

LEASING OPPORTUNITY

CROSSROADS SHOPPING CENTER

Nicholasville & E. Reynolds, Lexington, Kentucky



OPPORTUNITIES

- * Located at signalized intersection across from 1.2M SF Fayette Mall.
- * Facade and street scape renovations just completed!
- * Anchored by Walgreens and Jo-Anns.
- * 1,800, 2,740 and 10,500 SF Retail Suites available.

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.

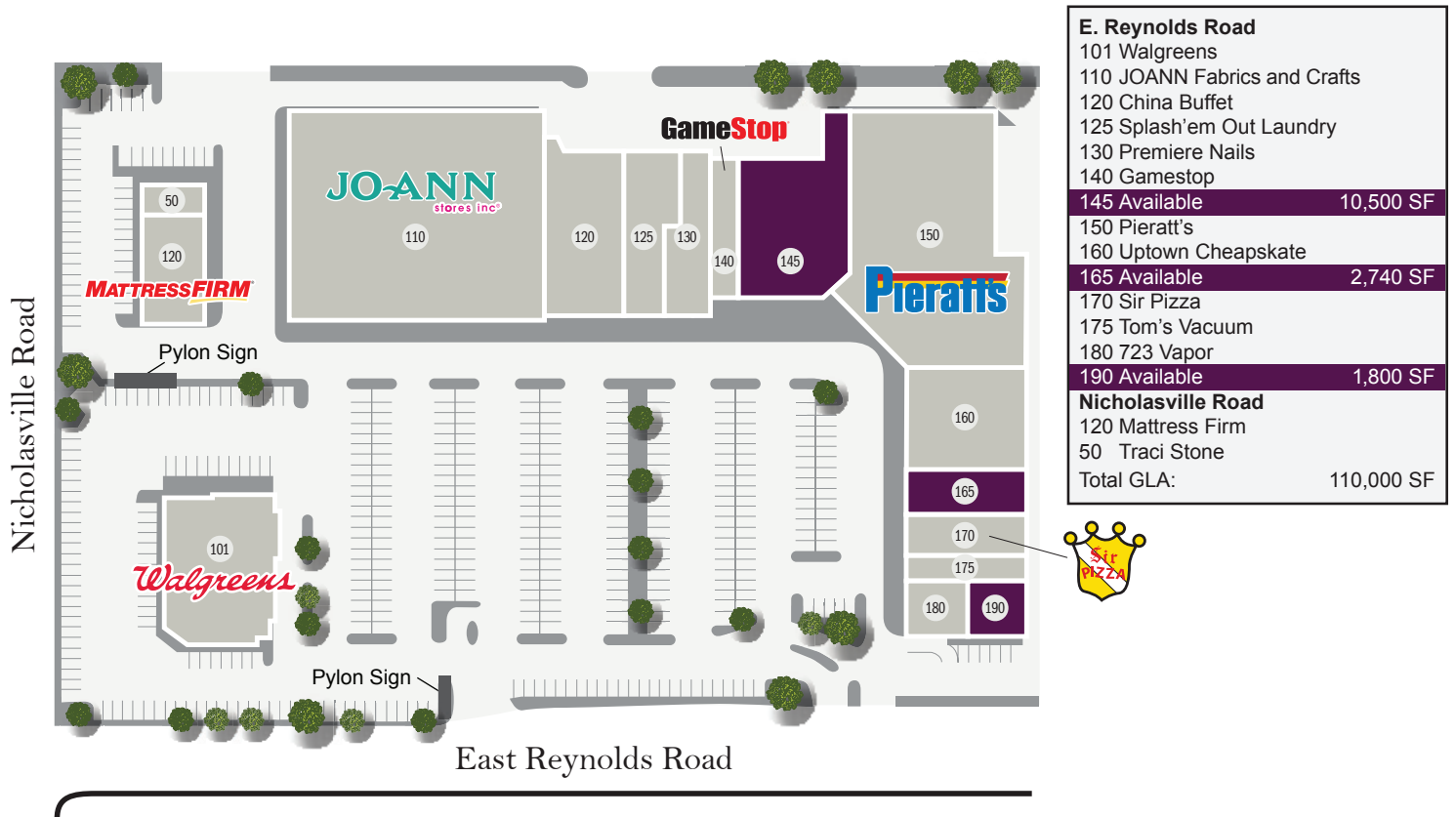
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Equity Management Group * 840 East High Street * Lexington, KY 40502

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PROPERTY SPECIFICS

Anchor Tenant:	Jo-Ann Fabrics
Total Land Area:	8 acres
Total GLA:	110,000 SF
Traffic Count:	90,624
Parking Spaces:	475
Occupancy:	87%

PROPERTY ADVANTAGES

#1 retail shopping area in central KY.
Nicholasville Road signage available.

LOCATION

Located at: the intersection of Nicholasville & East Reynolds roads in Lexington, Kentucky. Diagonally across from Fayette Mall, adjacent to South Park, Lexington Green

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	10,398	112,328	227,018
Average Household Income:	\$55,026	\$78,883	\$75,460
Average Household Value:	\$183,788	\$236,692	\$243,218

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