For Lease | Retail

Sperry Van Ness
Commercial Real Estate Advisors

Former Stand Alone Blockbuster On Hard Corner at Traffic Light Georgetown, Kentucky

1030 Lexington Road • Georgetown, KY 40324

Lease Overview

Available SF:	SF
Lease Rate:	N/A
Building Size:	4,800 SF
Market:	Central Kentucky
Sub Market:	Georgetown
Cross Streets:	Lexington Rd & S Broadway St

Property Overview

Property

Sperry Van Ness Lexington is please to offer this former Blockbuster location for lease. Located at a signalized corner on a main thoroughfare, South Broadway/Lexington Road/U.S. 25 in Georgetown, Kentucky with a traffic count of 23,000 vehicles per day. This is a stand alone building outlot of Washington Square (a 60,000 sf inline shopping center) out on the road at the lighted intersection. This property offers lots of parking and great access to the property with great pole signage available on US 25. There is 4,800 sf of space available for lease at $16.00 psf and the space can be divided to as little as 1,600 sf. Contact our office today to schedule a showing and make this your next retail location.

Location

Georgetown, Kentucky, 10 miles north of Lexington off I-75, is the county seat of Scott County as well as the home of Georgetown College, a private liberal arts college. Georgetown is very proud of its heritage and excited about the tremendous growth the city has experienced in the last few years. Scott County is the second fastest growing county in Kentucky with population now exceeding 47,000 per the 2010 US Census data. Since the opening of Toyota Motor Manufacturing, employment has risen; the City, County, and School System have prospered; Toyota is a wonderful asset to the community and a huge reason for the growth of the town. Georgetown is fortunate to have the finest of Fire, Police and Public Works Departments. The employees are highly trained with benefit of the latest in technology and equipment. Georgetown offers downtown shopping and shopping malls, restaurants, recreation, sports, beautiful surroundings, and Georgetown College.

Presented by

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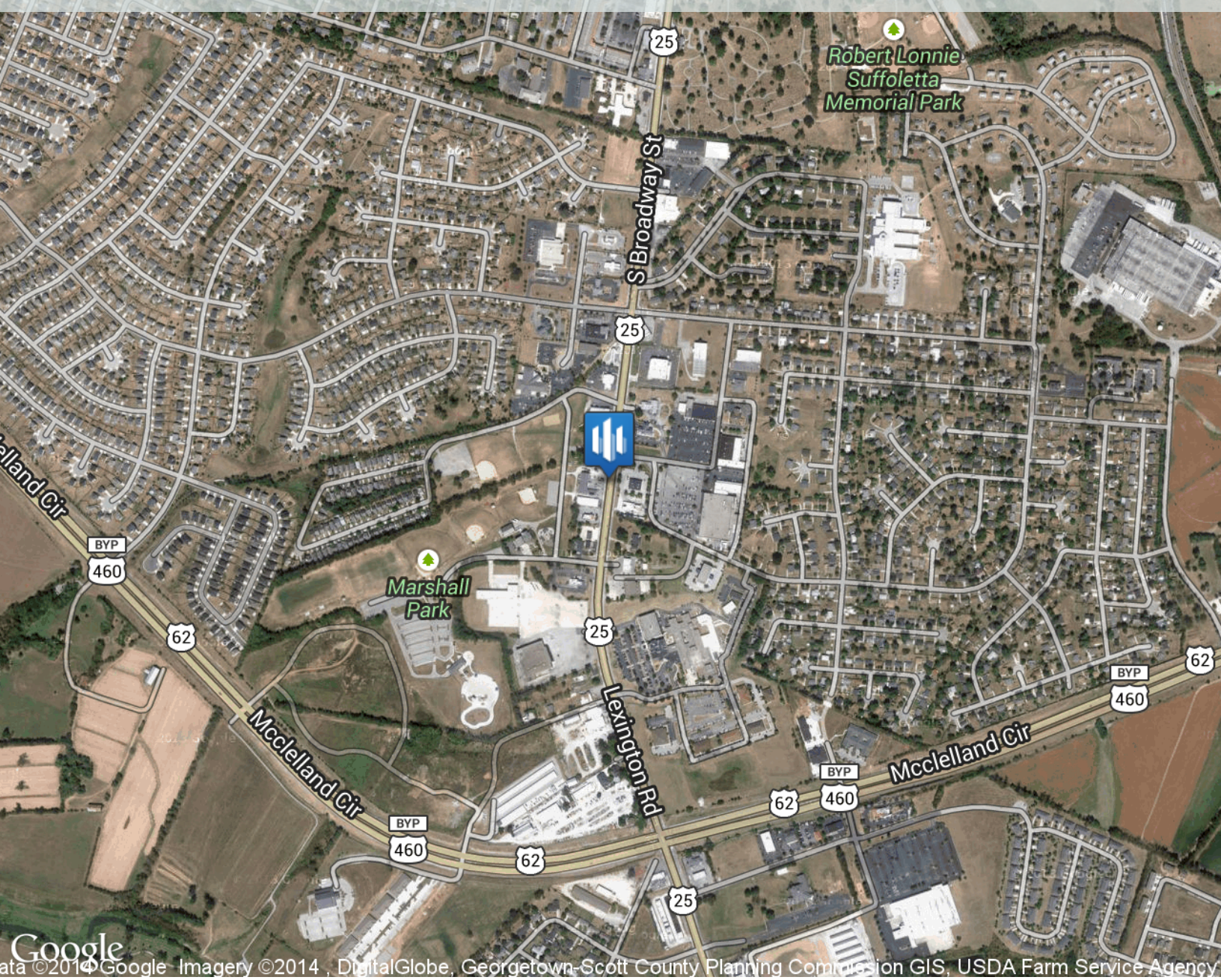matt.stone@svn.com

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Summary
0 Spaces

Lease Rate	N/A	Space Available	SF	
Lease Type		Term		

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Location Description

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	3 Miles	5 Miles	10 Miles
Total Population	27,913	34,390	103,008
Total Number of Households	10,890	13,140	39,460
Total Number of Persons per Household	2.6	2.6	2.6
Average House Value	$149,952	$169,662	$190,617
Average Household Income	$55,104	$61,181	$60,488
Median Age	31.1	32.3	34.4
Median Age - Male	31.2	32.3	33.9
Median Age - Female	31.9	33.3	35.3
Total Population - White	24,958	30,374	73,866
Total Percent - White	89.4%	88.3%	71.7%
Total Population - Black	2,158	2,878	19,627
Total Percent - Black	7.7%	8.4%	19.1%
Total Population - Asian	148	261	985
Total Percent - Asian	0.5%	0.8%	1.0%
Total Population - Hawaiian	0	0	30
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	7	50	229
Total Percent - Indian	0.0%	0.1%	0.2%
Total Population - Other	227	326	6,176
Total Percent - Other	0.8%	0.9%	6.0%
Total Population - Hispanic	1,347	1,613	11,403
Total Percent - Hispanic	4.8%	4.7%	11.1%

* Demographic information provided by BuildOut, Inc.

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