For Lease

Canewood Commons Retail Center

107 CANEWOOD CENTER DRIVE, GEORGETOWN, KY 40324

±5,599 SF • $32.00-$35.00 / SF NNN • NEW BUILD • FOR LEASE

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PROPERTY SUMMARY

NEW CONSTRUCTION RETAIL CENTER

LEASE SUMMARY	
LEASE RATE	$32.00 SF/yr (NNN)
BUILDING SIZE	±7,199 SF (4 suites)
AVAILABLE SF	±1,500 – 5,599 SF (3 suites)
LEASED	Suite 140 — Jersey Mike's (±1,600 SF)
END-CAP	Suite 110 — drive-thru + patio
ZONING	B-2 · Highway Commercial
TRAFFIC	21,850+ VPD
DELIVERY	White Box

PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present Canewood Commons, a ±7,199 SF multi-tenant retail center on Canewood Center Drive at the Frankfort Pike (US 460) / McClelland Circle node in Georgetown. Suite 140 is leased to Jersey Mike's Subs, leaving ±5,599 SF in three divisible suites — including a drive-thru, patio end-cap at Suite 110.

The site sits directly across from a new Publix-anchored development currently under construction, which will bring several additional retailers to the immediate trade area — further strengthening the daily traffic and co-tenancy draw for Canewood Commons. The B-2 site benefits from a combined ±21,850 VPD at the Frankfort Pike / McClelland Circle intersection, one of Scott County's fastest-growing corridors, and sits across from three schools.

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PROPERTY HIGHLIGHTS

- **ADJACENT TO PUBLIX — UNDER CONSTRUCTION**
  The Publix-anchored Elkhorn Village is under construction at this same US 460 / McClelland Circle node, adding a grocery draw along with the public schools and already strong traffic counts.

- **DIVISIBLE FOUR-SUITE LAYOUT**
  ±1,500–5,599 SF, including a drive-thru end-cap with patio — suits QSR, coffee, medical, financial, and daily-needs tenants.

- **SCHOOL-ADJACENT TRADE AREA**
  Directly across from three schools totaling 3,000 students, plus dense rooftops and the Canewood golf community.

- **TOYOTA-ANCHORED ECONOMY**
  Georgetown is home to Toyota's largest plant worldwide 10,000+ employees; $2B+ 2024 expansion

PUBLIX-ANCHORED DEVELOPMENT
Currently Under Construction

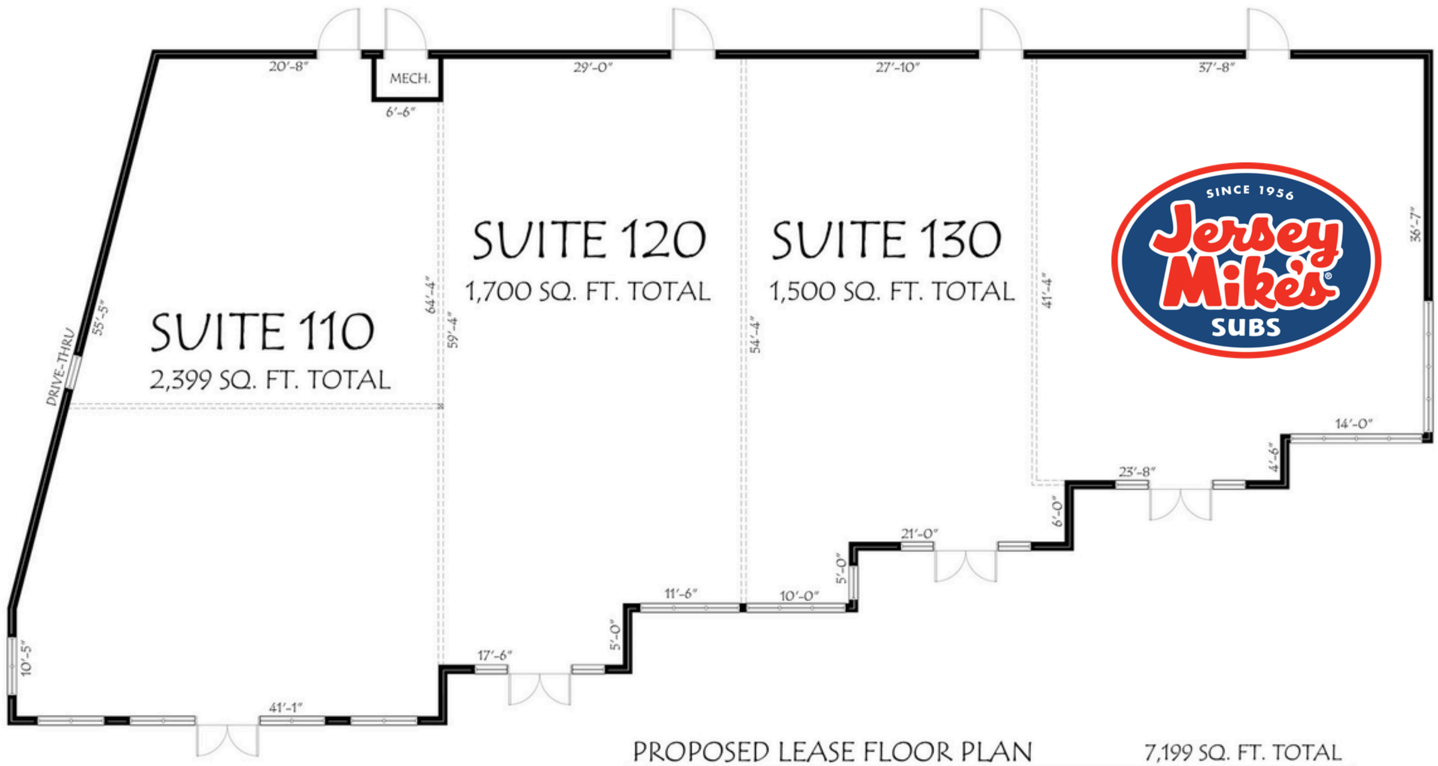
JERSEY MIKE'S LEASED
Suite 140 — ±1,600 SF committed

HIGH TRAFFIC COUNT
21,850+ Vehicles Per Day

SUITE PLAN

CANEWOOD COMMONS

CANEWOOD CENTER DRIVE
GEORGETOWN, KY.



PROPOSED LEASE FLOOR PLAN 7,199 SQ. FT. TOTAL

mattwelch DEVELOPMENT
commercial residential multi-family

STUDIO A architecture
www.studioarch.com
859.983.6760

5/20/2026

±5,599 SF available in three divisible suites. Suite 140 (±1,600 SF) is leased to Jersey Mike's Subs. Suite 110 offers a drive-thru and patio end-cap. Sizes per the developer's Studio A plan and subject to final construction and demising.

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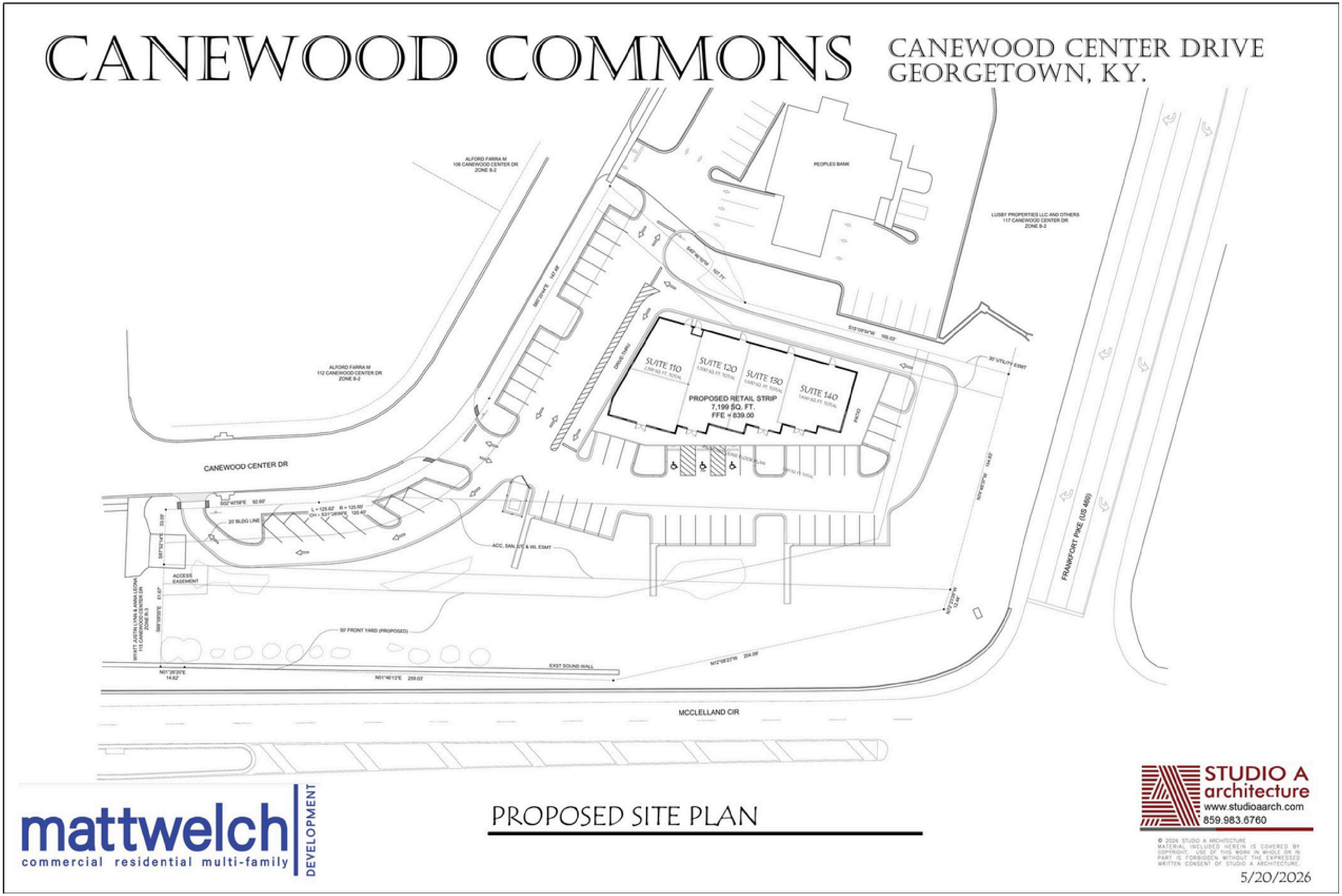
SITE PLAN


CANEWOOD COMMONS
CANEWOOD CENTER DRIVE
GEORGETOWN, KY.
PEOPLES BANK
SUITE 110
SUITE 120
SUITE 130
SUITE 140
PROPOSED RETAIL STRIP
7,199 SQ. FT.
FFE = 839.00
CANEWOOD CENTER DR
FRANKFORT PIKE (US 460)
MCCLELLAND CIR
PROPOSED SITE PLAN
STUDIO A architecture
www.studioaarch.com
859.983.6760
5/20/2026

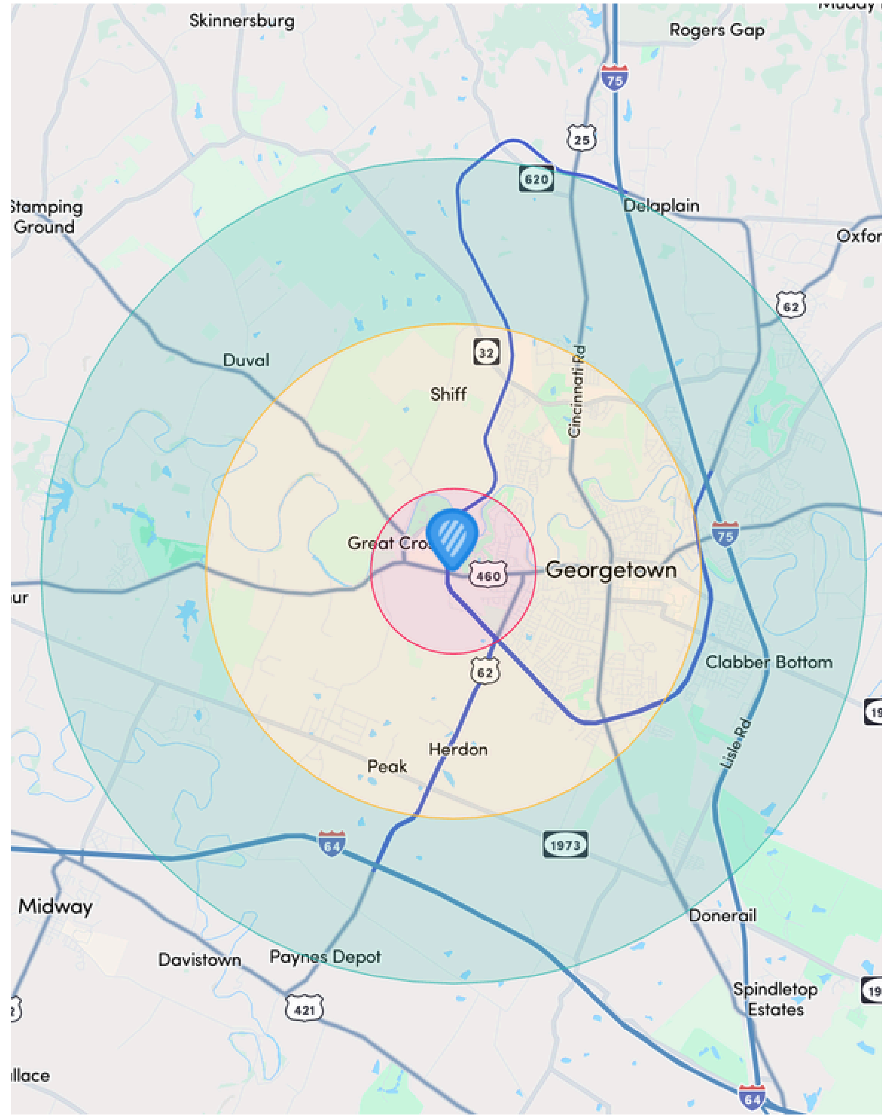
TRADE AREA & FOOT TRAFFIC

US 460 / MCCLELLAND CIRCLE — GEORGETOWN, KY

Canewood Commons fronts Canewood Center Drive at the Frankfort Pike (US 460) / McClelland Circle intersection, carrying combined traffic of roughly 17,150+ VPD (US 460 6,569+ VPD; McClelland Circle 10,581+ VPD).

The new Publix-anchored Elkhorn Village is under construction at this same node, and the Kroger Marketplace sits 2.4 miles south. With Peoples Bank, Giovanni's, and Marathon already established and the Canewood golf community adjacent, daily-needs demand is concentrating at Georgetown's northwest growth edge.

LOCATION	TYPE	DISTANCE	AVG. MONTHLY VISITS
Publix — Elkhorn Vlg.	Grocery	Same node	Open May 2027
Kroger Marketplace	Grocery	2.4 MI	124,490
Peoples Bank	Financial	Adjacent	3,200
Giovanni's Pizza	Restaurant	Node	10,180
Marathon	Fuel/C-store	Node	34,300
Great Crossing HS	Education	Across	1,600 students
Elkhorn Crossing School	Education	Across	800 students
Western Elementary	Education	Across	600 students



GEORGETOWN, KENTUCKY

A DESTINATION FOR SHOPPING, DINING, AND LIVING

Georgetown is Kentucky's 6th-largest city and has roughly doubled in population over two decades.

More than 3,000 new housing units were approved county-wide in March 2025, extending demand along the northwest corridor the subject fronts.

ANCHORED BY HORSE FARMS, DEVELOPMENT, AND MORE

The Kentucky Horse Park, 8 miles from the site, has over 1 million visitors a year and recently received a $39 million budget from the state for renovations and construction of facilities.

Georgetown College, 2 miles from the site, serves 1,500 students and faculty. Offering a built-in customer base and strong potential for businesses seeking proximity to the college community.

SCHOOLS, RECREATION AND DAILY DEMAND

Great Crossing High School, Elkhorn Crossing School, and Western Elementary sit directly across from the site, together drawing roughly 3,000 students plus faculty and parent traffic through the school day.

The Canewood golf community, Kroger Marketplace 2.4 miles south, and the Publix-anchored Elkhorn Village under construction at the same node round out the weekday and weekend customer base.

TOYOTA MOTOR MANUFACTURING, KENTUCKY

#1 TOYOTA PLANT WORLDWIDE	**10,000+** TOYOTA EMPLOYEES
$2B+ 2024 EXPANSION INVESTMENT	**6th** LARGEST CITY IN KENTUCKY

- **3,000+ new housing units** approved county-wide (March 2025).
- **17,150+ combined VPD** at the US 460 / McClelland Circle node.
- **Publix-anchored Elkhorn Village** under construction at the same node.

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,900	26,000	43,900
HOUSEHOLDS	1,400	9,940	TBD
AVERAGE HH INCOME	$139,400	$98,800	$102,300
MEDIAN HH INCOME	$114,500	$78,000	$83,700
AVERAGE AGE	39	38	37
AVERAGE HOME VALUE	$352,500	$267,100	$259,800
ANNUAL CONSUMER RETAIL SPEND	$7.2M	$128.5M	$348.1M

TRADE AREA NOTES

- **Affluent 1-mile ring** — $116,078 average household income.
- **New grocery draw** — Publix-anchored Elkhorn Village under construction at the same node.
- **3,000+ housing units** approved county-wide (March 2025).
- **School-anchored daytime draw** — ~4,000 students across three adjacent campuses.

3,900
POPULATION
1 MILE

$139,400
AVG HH INCOME
1 MILE

$352,500
AVG HOME VALUE
1 MILE

17,150+
COMBINED VPD
AT NODE

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AERIAL

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STONE COMMERCIAL REAL ESTATE

AERIAL

For marketing purposes only, exact locations not warranted
Downtown Georgetown
Canewood
Giovanni's PIZZA
KRISPY KRUNCHY CHICKEN
Marathon
Peoples
SVN STONE COMMERCIAL REAL ESTATE
Subject Property
Franfort Rd 7,248+ VPD
McClelland Cir 9,417+ VPD
GREAT CROSSING HIGH SCHOOL
ELKHORN MIDDLE SCHOOL
SVN STONE COMMERCIAL REAL ESTATE

LOCATION & TRAFFIC

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