

Patchen Village

153 - 154 Patchen Dr, Lexington, Kentucky 40517



Unit Features:

- 1,000– 6,958 SF of Salon, Office and Retail Space Available including:
 - 6,958 SF two story, free-standing building offering tenants an individual identity in a high traffic shopping center
 - 1,085 SF Hair Salon Space with custom built stylist stations.
 - 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, Lynagh's Shamrock, 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.

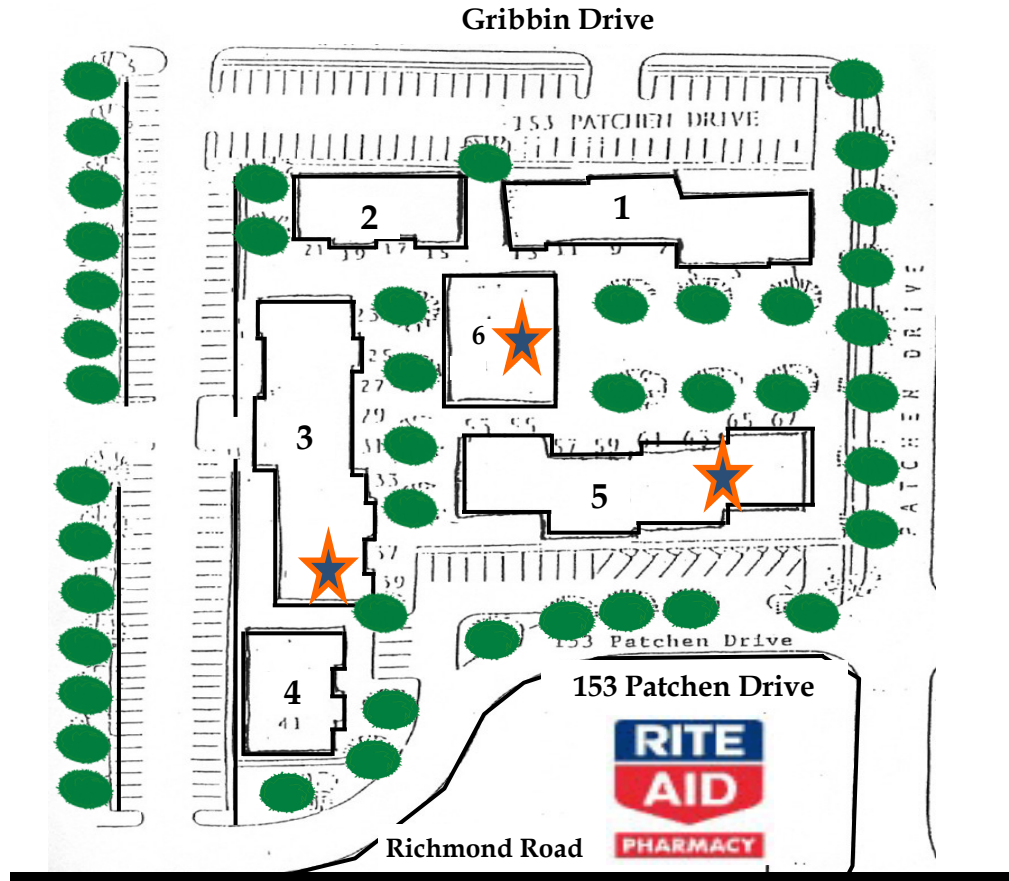
Lexington Office:
154 Patchen Drive, Suite 72
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Mark Rubin (859) 509-0909 cell
Briana Stiff (270) 315-0548 cell

URBAN GROUPE

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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 Details
- 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 Available- 1,029 SF**
- 67 Poisoned Pen Tattoo Co.

Building 6:

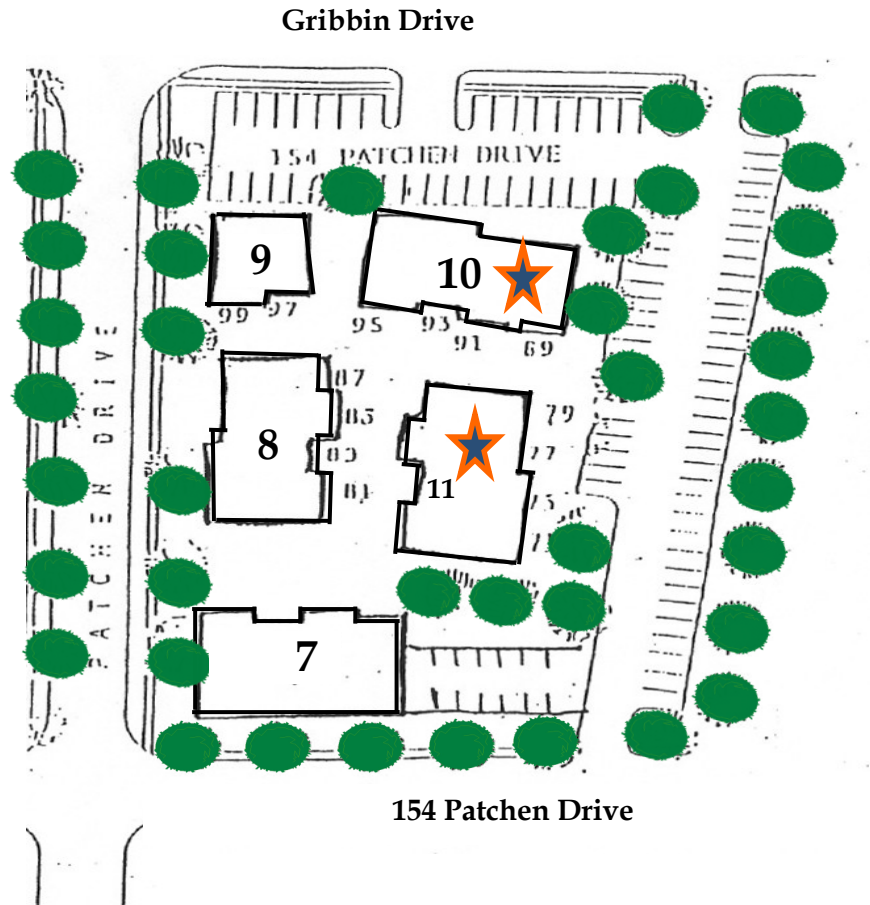
- 51 Available- 6,958 SF**

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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 Lynagh's Shamrock

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 Available- 1,085 SF**

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Space: **Suite 51**

Space Available: **6,958 SF**

Lease Rate: **\$7.50/ SF**

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

Est. Monthly Rent: **\$6,523.13**



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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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Space: **Suite 65**

Space Available: **1,029 SF**

Lease Rate: **\$12/ SF**

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

Est. Monthly Rent: **\$1,350.56**

Former salon space in a great location right off Richmond Road. Beautiful LVT flooring with plumbing available for two salon sinks and w/d hookups.



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Space: **Suite 79**

Space Available: **1,000 SF**

Lease Rate: **\$12/ SF**

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

Est. Monthly Rent: **\$1,312.50**

Move-in ready salon space with five complete stations, two hair sinks, a break room, w/d hook ups and lots of storage.



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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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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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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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