

LEASING OPPORTUNITY

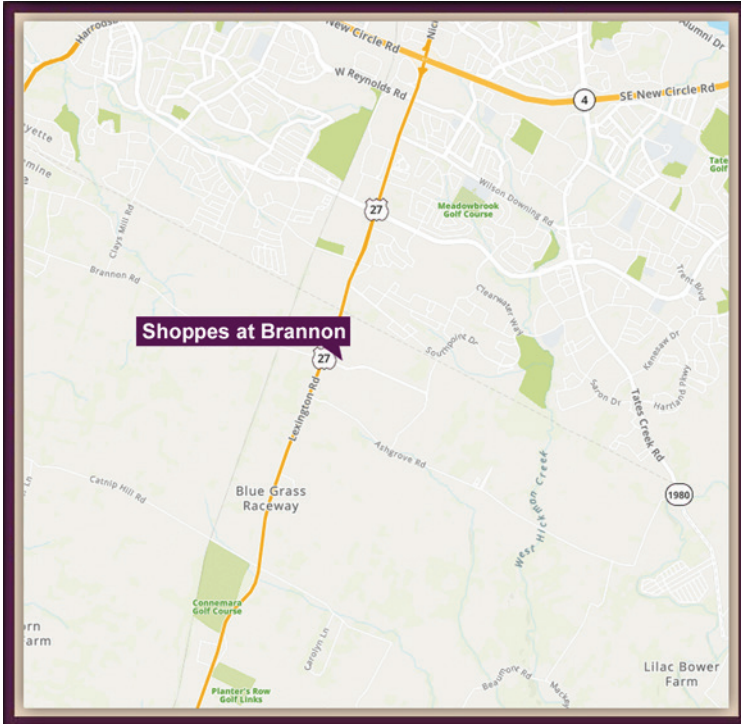
SHOPPES AT BRANNON

211-231 E. Brannon Road, Nicholasville, Kentucky 40356



SHOPPES AT BRANNON

SHERWIN WILLIAMS | BELLACINO'S | STATE FARM
 BRANNON CROSSING Family Dental | BRANNON Family Chiropractic
 SHIPPING LOCKER | BLUEGRASS SALT ROOM | CRUMBL COOKIES
 MAGE STUDIOS | THE NAIL SHOP | GROCE RING GALLERY
 BADGER TECHNOLOGIES | 723 VAPOR



OPPORTUNITIES

- * Spaces from 1,200 SF to 1,320 SF Available.
- * The property is anchored by Sherwin Williams and Badger Technologies.
- * Brannon Crossing is a master planned grocery anchored neighborhood development serving south Lexington & Nicholasville.
- * Brannon will continue to thrive from the housing boom along the Fayette Jessamine counties line, as Fayette's (Lexington) developable land is extremely scarce.
- * Located within major mid-south college town – Lexington – home to the University of Kentucky (29,800 student enrollment).
- * Strategic location at a signalized intersection along a major regional traffic corridor (US-27) with a combined 54,008 VPD.
- * Strong density marked by 142,194 people within a 5-mile radius with an excellent average household income of \$107,000.

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

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

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1	Bellacino's	3,000 SF
2	KORT Physical Therapy	2,495 SF
3	Vital Holdings	1,160 SF
4	Available	1,320 SF
5	Bluegrass Family Vision	1,200 SF
6	Grace Rug Gallery	1,200 SF
7	Frozen in Time	1,200 SF
8	State Farm	1,200 SF
9, 10	Brannon Chiropractic	2,400 SF
11	723 Vape	1,200 SF
12	Shipping Locker	1,200 SF
13	The Nail Shop	1,820 SF
14	European Bakery	3,260 SF
15	Sherwin Williams	4,500 SF
Total GLA:		27,155 SF

16	Brannon Crossing Family Dental	4,781 SF
17	Bluegrass Salt Room	1,200 SF
18-19	IMAGE Studios Salon	4,800 SF
20	Available	1,200 SF
21	Available	1,200 SF
22	Crumbl Cookies	2,300 SF
23	Nail Pro, Inc.	1,200 SF
24	Badger Technologies	1,500 SF
25,26	Badger Technologies	7,252 SF
Total GLA:		25,233 SF



PROPERTY SPECIFICS

Anchor Tenants:	Sherwin Williams, Badger Technologies
Total Land Area:	5.6 acres
Total GLA:	52,388 sf
Traffic Count:	36,736 (Nicholasville Rd.)
Parking Spaces:	Ample
Occupancy:	93%

PROPERTY ADVANTAGES

Kroger shadow anchored strip centers with strong future housing growth. Future road expansion on West Brannon will cause continued sales growth/demand at Brannon Crossing.

LOCATION

Located at: 211-231 E. Brannon Road. Well positioned on Nicholasville Road just outside of Fayette County. The Brannon Road extension to Tates Creek Road opened the Brannon master development to much of Southside Lexington.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	3,173	62,648	145,363
Average Household Income:	\$113,330	\$101,890	\$107,517
Estimated Number of Households:	2,209	25,060	146,506

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