



RED HOUSE ROAD RETAIL AVAILABLE FOR LEASE

946 948 RED HOUSE RD
RICHMOND, KY 40475

Neal Metcalfe
Advisor
859.264.0888 x229
neal.metcalfe@svn.com

Property Description



PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 946 948 Redhouse Rd in Richmond. This 25,000 sf shopping center has five [1,396 - 2,832 sf] suites available NOW For Lease. Suites are zoned B-3 available for lease for \$10/sf/yr (NNN). This retail shopping center is conveniently located only 1.5 miles from downtown Richmond, KY.

Contact Neal Metcalfe, SVN Advisor to tour the available suites, neal.metcalfe@svn.com or 859-312-8069.

HIGHLIGHTS

- Zoned B-3
- Conveniently located 1.5 miles from Downtown Richmond
- 5 Suites Available
- 1,396 - 2,832 sf suites available
- \$10 psf/yr NNN

OFFERING SUMMARY

Lease Rate:	\$10.00/sf/yr (NNN)
Building Size:	25,000 SF
Available SF:	1,396 - 2,832 SF
Zoning:	B-3
Product Type:	Retail

Suites Available

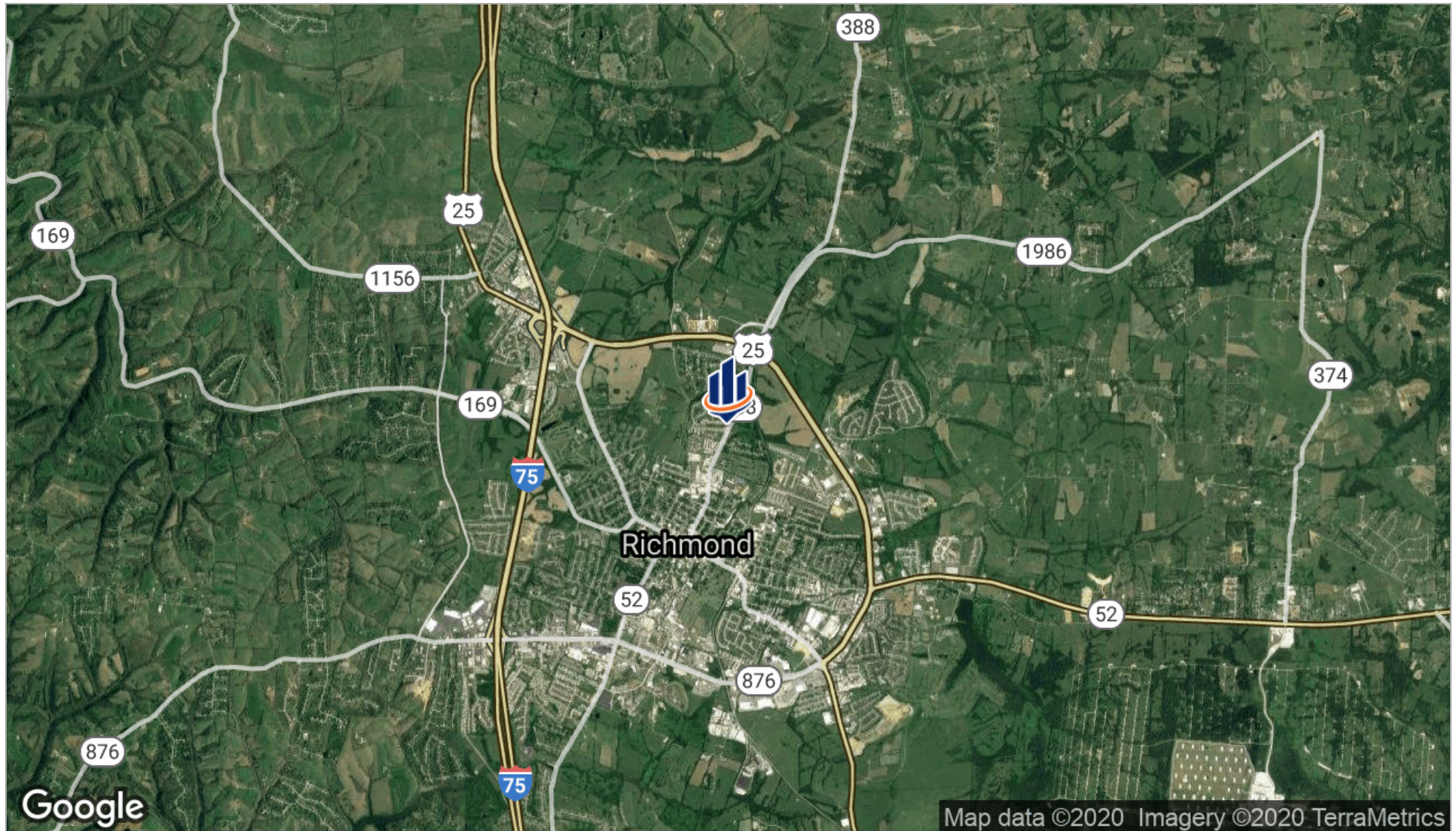


SUITES AVAILABLE

SUITE	SF AVAILABLE	LEASE RATE
910	1,396 SF	\$10.00/SF/YR (NNN)
914	1,396 SF	\$10.00/SF/YR (NNN)
946	1,416 SF	\$10.00/SF/YR (NNN)
948	1,416 SF	\$10.00/SF/YR (NNN)
954	1,416 SF	\$10.00/SF/YR (NNN)
946 & 948	2,832 SF	\$10.00/SF/YR (NNN)



Location Maps



Demographics Map & Report

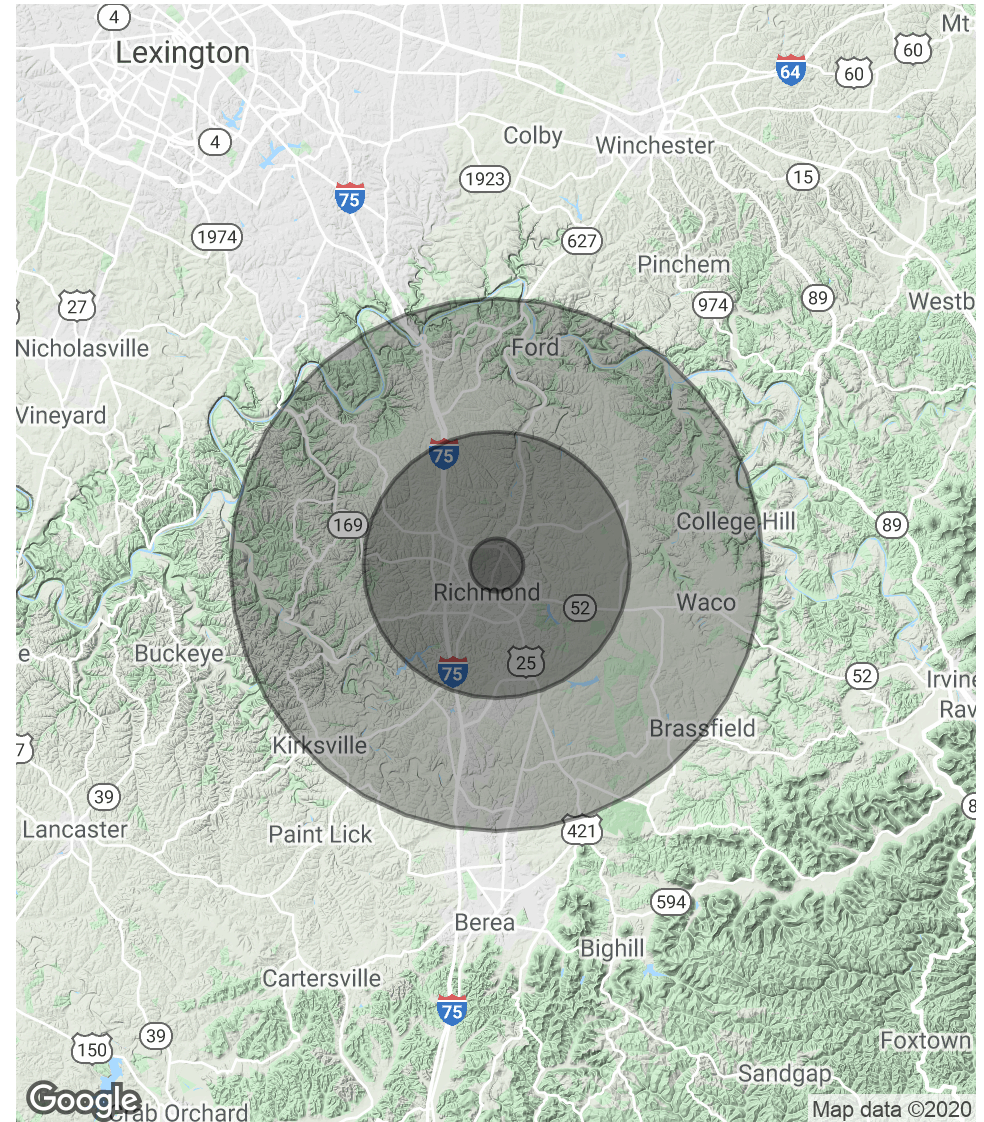
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,720	46,547	70,370
Average age	30.8	32.0	34.1
Average age [Male]	30.7	31.6	33.5
Average age [Female]	31.7	32.4	34.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,641	17,743	26,964
# of persons per HH	2.3	2.6	2.6
Average HH income	\$39,313	\$50,945	\$56,411
Average house value	\$122,402	\$143,041	\$151,535

* Demographic data derived from 2010 US Census



Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.