



Kroger Shadow-Anchored Retail Space For Lease



107 Marketplace Circle, Suite 200

GEORGETOWN, KY 40324

±2,000 - 5,000 SF • \$35.00 SF/YR NNN • FOR LEASE

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PROPERTY SUMMARY

KROGER SHADOW-ANCHORED RETAIL SPACE FOR LEASE

107 MARKETPLACE CIR, SUITE 200, GEORGETOWN, KY 40324

OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (NNN)
AVAILABLE SF:	±2,000 - 5,000 SF
BUILDING SIZE:	7,300 SF
LOT SIZE:	±1.6 Acres
YEAR BUILT:	2018-2019
CO-TENANTS:	Starbucks • Mod Pizza • Commonwealth CU
ANCHOR:	126,000 SF Kroger Marketplace + Fuel
TRAFFIC:	McClelland Circle (US-460) — 14,645+ VPD at Marketplace Circle



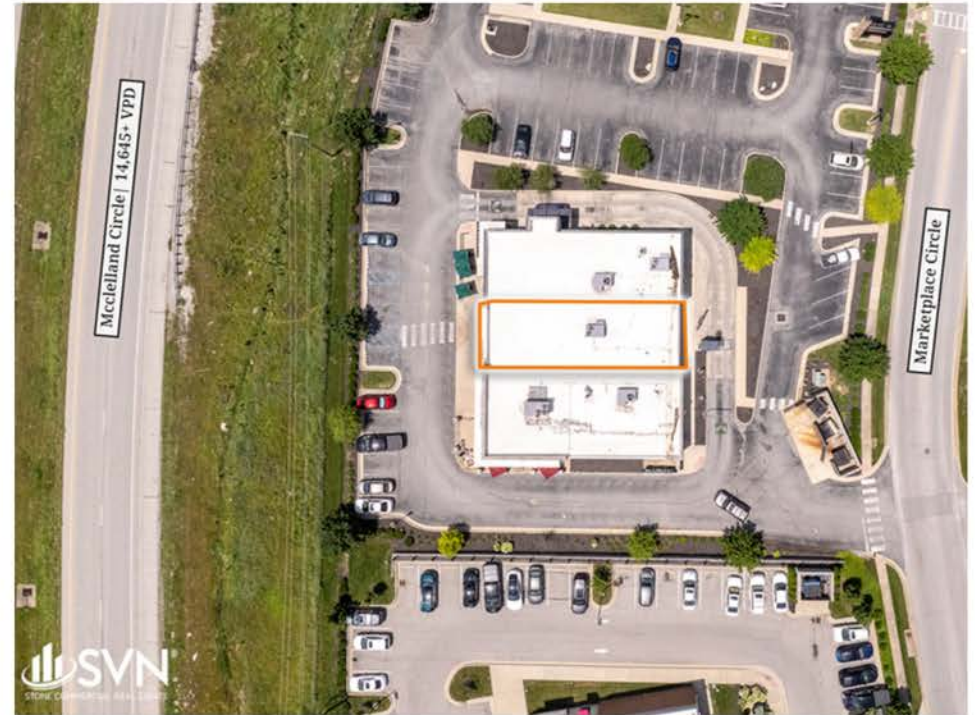
PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present ±2,000 - 5,000 SF of retail space at 107 Marketplace Circle in Georgetown, Kentucky. Built in 2018, the suite occupies the middle space of the front outparcel building at Landmark Shoppes, shared with Starbucks and Mod Pizza and positioned directly in front of the 126,000 SF Kroger Marketplace — the only Kroger store in Scott County and the #4-ranked Kroger in Kentucky by visitation.

The space delivers with an existing retail buildout, offering an incoming operator significant savings in cost and construction time versus shell space. Use is subject to existing exclusive use provisions and restrictions of record.

PROPERTY HIGHLIGHTS

- **Turnkey retail infrastructure** — retail-ready space saving substantial buildout cost and time versus shell delivery
- **Co-tenancy with Starbucks and Mod Pizza** — the adjacent Starbucks ranks in the top 13% of all Starbucks locations nationally by visits
- **Kroger Marketplace anchor** generates 96,000+ visits per month — the only Kroger store in Scott County
- **Strong center roster** including Roosters, McAlister's Deli, Petsense, Papa John's, UPS, AT&T, and Great Clips
- **Signalized access** to McClelland Circle (US-460 Georgetown Bypass) — 14,645+ VPD at Marketplace Circle



2ND GEN BUILDOUT

Purpose-built retail space



#4 KROGER IN KY

96,000+ monthly visits anchoring the center



14,645+ VPD

US-460 Bypass frontage at Marketplace Circle

TRADE AREA & FOOT TRAFFIC

ANCHORED BY ONE OF KENTUCKY'S HIGHEST-PERFORMING KROGER STORES

Landmark Shoppes is the dominant grocery-anchored center in Scott County. The Kroger Marketplace generates more than 96,000 visits per month — over 1.1 million annually — ranking 4th of 112 Kroger stores statewide. The adjacent Kroger Fuel Center is the #1-ranked Kroger fuel location in Kentucky.

Suite 107 sits directly in the path of this traffic at the front of the center, in the same building as a top-13%-nationally Starbucks.

LOCATION	DISTANCE	MONTHLY VISITS	RANK
Kroger Marketplace	On site	96,422	#4 of 112 in KY
Kroger Fuel Center	On site	66,835	#1 of 93 in KY
Starbucks	Same bldg	33,002	Top 13% in U.S.
Roosters Wings	297 ft	22,430	#3 of 9 in KY
Kroger Pharmacy	On site	20,220	Top 20% in KY
PNC Bank	On site	16,512	#1 of 87 in KY
McAlister's Deli	451 ft	15,803	—
Petsense	513 ft	15,593	#1 of 10 in KY

Source: AlphaMap location analytics; trailing average monthly visits. Rankings by visit volume within brand.



GEORGETOWN, KENTUCKY

ONE OF KENTUCKY'S FASTEST-GROWING MARKETS

Georgetown is the seat of Scott County — consistently ranked among the fastest-growing counties in Kentucky — positioned at the convergence of I-75 and I-64 approximately 10 miles north of Lexington. The city pairs a historic downtown core with sustained residential growth radiating along the McClelland Circle corridor, where the subject property fronts the county's dominant retail node.

ANCHORED BY TOYOTA'S LARGEST PLANT IN THE WORLD

Toyota Motor Manufacturing Kentucky (TMMK) is Toyota's largest manufacturing plant in the world, employing nearly 10,000 team members who commute from 80 of Kentucky's 120 counties. Cumulative investment at the Georgetown campus exceeds \$11 billion, with more than 15 million vehicles produced since 1988 and current capacity of approximately 550,000 vehicles and 700,000 engines annually.

In March 2026, Toyota announced an additional \$800 million expansion to prepare the plant for its second battery-electric vehicle — on top of a \$1.3 billion BEV commitment already underway — cementing Georgetown's employment base and daytime population for the next production cycle.

COMMUNITY ASSETS

Georgetown College, a private liberal arts institution founded in 1829, sits adjacent to the city's historic downtown. Georgetown Community Hospital anchors a growing healthcare sector, and the Kentucky Horse Park — one of the region's premier tourism draws — is minutes south on I-75. Together with the Toyota campus, these drivers deliver a deep weekday customer base to the McClelland Circle retail corridor.



TOYOTA MOTOR MFG. KENTUCKY

#1

LARGEST TOYOTA PLANT
IN THE WORLD

~10,000

TEAM MEMBERS FROM
80 OF 120 KY COUNTIES

\$11B+

CUMULATIVE
INVESTMENT

15M+

VEHICLES BUILT
SINCE 1988

- **\$800M expansion** announced March 2026 for the plant's second battery-electric vehicle
- **I-75 / I-64 crossroads**, 10 miles north of Lexington
- **Only Kroger in Scott County** anchors the subject center

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,146	28,765	43,489
Workday Population	7,945	29,289	42,417
Households	2,384	11,057	16,378
Median Household Income	\$74,400	\$74,600	\$82,500
Average Household Income	\$89,000	\$94,700	\$101,500
Median Age	36	36	36
Median Owner-Occupied Home Value	\$202,600	\$238,200	\$267,300
Annual Consumer Retail Spend	\$86.8M	\$257.2M	\$378.6M

TRADE AREA NOTES

- **Daytime market:** workday population exceeds the residential base at the 1- and 3-mile rings — a built-in weekday lunch customer
- **Above-market incomes:** average household income tops \$100K at 5 miles
- **Young trade area:** median age of 36 across all rings
- **Spending power:** \$378M+ in annual retail spend within 5 miles, forecast to grow through 2030

Source: AlphaMap demographics, current-year estimates with 2030 forecast growth across all rings.

7,945

WORKDAY POPULATION
1 MILE

\$101.5K

AVG HH INCOME
5 MILE

\$378.6M

ANNUAL RETAIL SPEND
5 MILE

43,489

POPULATION
5 MILE



RETAIL CORRIDOR



TRADE AREA HIGHLIGHTS

Looking east from Landmark Shoppes along McClelland Circle toward Lexington Road (US-25) — Georgetown's primary retail spine, carrying a combined 37,900+ vehicles per day.

- Grocery node — the subject's Kroger Marketplace and nearby ALDI concentrate the county's daily-needs trips, with Landmark Shoppes as the dominant draw
- Two-corridor exposure — McClelland Circle (20,154+ VPD) meets Lexington Road (17,754+ VPD), the main route to downtown Georgetown and I-75
- Medical daytime drivers — Lexington Clinic and Georgetown Community Hospital feed consistent weekday traffic along the corridor
- Landmark Shoppes co-tenancy — Kroger, Starbucks, Verizon, Roosters, McAlister's Deli, Petsense, Papa John's, and UPS surround Suite 107 with proven national operators

DISCLAIMER

CONFIDENTIAL LISTING — DO NOT DISTURB THE BUSINESS. This is a confidential listing. An operating business currently occupies space at the property. Prospective tenants, their brokers, and their representatives shall NOT contact, visit, or disturb the business, its owners, its employees, or its customers, and shall NOT discuss this offering with them. All inquiries, tours, and communications must be directed exclusively through the SVN Advisors listed herein. Unauthorized contact may result in disqualification from the offering.

The material contained in this Offering Memorandum is furnished solely for the purpose of considering a lease of the property described herein and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate a possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than those contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a lease of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered lease agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property, including all use restrictions, exclusive use provisions, and restrictions of record affecting the shopping center.

This Offering Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until the Owner executes and delivers a signed lease agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.