

Patchen Village Shopping Center

153 & 154 Patchen Drive, Lexington, Kentucky 40517



Property Description

- 700- 3,100 SF of Salon, Office and Retail Space Available including:
 - 700 -3,100 SF of nicely finished office space offering a variety of layouts
 - 2,000 SF of readily handicap accessible salon space uniquely positioned with its own identity
 - 1,985 SF showroom or classroom space- spacious open layout with natural light
 - 2,000 SF of well established salon space- available June 2026
- Located on Richmond Road in a densely populated neighborhood surrounded by many restaurants, retail and service businesses
- Competitive rents with exposure to more than 53,023 cars per day
- Active tenants include: Walgreens, Waffle House, Lynagh's Shamrocks, Patchen Pub Bar & Grille, various salons, boutiques, pet grooming, employment office, alterations, optometrist offices and much more
- Great opportunity to be a part of a very well known mixed use development- perfect for most service related retail and convenient office suites centrally located on Richmond Road just outside New Circle Road.

Lexington Office:
154 Patchen Drive, Suite 75
Lexington, Kentucky 40517

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GROUPE**

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<u>Building 1</u>	<u>Building 3</u>	<u>Building 6</u>	<u>Building 10</u>
1 William- Roche Optician	33 Seamless Hair Design	51 The Gate Church	89 Express Employment
3 Waxing by Shawna	35 & 37 Wax Spot	<u>Building 7</u>	90 3,100 SF available
5 Trendz Salon & Spa	39 1,085 SF available 5/1/26	68 Taj India Indian Restaurant	93 Ivey League Salon
7- 9B Prive Hair Studio	<u>Building 4</u>	68 & 70 2,000 SF available 6/1/26	95 Amy's Nails
9A E&S Hair Studio	2740 Waffle House	71 Dr. Wachs	<u>Building 11</u>
11 Brush	<u>Building 5</u>	72 700 SF available	73 Maintenance Shop
13 Hills Floral Design & Wine	53 955 SF available	<u>Building 8</u>	77 Expose
<u>Building 2</u>	55-57 1,985 Sf available	87 Shamrocks	79 Hive & Honey Salon
15 & 17 Three & Co. Hair Salon	59 & 61 Jeromes Botique	<u>Building 9</u>	
19 & 21 Accounting Services	63 Boucle	97 Softs Paws Salon	
<u>Building 3</u>	65 Images Unlimited Salon	99 Inta's Alterations	
23 Ashland Bradley Salon	67 Poisoned Pen Tattoo Co		
27 Patchen Pub			

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,324	101,280	224,626
HOUSEHOLD INCOME	\$47,352	\$56,948	\$52,415
HOUSEHOLD SIZE	6,665	44,904	97,379

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Space: **Suite 72**

Space Available: **700 SF**

Lease Rate: **\$15/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$1,200.00**

Private office space featuring glass partitioned interior walls- allowing for natural light throughout the space whilst maintaining private meeting areas.



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Space: **Suite 55, 57A & 57B**

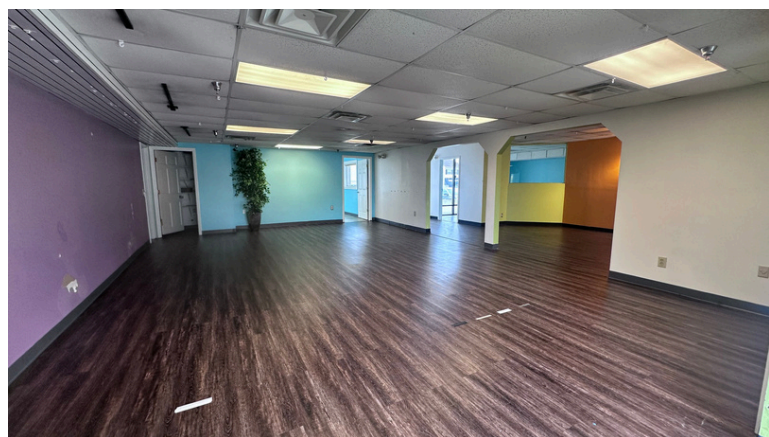
Space Available: **1,985 SF**

Lease Rate: **\$8.25/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$2,125.60**

Open layout retail or studio space located in the front of the shopping center, behind Walgreens. Great floorplan that can be adapted to fit various space requirements.



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Space: **Suite 53**

Space Available: **955 SF**

Lease Rate: **\$15/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$1,559.83**

Open configuration office space behind Walgreens. The unit features community work space with a private office and plenty of storage.



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Space: **Suite 90**

Space Available: **3,100 SF**

Lease Rate: **\$8/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$3,255.00**

Second floor office space with exterior ramp access.

Open meeting spaces along with several private offices.

Contains large lab for specialized users.



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Space: **Suite 39**

Space Available: **1,085 SF**

Lease Rate: **\$13.10/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$1,600.00**

End-cap office space available. Recently renovated and the ideal layout for most users needing a mix of open meeting space and private office.



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Space: **Suite 69 & 70**

Space Available: **2,000 SF**

Lease Rate: **\$11.60/ SF**

Est. NNN: **\$4.60/ SF**

Est. Monthly Rent: **\$2,700.00**

**Coming available 6/1/2025. Up to date, well-established
salon space available for the first time in 25 years.**

Available 6/1/2026

Pictures coming soon

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