

LEASING OPPORTUNITY

101 CROSSFIELD DRIVE

101 Crossfield Drive, Versailles, Kentucky



OPPORTUNITIES

- * .728 Acres Available for Lease. Former Restaurant space with Drive Thru. First time on market since 1977.
- * Desirable shopping location - high-traffic and great visibility.



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.

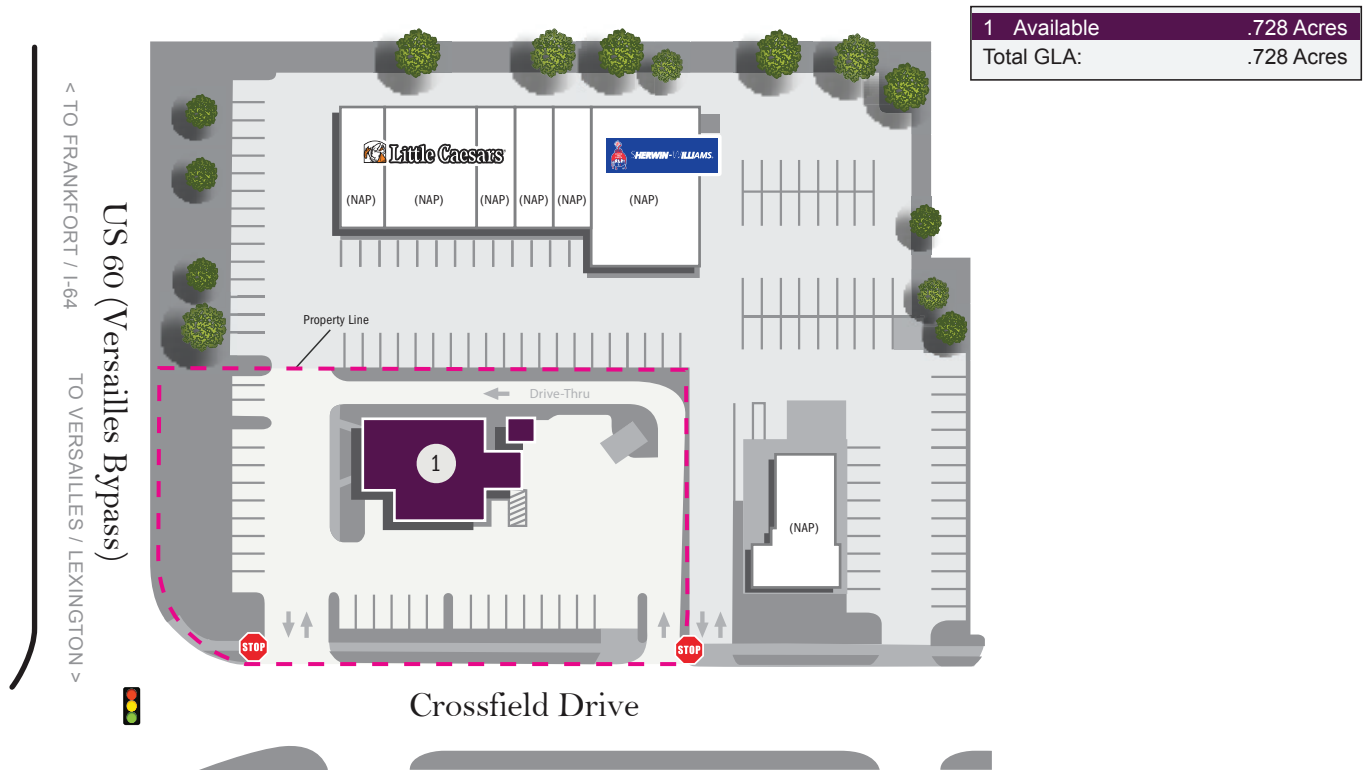
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Equity Management Group * 840 East High Street * Lexington, KY 40502

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PROPERTY SPECIFICS

| | |
|-------------------------|------------|
| Total Land Area: | .728 Acres |
| Traffic Counts: | 21,722 |
| Parking Spaces: | 26 |
| Occupancy: | Vacant |

PROPERTY ADVANTAGES

Strong national, regional and local tenants. High traffic generators, conveniently located at signalized intersection. Nearby tenants include, McDonalds, WesBanco, Advance Auto Parts, Sherwin Williams, Petco and nearby anchors include Sav-A-Lot, Dollar Tree and Kroger.

LOCATION

Located at: 101 Crossfield Drive, right off US 60 (Versailles Bypass) in Versailles, KY.

| Strong and Growing Demographics: | <u>1 mile</u> | <u>3 miles</u> | <u>5 miles</u> |
|---|---------------|----------------|----------------|
| POS Population: | 5,147 | 18,710 | 21,206 |
| POS Households: | 2,162 | 7,303 | 8,305 |
| POS Average Household Income: | \$82,284 | \$88,066 | \$90,912 |

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Ideal Location just 14 miles from Lexington or Frankfort, Kentucky



Woodford County, Kentucky

- Woodford County is the richest county in Kentucky per capita.
- Versailles sits directly in the middle of Lexington to Frankfort commuters.
- Versailles/Woodford County, Kentucky is the main shopping area for all the surrounding horse farms.
- Woodford County, considered the “Horse Capital of the World,” has bred 5 of the last Kentucky Derby Winners and 2 Triple Crown Winners (American Pharoah & Justify).
- Since 1812 Woodford Reserve Distillery has been making its famous bourbon in their iconic copper pot stills.

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