

LEASING/BUILD TO SUIT OPPORTUNITY

# SHOPPERS VILLAGE of WINCHESTER

150 Shoppers Village Drive, Winchester, Kentucky



## OPPORTUNITIES

- On U.S. 60 near bypass across from New Clark Regional Medical Center Campus
- 1,500 SF at Front
- 1,700 SF next to Peddler's Mall
- 7,000 SF
- 22,540 SF or a combined +/-29,540 SF available on end cap.



**Equity**  
Management  
Group, Inc.

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.

Leasing Representative: **Jason Taylor**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

Phone: (859) 266-1414 \* Cell: (502) 472-7546

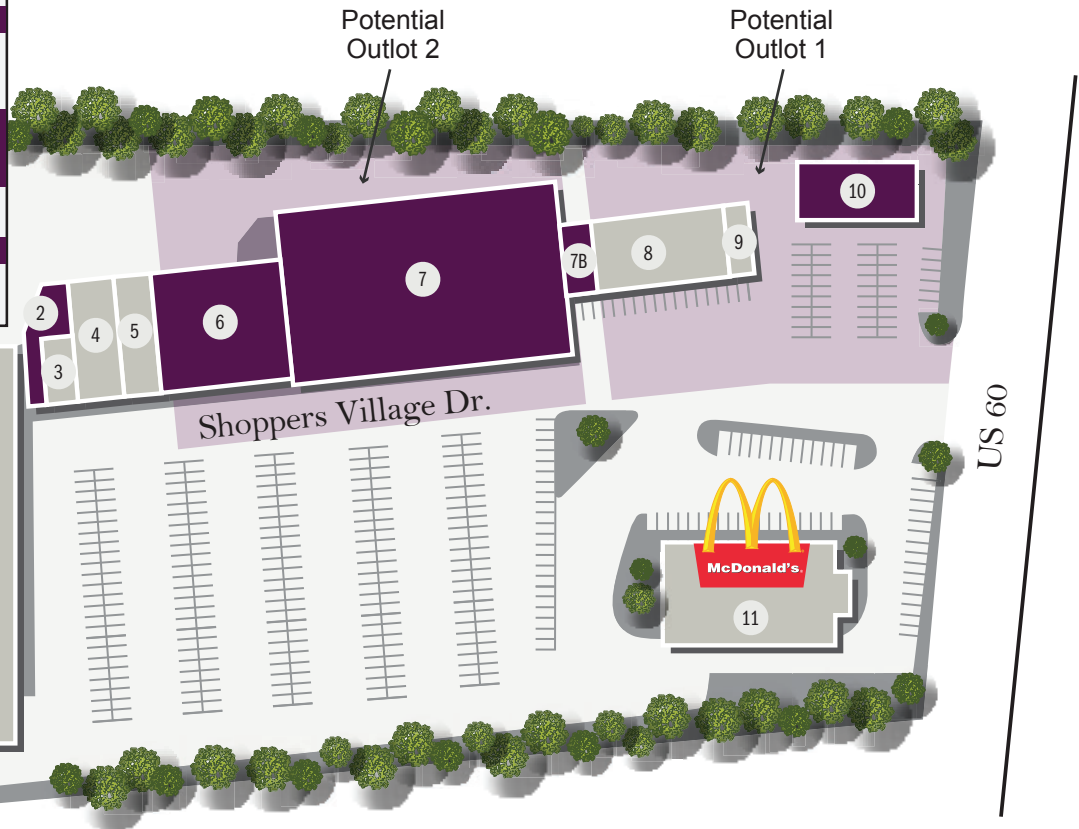
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

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1 Peddler's Mall	47,500 SF
2 Available	1,700 SF
3 After Forever Tattoo Studio	1,250 SF
4 Laundry	3,000 SF
5 Tobacco	1,600 SF
6 Available	7,000 SF
7 Available	22,540 SF
7B Available	2,000 SF
8 Roger's	3,500 SF
9 WinCity Sports Cards	1,500 SF
10 Available	- SF
11 McDonald's	- SF
<b>Total GLA:</b>	<b>91,590 SF</b>



### PROPERTY SPECIFICS

**Anchor Tenant:** Peddler's Mall  
**Total Land Area:** 8 acres  
**Total GLA:** 91,590 SF  
**Traffic Counts:** 11,600  
**Parking Spaces:** 349

### PROPERTY ADVANTAGES

On U.S. 60 near bypass in area of residential and commercial growth. New Development Across US 60 that includes TJX, Five Below, Feeder's Supply and a Starbucks.

### LOCATION

Located along: U.S. 60, one block from the Winchester Bypass.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	4,815	23,057	28,698
Average Household Income:	\$44,181	\$57,847	\$59,287
Average Household Value:	\$135,742	\$160,937	\$166,465

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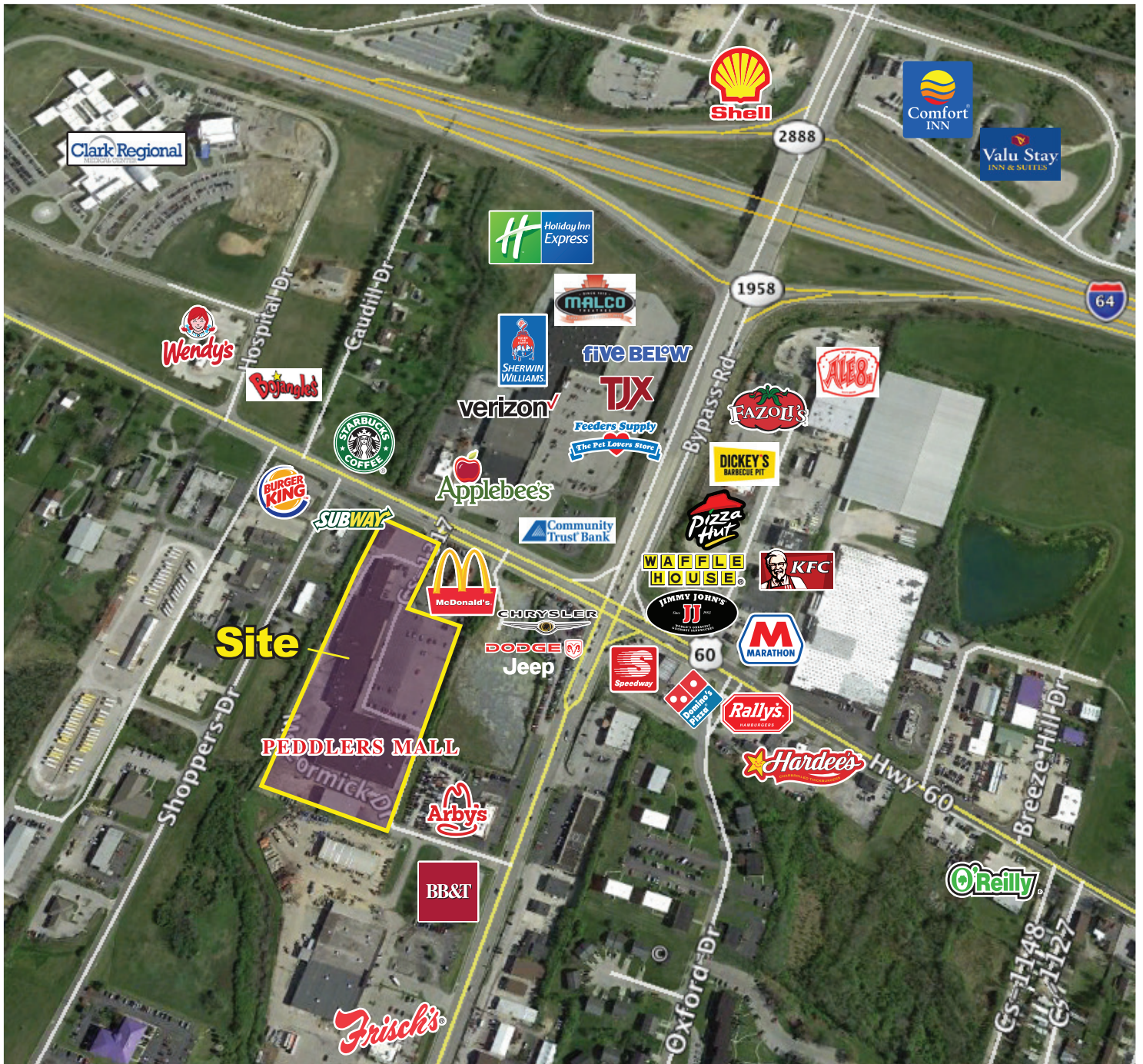
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