

LEASING OPPORTUNITY

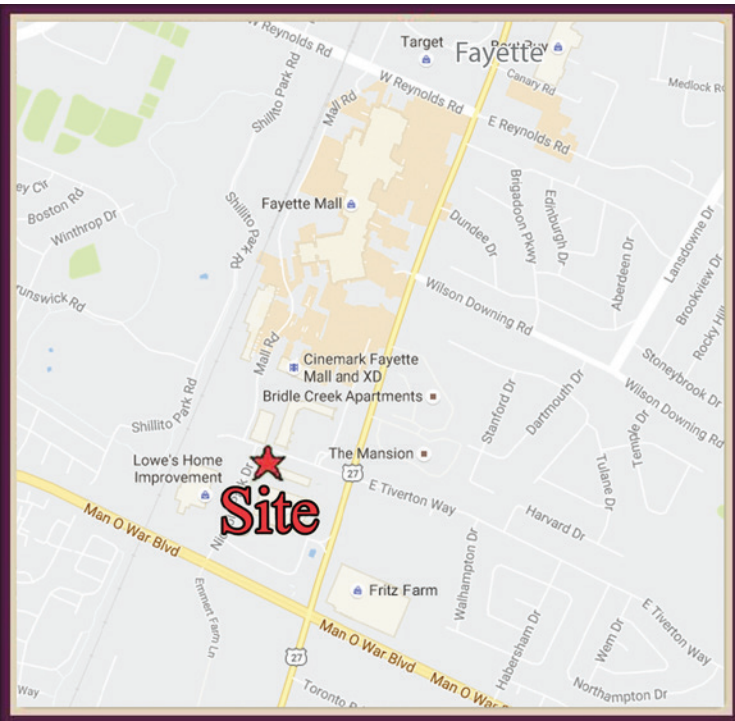
148 WEST TIVERTON

148 West Tiverton, Lexington, Kentucky



REASONS TO LEASE

- * 1,587 SF Retail Space Available.
- * Located between The Summit at Fritz Farm and Fayette Mall.



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
Management
Group, Inc.**

Leasing Representative: **Jason Gentner**

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

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110 GURU Fitness	3,167 SF
120 Bang-a-Chain	1,584 SF
130 Available	1,587 SF
140 Lifestyle Chiropractic	1,991 SF
150 AltSmoke	1,671 SF
Total GLA:	10,000 SF



PROPERTY SPECIFICS

Anchor Tenant:	GURU Fitness
Total GLA:	10,000 sf.
Traffic Count:	87,287
Parking Spaces:	Abundant
Occupancy:	85%

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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