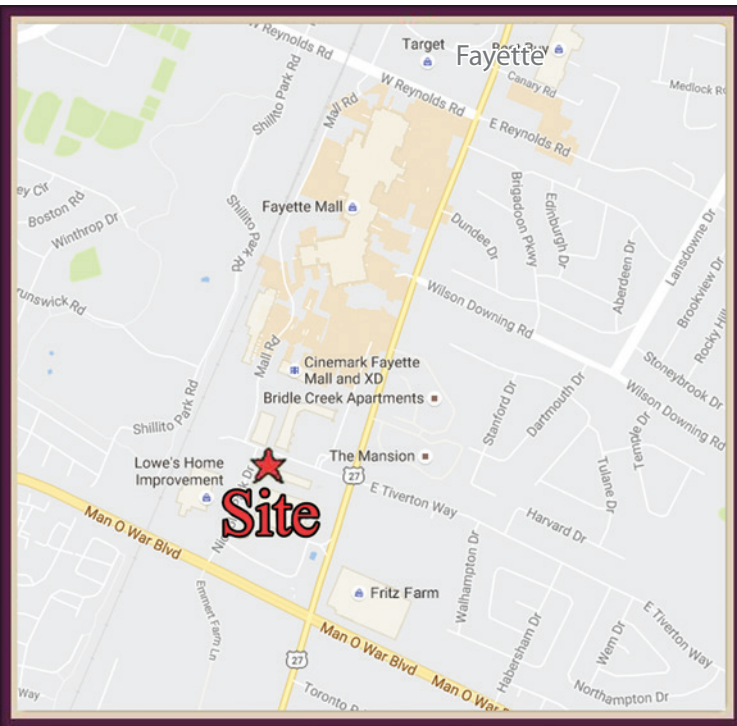


LEASING OPPORTUNITY

TIVERTON SHOPPES

130 West Tiverton, Lexington, Kentucky



REASONS TO LEASE

- * 3,000 SF space coming Available August 2023.
- * 4,000 SF space coming Available September 2023. Space Divisible.
- * Located between The Summit at Fritz Farm and Fayette Mall.

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Leasing Representative: **Jason Taylor**

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

LEASING OPPORTUNITY

TIVERTON SHOPPES

130 West Tiverton, Lexington, Kentucky

1	Eagle Finance	4,000 SF
2	Leslie's Swimming Pool	2,900 SF
3	Lex Vape	1,500 SF
4	Cell Phone Repair	1,500 SF
5	Aspire Fitness	2,000 SF
6	Willis Music	9,000 SF
7	Domino's Pizza	1,000 SF
8	Great Clips	1,000 SF
9A	Game Xchange	2,000 SF
9B	Available	3,000 SF
10	Nail Passion	1,200 SF
11	Happy Sushi	2,800 SF
12	Temper Sealy – Sleep Outfitters	4,000 SF
13	La Taquiza	1,000 SF
14	Cocktails of Lexington	2,880 SF
Total GLA:		40,000 SF



PROPERTY SPECIFICS

Anchor Tenant:	Willis Music
Total GLA:	40,000 SF
Traffic Count:	87,287
Parking Spaces:	Abundant
Occupancy:	93%
Acres:	4

PROPERTY ADVANTAGES

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

LOCATION

Located at: 130 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:	11,893	93,029	194,310
Average Household Income:	\$65,439	\$75,280	\$72,973
Average Household Value:	\$178,339	\$218,419	\$243,772

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Management Group, Inc.

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