

# LEASING OPPORTUNITY

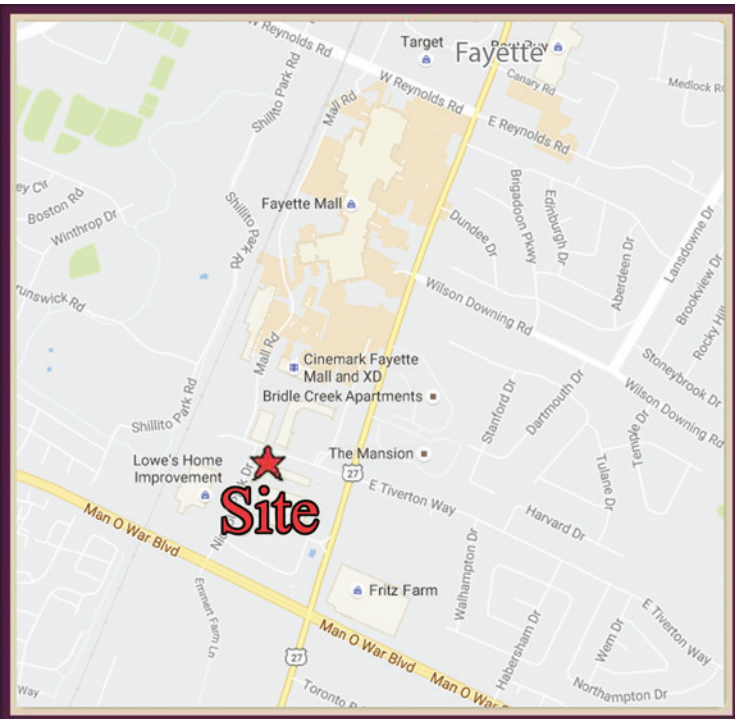
## 148 WEST TIVERTON

148 West Tiverton, Lexington, Kentucky



### REASONS TO LEASE

- \* 3,167 SF Space Available.
- \* Located between The Summit at Fritz Farm and Fayette Mall.
- \* This well-located space offers excellent visibility and easy access in a high-traffic retail corridor.
- \* One of Lexington's most active submarkets.



All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity  
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Group, Inc.**

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Equity Management Group \* 840 East High Street \* Lexington, KY 40502

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## 148 WEST TIVERTON

148 West Tiverton, Lexington, Kentucky

110 Available	3,167 SF
120 Bang-A-Chain	1,584 SF
130 RJ Jewelers	1,584 SF
140 Lifestyle Chiropractic	1,991 SF
150 AltSmoke	1,671 SF
<b>Total GLA:</b>	<b>10,000 SF</b>



### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	NA
<b>Total GLA:</b>	10,000 sf.
<b>Traffic Count:</b>	87,287
<b>Parking Spaces:</b>	Abundant
<b>Occupancy:</b>	69%

### PROPERTY ADVANTAGES

- \* Easy access to highly traveled roads
- \* Directly adjacent to Nicholasville Rd., Man O' War Wal-Mart

### LOCATION

**Located at:** 148 West Tiverton Way in Lexington, Kentucky, Nicholasville Road Corridor.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	11,810	96,380	198,728
Average Household Income:	\$69,980	\$82,263	\$80,755
Average Household Value:	\$210,769	\$264,142	\$293,425

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