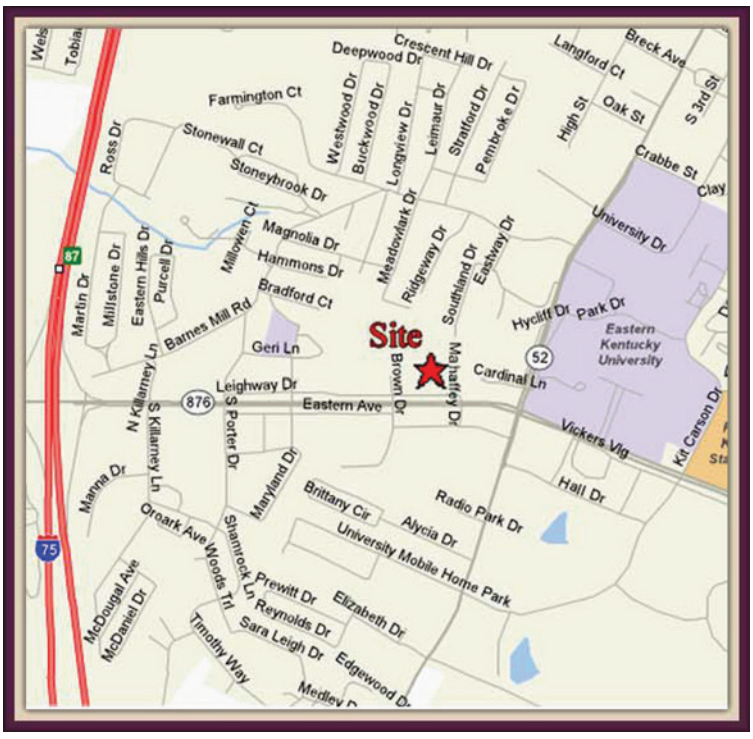
# LEASING OPPORTUNITY

# SHOPPERS VILLAGE of RICHMOND

400-500 Eastern Bypass, Richmond, Kentucky




## OPPORTUNITIES

* 2,000 - 6,000 SF Office/ Retail spaces available.
* 48,980 SF space may be available.
* One block away from Eastern Kentucky University (+14,000 students).

*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.

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| | | |
|---|---|---|
| 1 | Peddler's Mall | 48,980 SF |
| | Could Be Available | |
| | *(Inquire with agent for details.)* | |
| 2 | Box Drop Mattress | 2,000 SF |
| 3 | Papa John's Pizza | 2,200 SF |
| 4 | Vivi Nail & Spa | 2,050 SF |
| 5 | CosmoProf | 2,350 SF |
| 6 | MetroPCS | 3,200 SF |
| 7-8 | Mi Pueblo Mexican | 6,000 SF |
| 9 | Splash'Em Out Laundry | 2,400 SF |
| 10 | Available | 4,500 SF |
| 11 | Available | 6,000 SF |
| 12 | Dollar General | 10,290 SF |
| 13 | Vape & Tobacco Shop | 1,800 SF |
| 14 | Plus 1 Hair Salon | 1,500 SF |
| 15 | Brady's Sushi & Hibachi | 1,800 SF |
| 16 | Goodyear | |
| 17 | Brady's Asian Fusion | |
| 18 | Rally's | |
| Total GLA: | | 91,770 SF |

## PROPERTY SPECIFICS

| | |
|---|---|
| **Anchor Tenant:** | Peddler's Mall |
| **Total Land Area:** | 8.5 acres |
| **Total GLA:** | 91,770 SF + Outparcels |
| **Traffic Count:** | 38,600 |
| **Parking Spaces:** | 400 |
| **Occupancy:** | 86% |

## PROPERTY ADVANTAGES

Well located center with compatible tenants

Walking distance from Eastern Kentucky University

## LOCATION

**Located along Richmond's heavily traveled Eastern Bypass** and within walking distance to Eastern Kentucky University.

| **Strong and Growing Demographics:** | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| Population Estimates: | 11,652 | 37,118 | 46,190 |
| Average Household Income: | 51,768 | 52,764 | 57,025 |
| Average Household Value: | $207,180 | $193,880 | $202,556 |

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