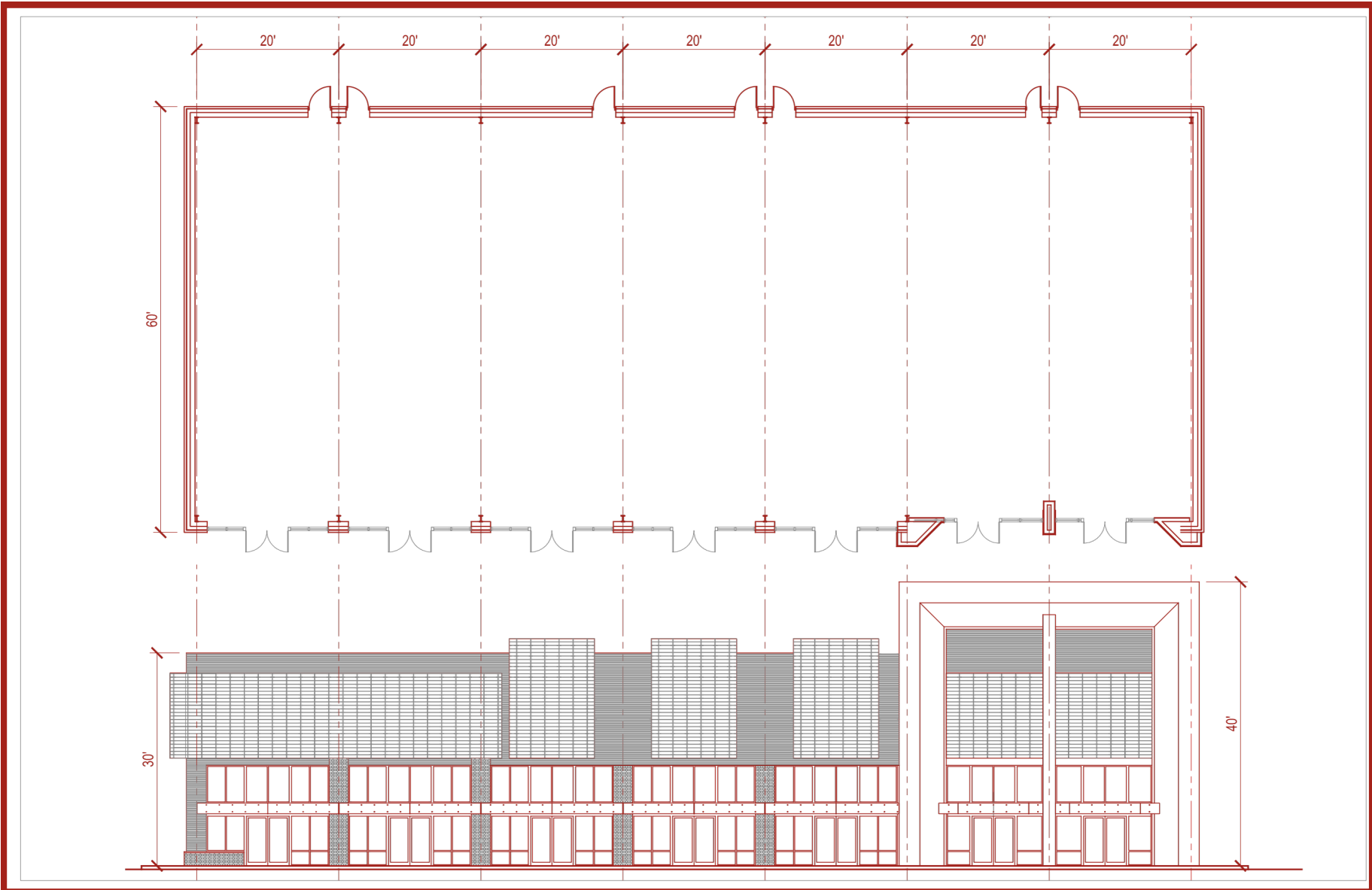


KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com

PROPOSED BUILDING FLOORPLAN

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky

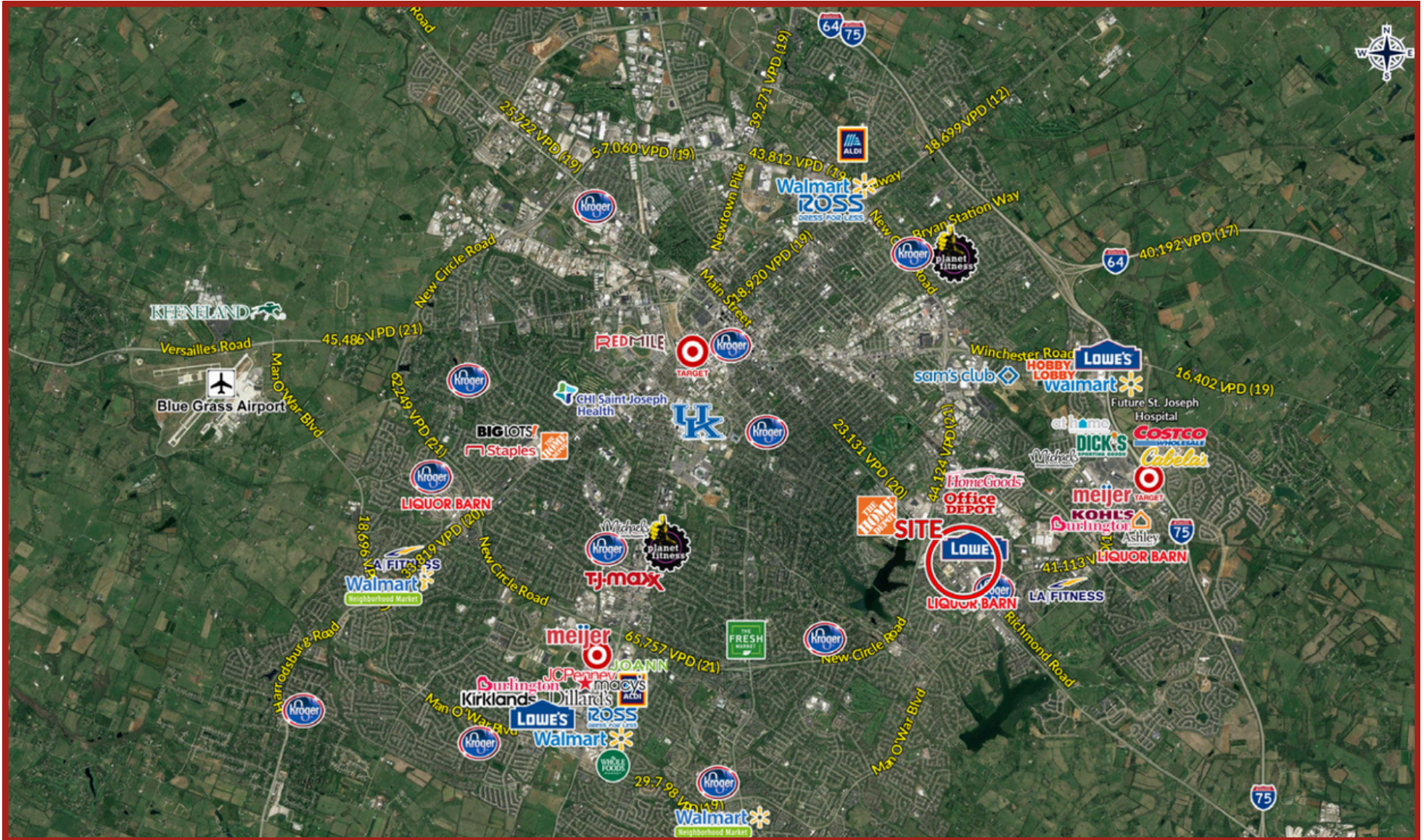


KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com

LEXINGTON TRADE AREA AERIAL

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky

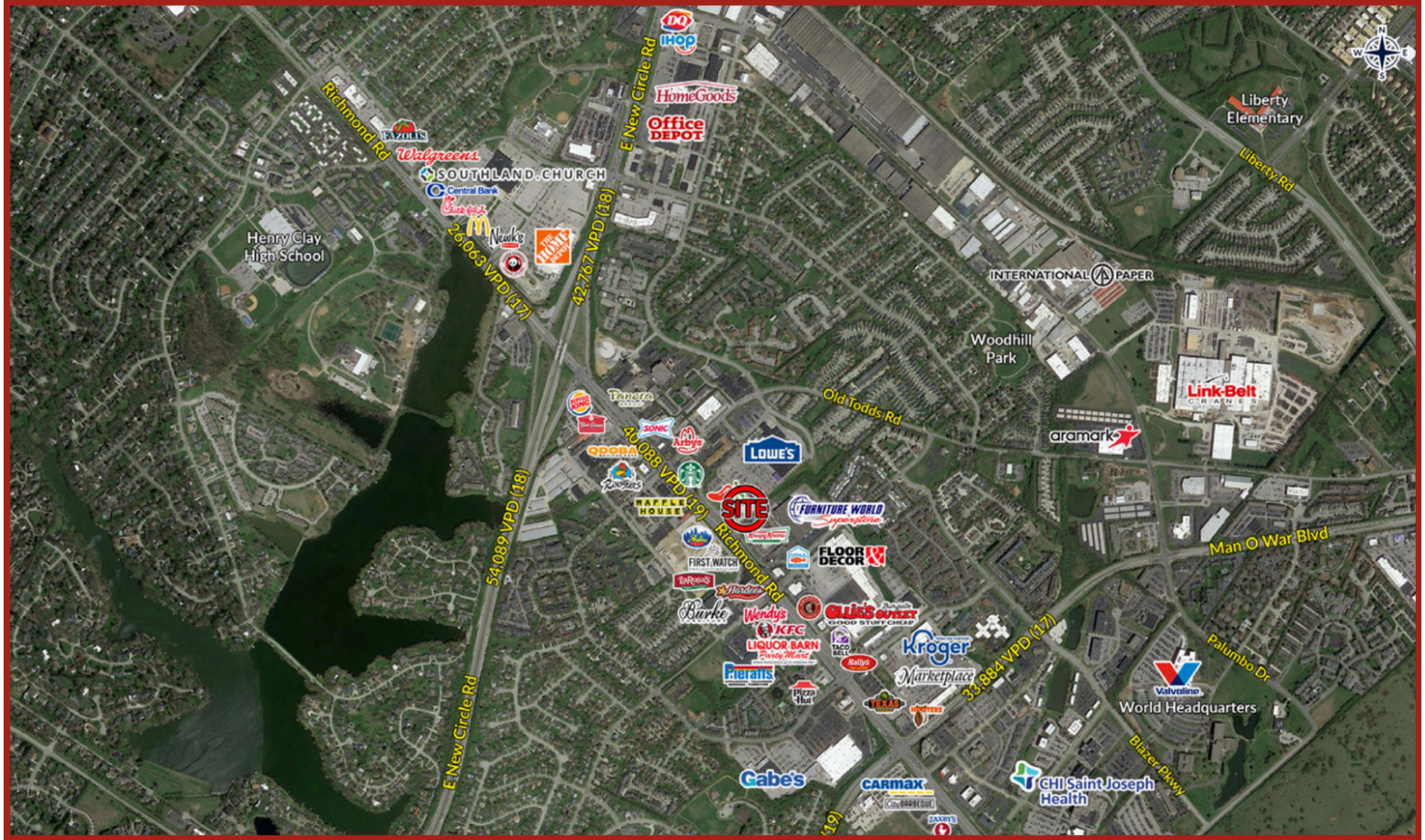


KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com

SOUTHEAST LEXINGTON TRADE AREA AERIAL

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky

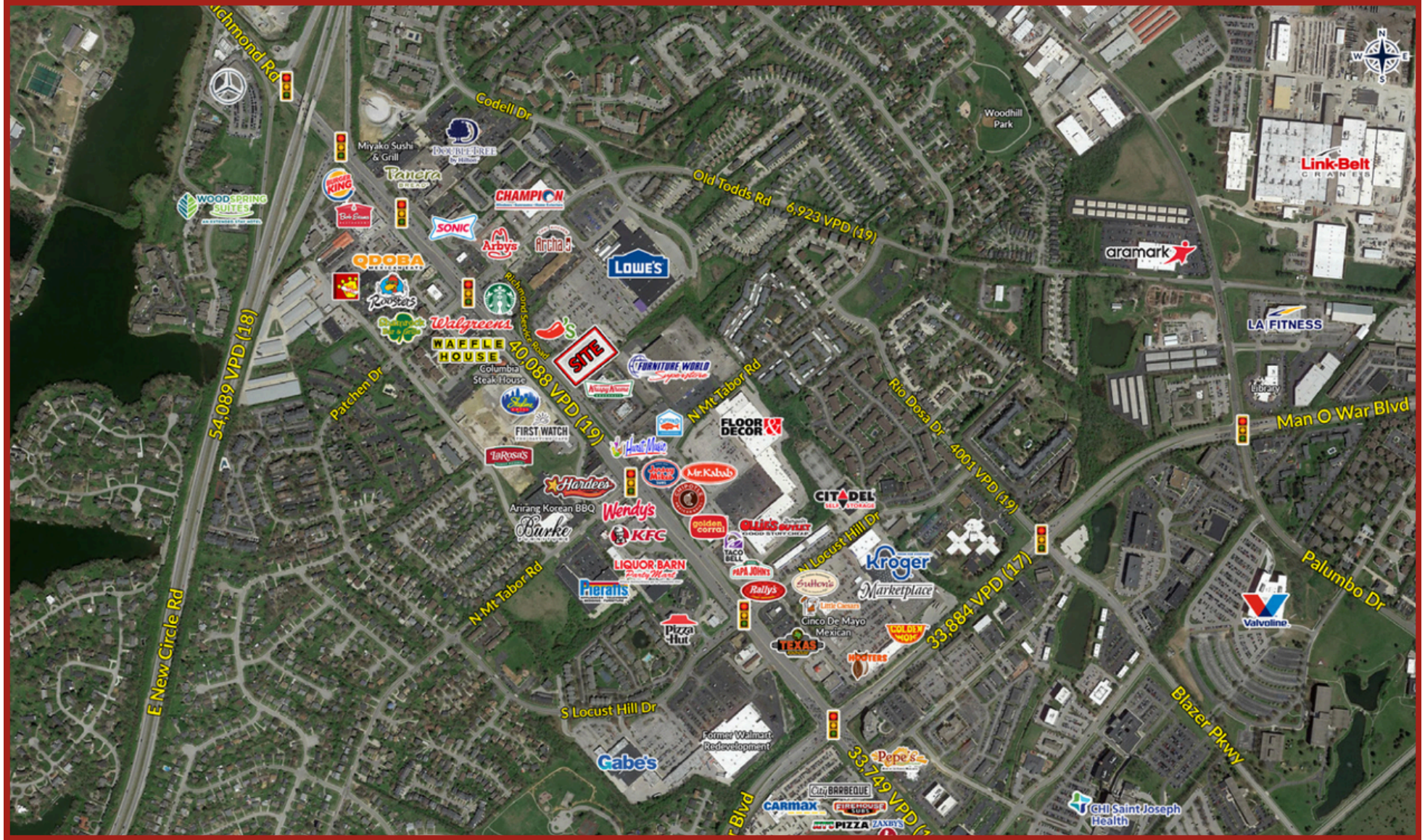


KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com

IMMEDIATE TRADE AREA AERIAL

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky

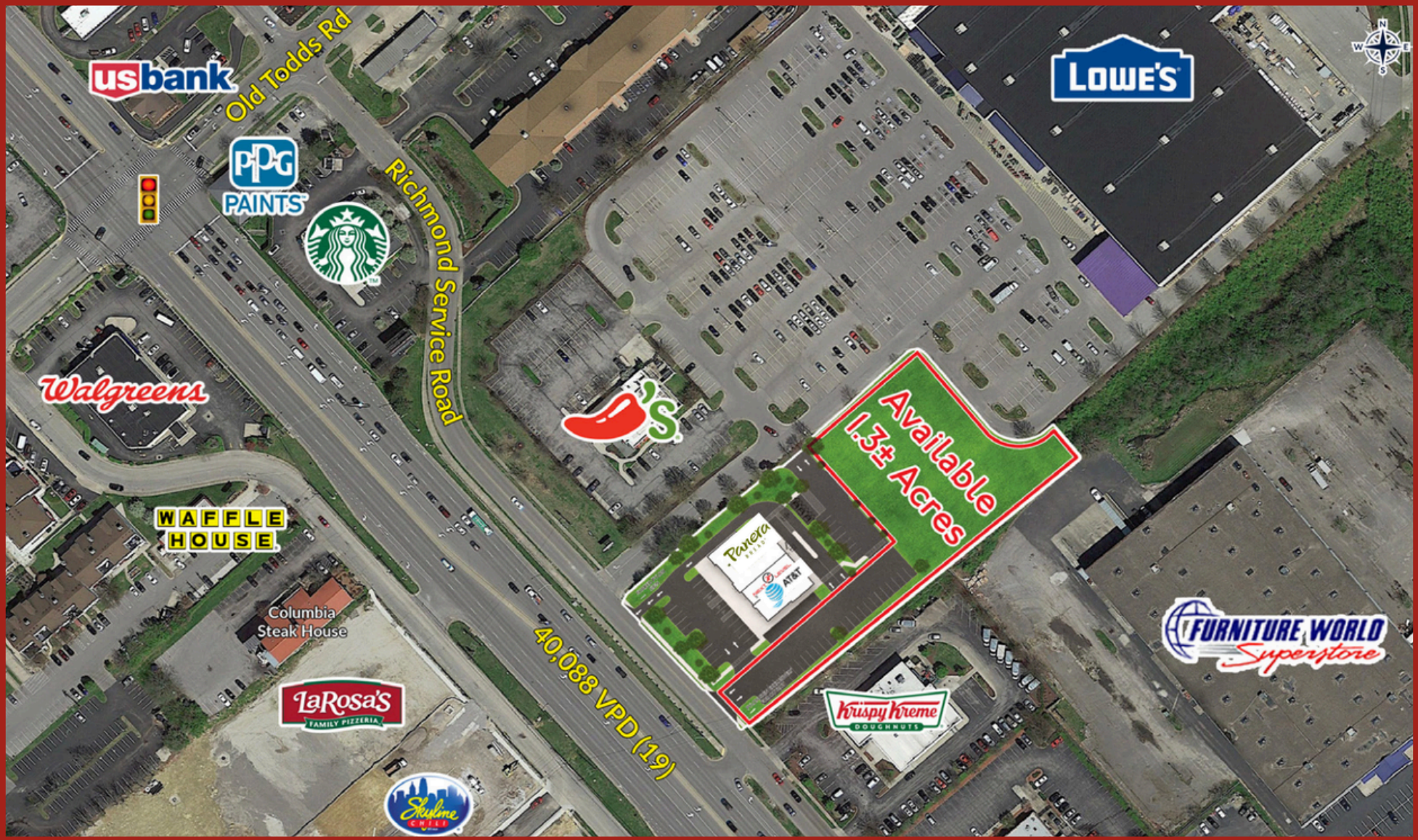


KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com

SITE PLAN AREA AERIAL

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky



KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com

SITE PLAN AERIAL

Pin Oak Plaza
2887 Richmond Road | Lexington, Kentucky



KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

BRYAN LITTLE
p: 859.619.4969
e: bryan@littlerealestateky.com