

## Patchen Village

153 - 154 Patchen Dr, Lexington, Kentucky 40517



### Unit Features:

- 900- 4,200 SF of Salon, Office and Retail Space Available including:
  - 900 SF fully equipped hair salon space with booths, salon sinks, pedicure room and washer/ dryer hook-ups
  - 4,200 SF move-in ready, second floor office with ramp access
- Located on Richmond Road in a densely populated neighborhood surrounded by many restaurants and retail venues.
- Competitive rents with exposure to more than 53,023 cars a day.
- Active Tenants include : Walgreens, Shamrocks Restaurant, Patchen Pub Bar & Grille, Waffle House, various Salons, Boutiques, Pet Grooming, Express Personnel Services, Personal Training Studio and much more.

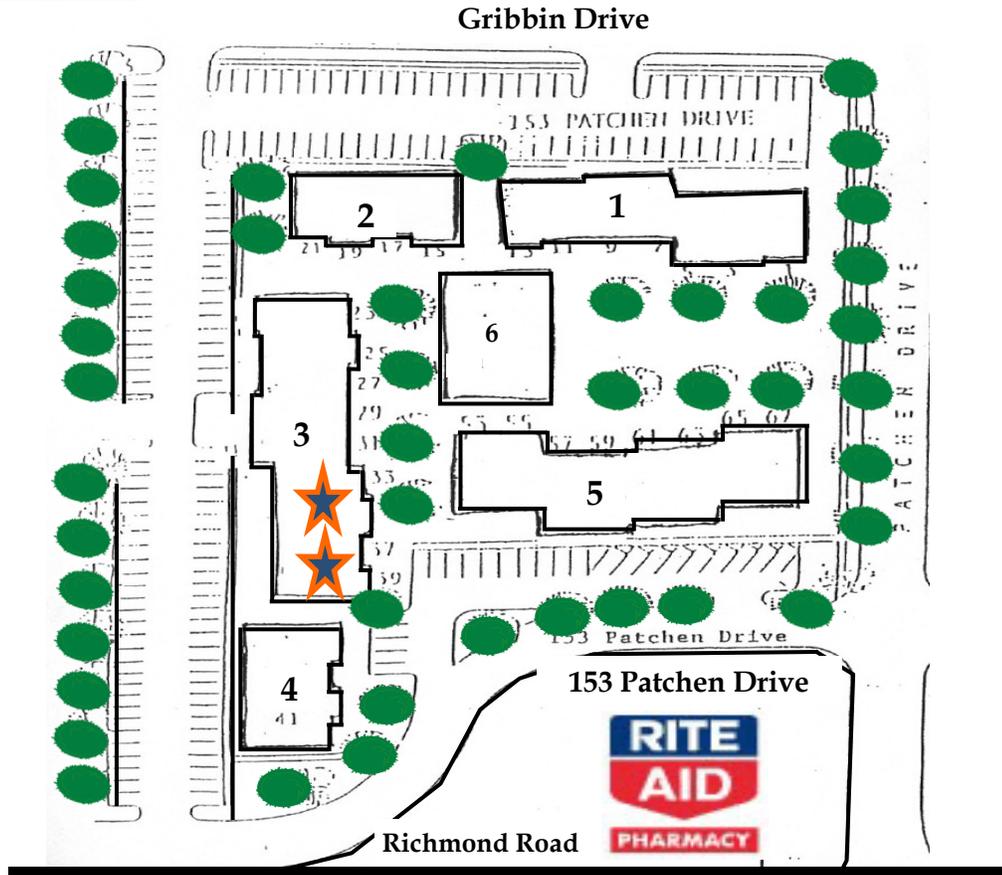
Patchen Village is a very well known mixed use development. Perfect for most service related retail and convenient office suites located on Richmond Road just outside New Circle Road.

Lexington Office:  
154 Patchen Drive, Suite 72  
T: 859.269.8890 F: 859.269.8350

Mark Rubin (859) 509-0909 cell  
Briana Stiff (270) 315-0548 cell

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### Building 1:

- 1 Williams- Roche Optician
- 3 Waxing by Shawna
- 5 Trendz Salon and Spa
- 7-9b Prive Hair Studio
- 9A E & S Hair Studio
- 11 Brush
- 13 Hills Floral Design

### Building 2:

- 15-17 R Gym
- 19-21 In Balance Accounting

### Building 3:

- 23 Images Unlimited Salon
- 27 Patchen Pub Village Bar
- 33 Available – 900 SF**
- 35 Wax Spot
- 37 Wax Spot
- 39 Available- 1,085 SF**

### Building 4:

- GR Waffle House

### Building 5:

- 53 Cumberland Financial
- 55-57 The Bright Spot Writing Center
- 59-63 Jerome's Boutique
- 63 Unique Beauty
- 65 The Aesthetic Lounge
- 67 Poisoned Pen Tattoo Co.

### Building 6:

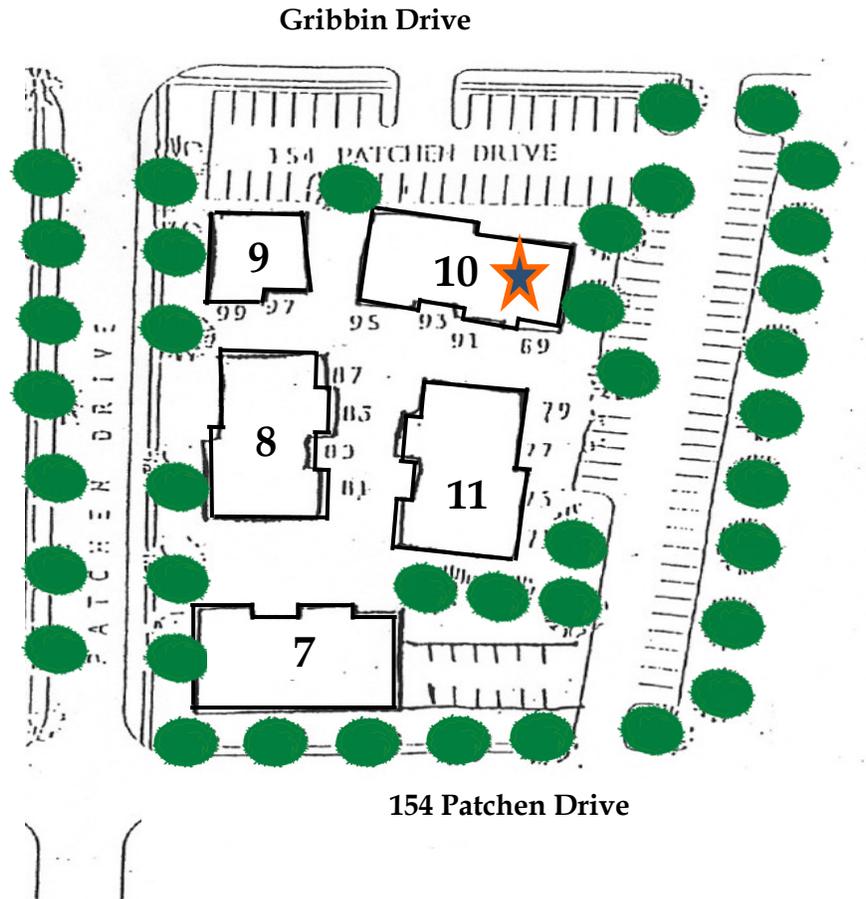
- 51 The Gate Church

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**Building 7:**

- 68 Taj India - Indian Restaurant
- 69-70 Wesley Thomas Salon
- 71 Dr. Wachs
- 72 Southeast Property Mgmt

**Building 8:**

- 87 Shamrock's Restaurant

**Building 9:**

- 97 Soft Paws Salon
- 99 Inta's Alterations

**Building 10:**

- 89 Express Personnel Services
- 90 Available- up to 4,200 SF**
- 93 Ivey League Salon Group

**Building 11:**

- 73 Maintenance Shop
- 77 Expose
- 79 Hair Salon

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Space: **Suite 90-95**

Space Available: **Up to 4,200 SF**

Lease Rate: **\$5/ SF**

Est. NNN: **\$3.75/ SF**

Est. Monthly Rent: **\$3,062.50**

**Move-in ready, second floor office space with built out lab space and ramp access.**



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## Patchen Village

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Space: **Suite 33**

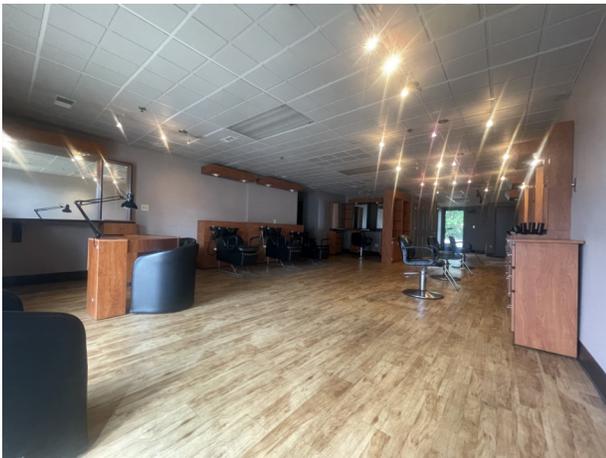
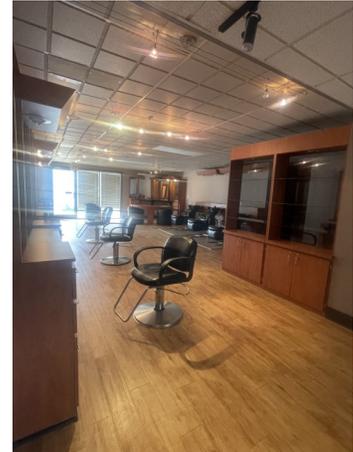
Space Available: **900 SF**

Lease Rate: **\$17/ SF**

Est. NNN: **\$3.75/ SF**

Est. Monthly Rent: **\$1,556.25**

**Fully equipped hair salon space with booths, salon sinks, pedicure room and washer/ dryer hookups**



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**URBAN  
GROUPE**

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Space: **Suite 39**

Space Available: **1,085 SF**

Lease Rate: **\$12 SF**

Est. NNN: **\$3.75/ SF**

Est. Monthly Rent: **\$1,424.06**

**Photos Coming  
Soon**

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# URBAN GROUPE

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**Area Information:** Densely populated neighborhood supports many service related businesses and is conveniently located for good office space.

**Traffic count:** 53,023 cars per day (2019)

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# URBAN GROUPE

## Patchen Village

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Demographics - 2019	1 mile	3 mile	5 mile
Total Population	14,324	101,280	224,626
Avg. Household Income	\$47,352	\$56,948	\$52,415
Total Households	6,665	44,904	97,379

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