

# LEASING OPPORTUNITY

## SOUTH ASHLAND RETAIL

316 South Ashland, Lexington, Kentucky



### OPPORTUNITIES

- \* Extremely well positioned in Chevy Chase between two lighted intersections, Ashland – Euclid and Ashland – High Street.
- \* Shadow anchored by the only Starbucks in Chevy Chase.
- \* Generational real estate, highly sought after and rarely available.
- \* Located in regional retail trade area serving the affluent Chevy Chase neighborhoods, the University of Kentucky and Downtown Lexington.
- \* Several national and local retailers including: Starbucks, PNC Bank, McAlisters, Republic Bank, Speedway, Chase Bank, Dominos, Great Clips, Kort Physical Therapy, BeMedispa, UPS Store, etc. in the immediate trade area.

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 Taylor**

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

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1 Yappy Place	2,467 SF
2 Available	1,900 SF
<b>Total GLA:</b>	<b>1,900 SF</b>



### PROPERTY SPECIFICS

**Total Land Area:** 1/2 acre  
**Total GLA:** 1,900 sf.

### PROPERTY ADVANTAGES

Class A retail space in upscale neighborhood. Next door to Starbucks and within walking distance to many fine restaurants, boutique shops, University of Kentucky and downtown.

### LOCATION

**Located at:** In the heart of the historic Chevy Chase neighborhood in Lexington, Kentucky.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	18,718	116,443	259,978
Average Household Income:	\$130,004	\$85,789	\$85,270
Average Household Value:	\$372,656	\$237,627	\$216,233

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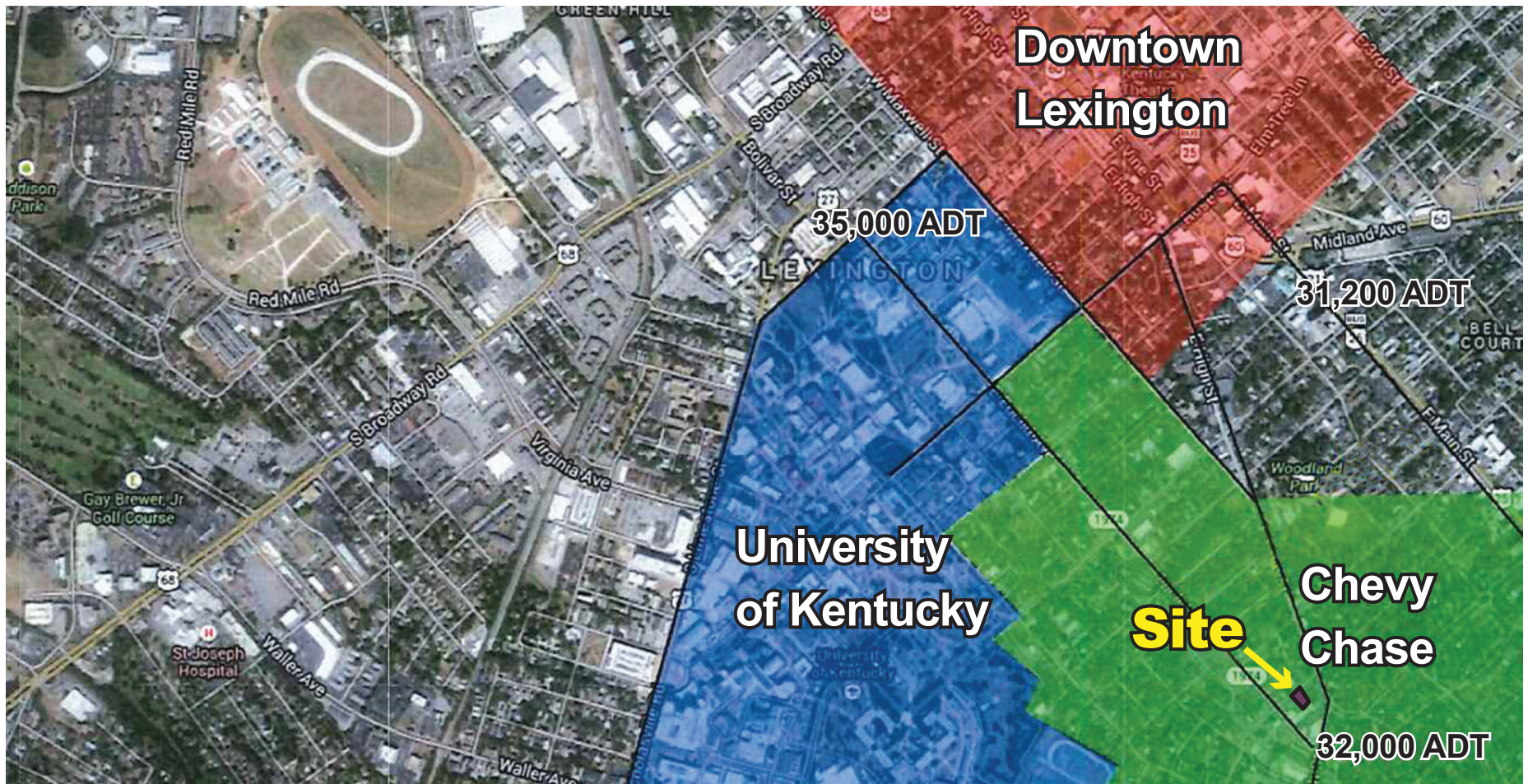


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