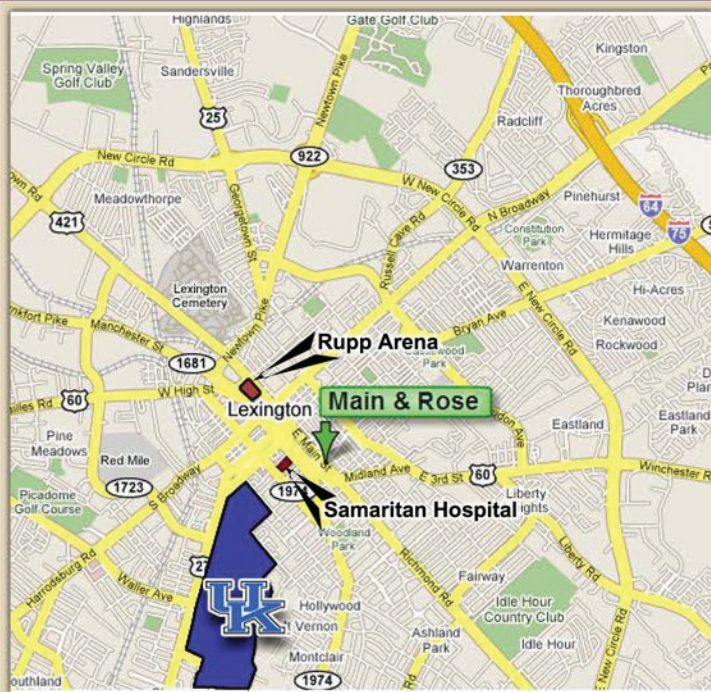


# MIXED-USE OPPORTUNITY

THE LOFTS AT

# MAIN ROSE

Lexington, Kentucky



## OPPORTUNITIES

### Retail Now Available

- \* 100+ Retail Parking Spaces
- \* Open Air Restaurant Possibilities
- \* Within walking distance of:
  - University of Kentucky
  - Central Business District
  - Transylvania University
  - Rupp Arena
  - and the affluent community of Chevy Chase
- \* Become part of Lexington's vibrant Downtown by opening your business in a development where "Live, Work, and Play" truly applies!

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.



Leasing Representative: **Jason Taylor**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612

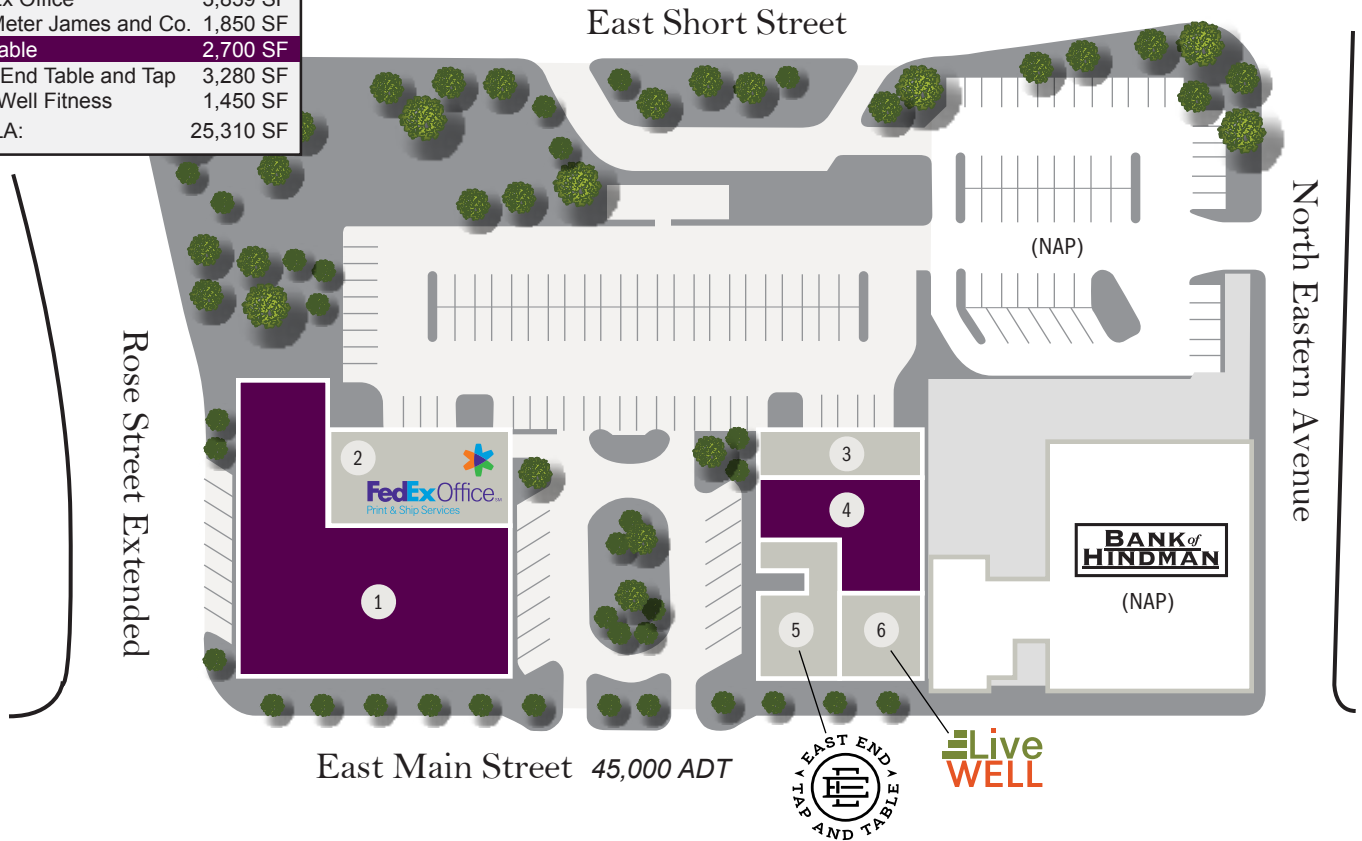
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# MIXED-USE OPPORTUNITY

## THE LOFTS AT MAINROSE

Lexington, Kentucky

1 Available	12,297 SF
2 FedEx Office	3,839 SF
3 VanMeter James and Co.	1,850 SF
4 Available	2,700 SF
5 East End Table and Tap	3,280 SF
6 Live Well Fitness	1,450 SF
Total GLA:	25,310 SF



### PROPERTY SPECIFICS

<b>Total Land Area:</b>	2.5 acres
<b>Zoning:</b>	B-2
<b>Total Retail:</b>	25,000 Sq. Ft.
<b>Traffic Counts:</b>	45,000
<b>Parking Spaces:</b>	100+ Free Parking

### PROPERTY ADVANTAGES

- \* Be a part of this true Urban Mixed-Use Development in the heart of vibrant Lexington, KY.
- \* Open air outdoor seating and plenty of parking and valet service possibilities.
- \* 96 Luxury Lofts directly above giving retailers a built-in base of consumers.

### LOCATION

- \* Conveniently Located on the high traffic corner of E. Main St. and Rose St. in Lexington, Kentucky.
- \* Within Walking Distance of the University of Kentucky, Central Business District, Transylvania University, Rupp Arena and the affluent community of Chevy Chase.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	21,694	109,522	231,719
Average Household Income:	\$59,440	\$62,008	\$65,642
Average Household Value:	\$282,890	\$224,275	\$213,665

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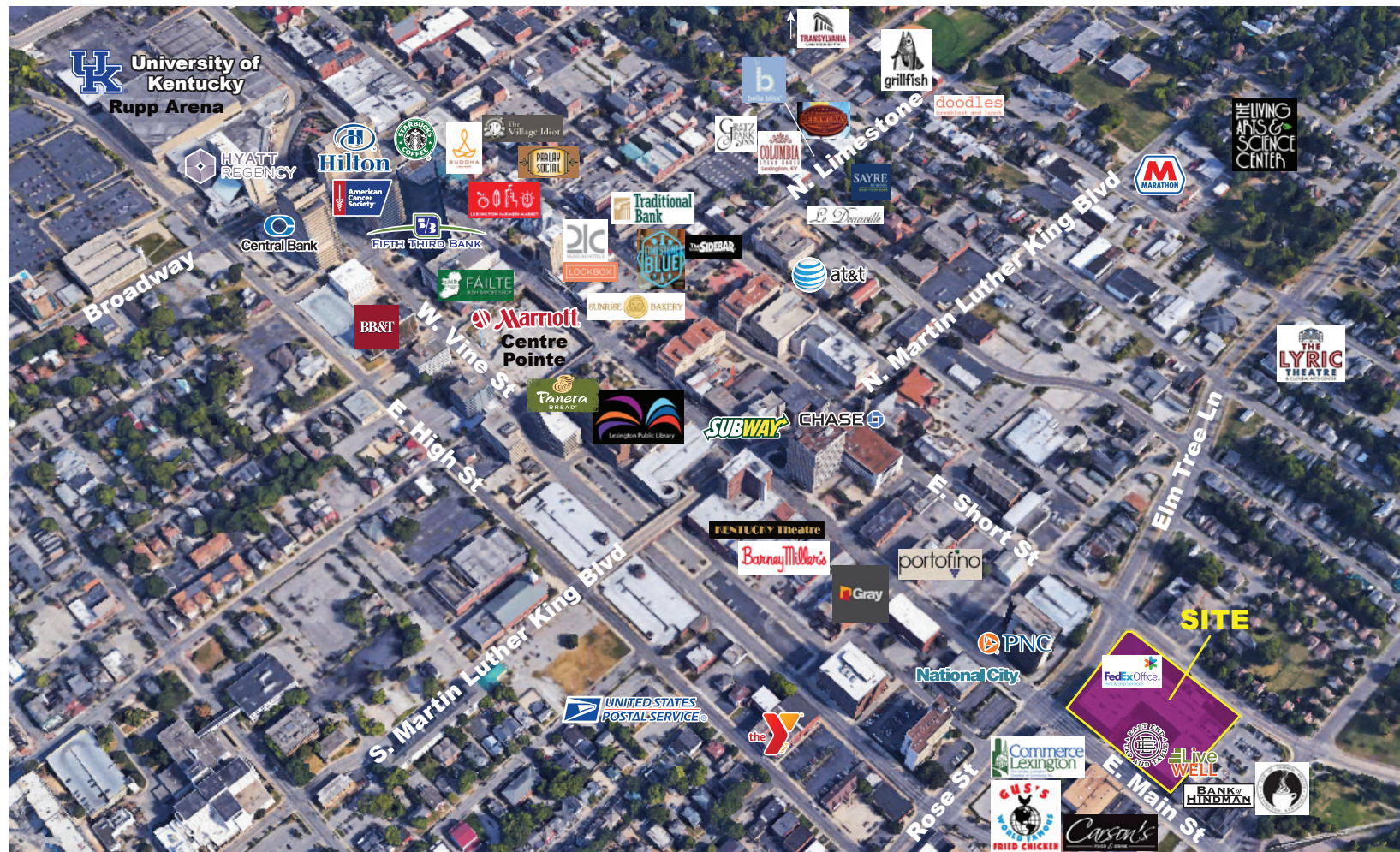


**Equity**  
Management Group, Inc.

# MIXED-USE OPPORTUNITY

THE LOFTS AT  
**MAINROSE**

Lexington, Kentucky



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