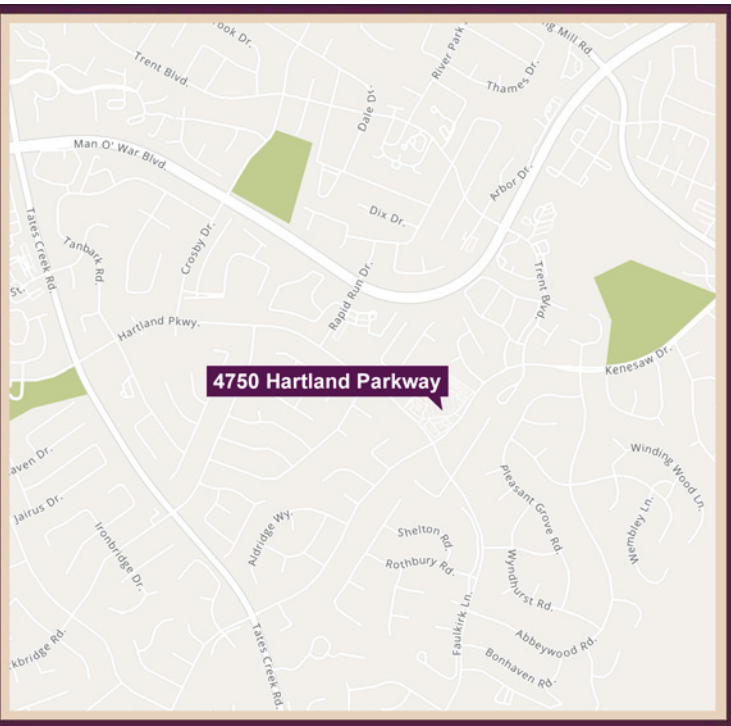


LEASING OPPORTUNITY

HARTLAND SHOPPING CENTER

4750 Hartland Parkway, Lexington, Kentucky



OPPORTUNITIES

- * Anchored by Kroger.
- * 3,380 SF Retail Suite Available.
- * Multiple 2nd Floor Office Spaces Available.
- * Busy upscale neighborhood driven site.
- * Great visibility with several entrances.
- * Located just 6 miles south of downtown Lexington.

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**
jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

HARTLAND SHOPPING CENTER

4750 Hartland Parkway, Lexington, Kentucky

112	VFIT	1,620
120	Wildcat Fitness	6,720
128	Shamrock's Bar & Grill	4,700
Available soon: <i>Inquire with agent for details</i>		
144	Wah-Mei Chinese Restaurant	3,000
162	Pepper Mexican Grill	3,350
170	Hartland Park Animal Hospital	1,480
174	Bak 4 More Studio	1,568
178	Town Branch Cabinets	3,380
180	Kroger Wine and Spirits	3,082
190	Jazzercise	3,145
Total GLA:		38,638 SF



PROPERTY SPECIFICS

Anchor Tenant:	Wildcat Fitness, Kroger (NAP)
Total Land Area:	5.27 acres
Total GLA:	38,638 SF
Traffic Count:	8,105
Parking Spaces:	250
Occupancy:	85%

PROPERTY ADVANTAGES

Located in the densely populated neighborhoods of Tates Creek.

LOCATION

4750 Hartland Parkway is located with easy access to busy Man O' War Boulevard and Tates Creek Road (located about 6 miles south of downtown Lexington).

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	14,882	77,982	159,151
Average Household Income:	\$95,946	\$88,189	\$94,578
Average Household Value:	\$334,483	\$349,900	\$393,330

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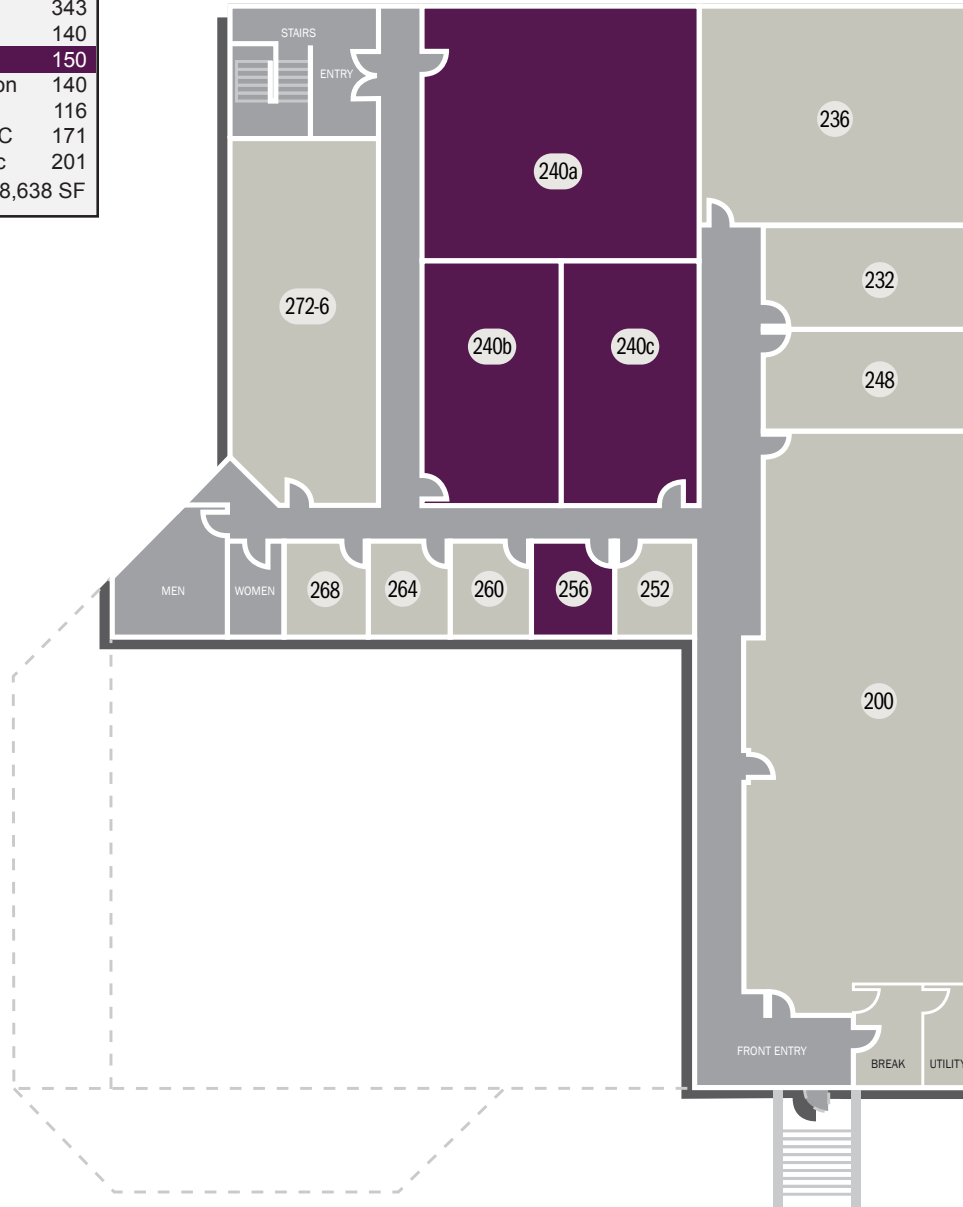
LEASING OPPORTUNITY

HARTLAND SHOPPING CENTER

4750 Hartland Parkway, Lexington, Kentucky

200	A. Bastecki Chiropractic	1,745
232	Amy Segebarth	343
236	Leslie C Rogers	964
240a	Office Available	1,100
240b	Office Available	500
240c	Office Available	500
248	The Hopeful Therapist	343
252	Amy Segebarth	140
256	Office Available	150
260	Rhema Word Foundation	140
264	Doug Reynolds	116
268	John B Baldwin MD PLC	171
272-6 A.	Bastecki Chiropractic	201
Total GLA:		38,638 SF

2ND FLOOR SITE PLAN:



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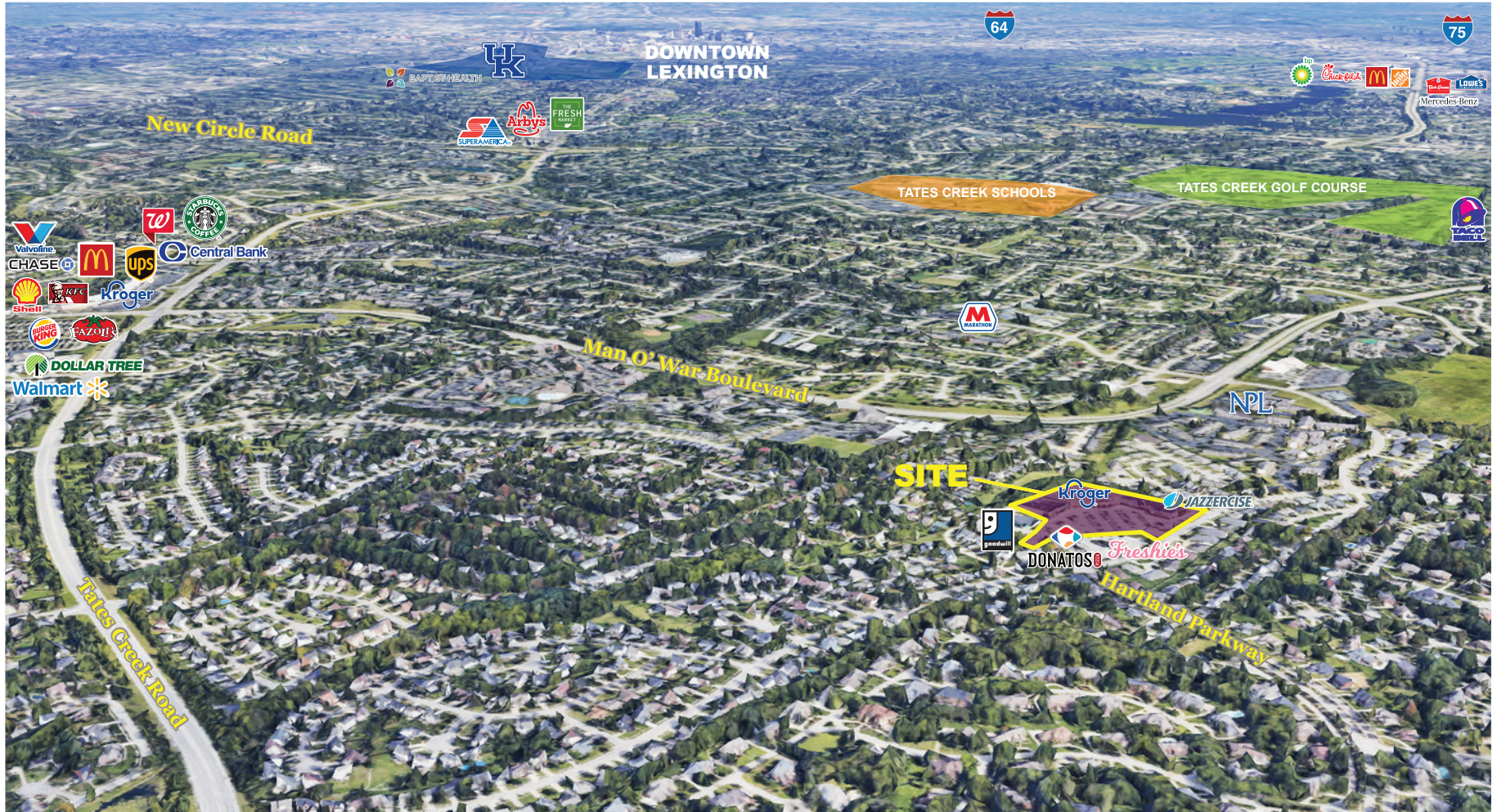


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LEASING OPPORTUNITY

HARTLAND SHOPPING CENTER

4750 Hartland Parkway, Lexington, Kentucky



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