



FOR LEASE | RETAIL

WOODHILL CENTER

2350 Woodhill Drive, Lexington, KY 40509



LEASE OVERVIEW

AVAILABLE SF:	967 - 6,066 SF
LEASE RATE:	\$5.00 - 12.00 SF/Yr (NNN)
BUILDING SIZE:	77,884 SF
YEAR BUILT:	1973
ZONING:	B-3
MARKET:	Central Kentucky
SUB MARKET:	Lexington
CROSS STREETS:	New Circle Road

PROPERTY DESCRIPTION

Great retail space available on the corner of New Circle Road right next to the newly renovated Woodhill Circle Plaza, 300 at the Circle Apartments, and across from Home Depot, Advanced Auto and Southland Christian Church [former Lexington Mall]. Retail space ranges from 2,103 sf available to 6,066 sf, with a potential for end cap space. See spaces available tab for more details on all current vacancies. Tremendous traffic count of 52,753 vehicles passing by each day! Space 2310 is a stand alone building that is for lease or a great retail pad for redevelopment next to Thornton's. Property includes former 4005 sf Daycare Facility ready for license and to be re-opened. Center is located next to Thornton's gas station on the hard corner at the lighted intersection. Tenants include Austin City Saloon, Instant Signs and Illusion Nail & Beauty Supply. Pricing for space is \$12.00 per sf plus NNN charges annually. There is also space available located in the lower level of this center starting at \$5.00 psf annually. Building is also available for sale.

Contact Neal Metcalfe or Matt Stone at 859-264-0888 for more information about this great retail space!



MATT STONE, CCIM, MBA
Senior Advisor
859.264.0888 X 25
matt.stone@svn.com

NEAL METCALFE
Associate Advisor
859.264.0888
neal.metcalfe@svn.com

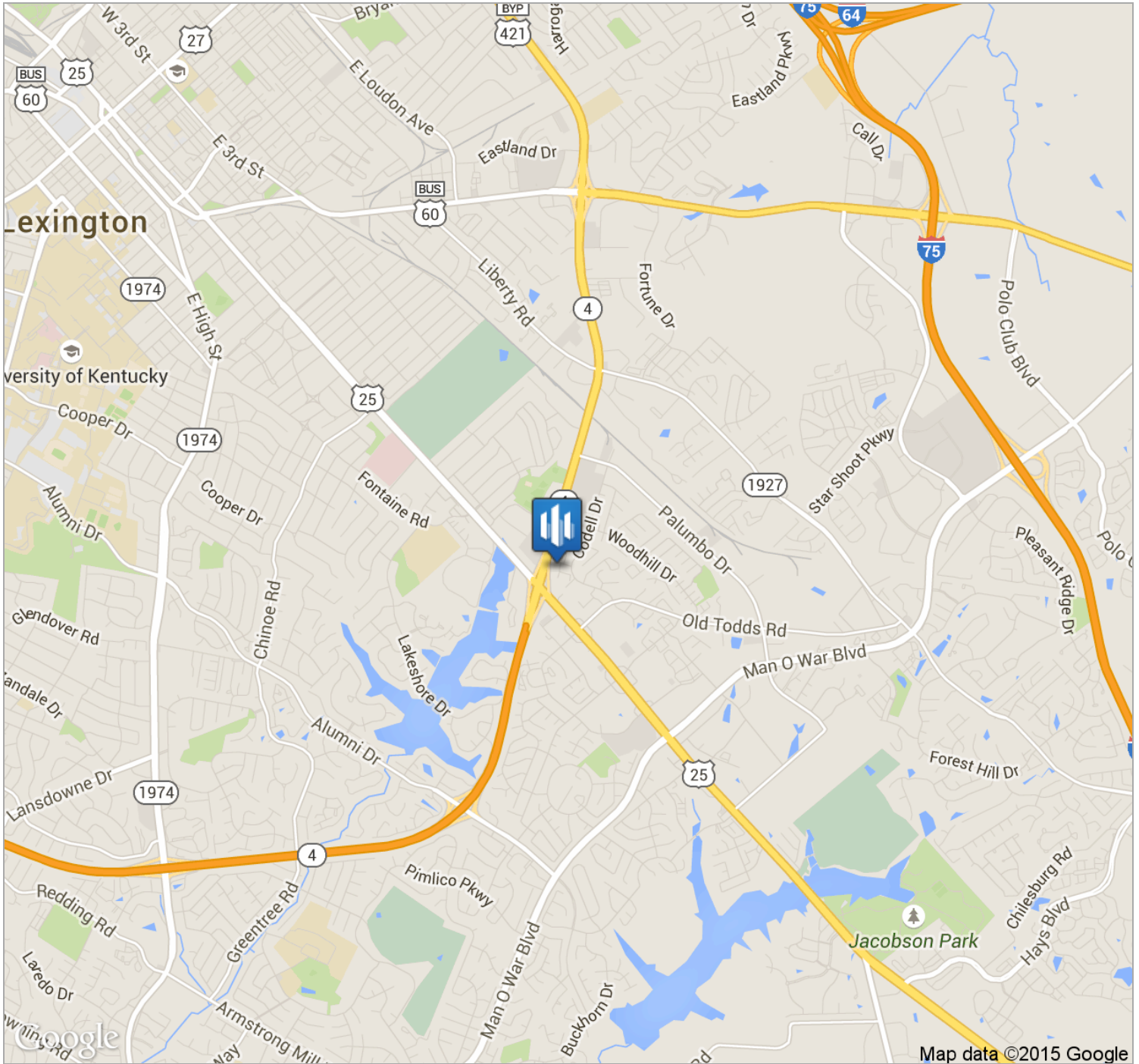
All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | RETAIL

WOODHILL CENTER

2350 Woodhill Drive, Lexington, KY 40509



Sperry Van Ness.
Commercial Real Estate Advisors

MATT STONE, CCIM, MBA
Senior Advisor
859.264.0888 X 25
matt.stone@svn.com

NEAL METCALFE
Associate Advisor
859.264.0888
neal.metcalfe@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnlex.com



FOR LEASE | RETAIL

WOODHILL CENTER

2350 Woodhill Drive, Lexington, KY 40509



Sperry Van Ness.
Commercial Real Estate Advisors

MATT STONE, CCIM, MBA
Senior Advisor
859.264.0888 X 25
matt.stone@svn.com

NEAL METCALFE
Associate Advisor
859.264.0888
neal.metcalfe@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | RETAIL

WOODHILL CENTER

2350 Woodhill Drive, Lexington, KY 40509



Sperry Van Ness.
Commercial Real Estate Advisors

MATT STONE, CCIM, MBA
Senior Advisor
859.264.0888 X 25
matt.stone@svn.com

NEAL METCALFE
Associate Advisor
859.264.0888
neal.metcalfe@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

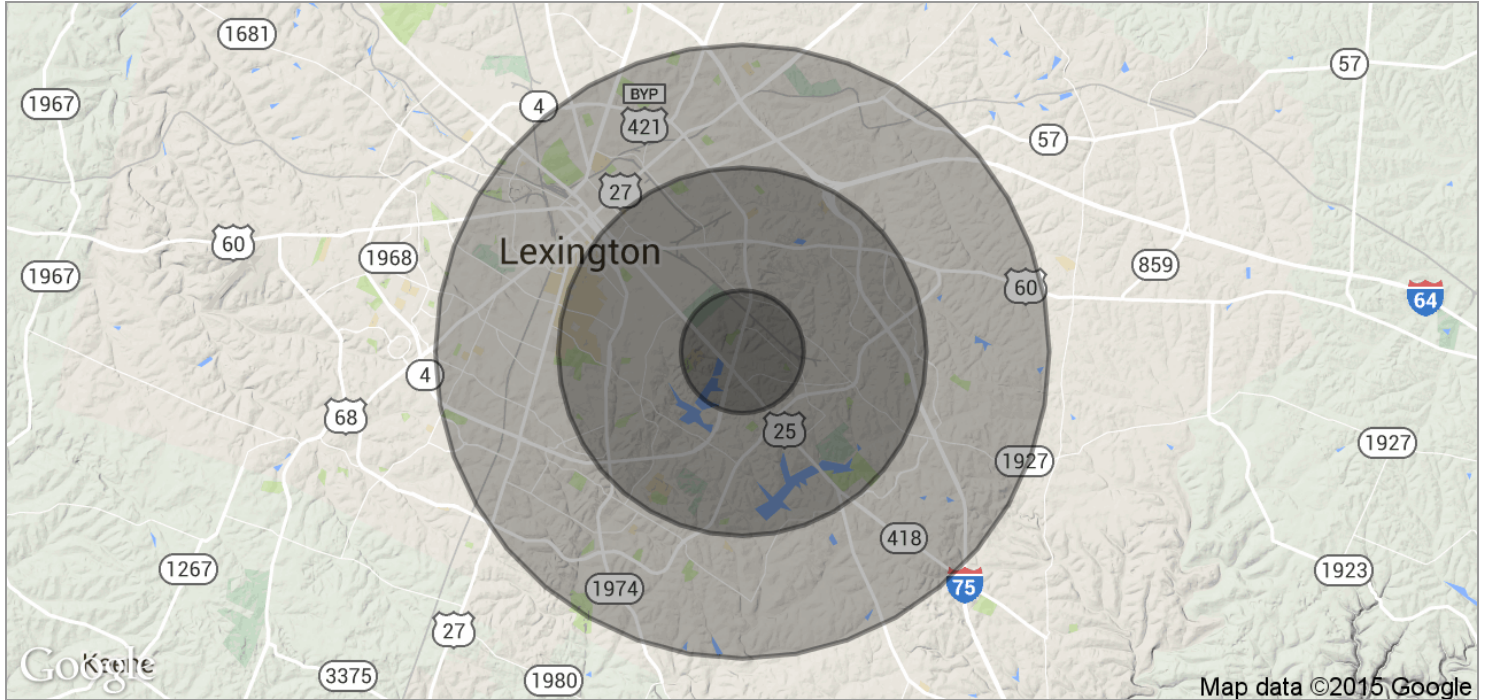
svnlex.com



FOR LEASE | RETAIL

WOODHILL CENTER

2350 Woodhill Drive, Lexington, KY 40509



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,273	93,048	223,732
MEDIAN AGE	30.7	34.6	33.4
MEDIAN AGE (MALE)	29.7	33.8	32.7
MEDIAN AGE (FEMALE)	33.2	36.0	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,545	42,417	97,979
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$54,126	\$65,191	\$61,091
AVERAGE HOUSE VALUE	\$319,685	\$252,892	\$221,582