

FOR LEASE

SOUTH PARK SHOPPING CENTER

3220 Nicholasville Rd, Lexington, KY 40503



QUINN ANDREWS

Leasing & Acquisitions

312.882.6638

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KY #265408

SOUTH PARK SHOPPING CENTER

3220 Nicholasville Rd, Lexington, KY 40503



PROPERTY DESCRIPTION

South Park is the leading open air big box retail center in the Lexington MSA. The center is situated at the corner of New Circle Road (61,000 VPD) and Nicholasville Road (95,000 VPD). The site is across the street from the largest mall in Kentucky, Fayette Mall, and within close proximity to The Summit at Fritz Farm. The location is home to the both of the city's only Academy Sports and Main Event locations.

PROPERTY HIGHLIGHTS

- At the Intersection of Nicholasville and New Circle Road, One of the most-trafficked intersections in Lexington
- Less than Three Miles from the University of Kentucky
- 33k Square Foot Existing Box Available (Former Value City)
- Academy Sports Outparcel Available (1~ Acre)
- Strong National Lineup including Academy Sports + Outdoors, Ulta Beauty, Burlington Coat Factory and Best Buy with a free-standing Main Event

PROPERTY NOTES

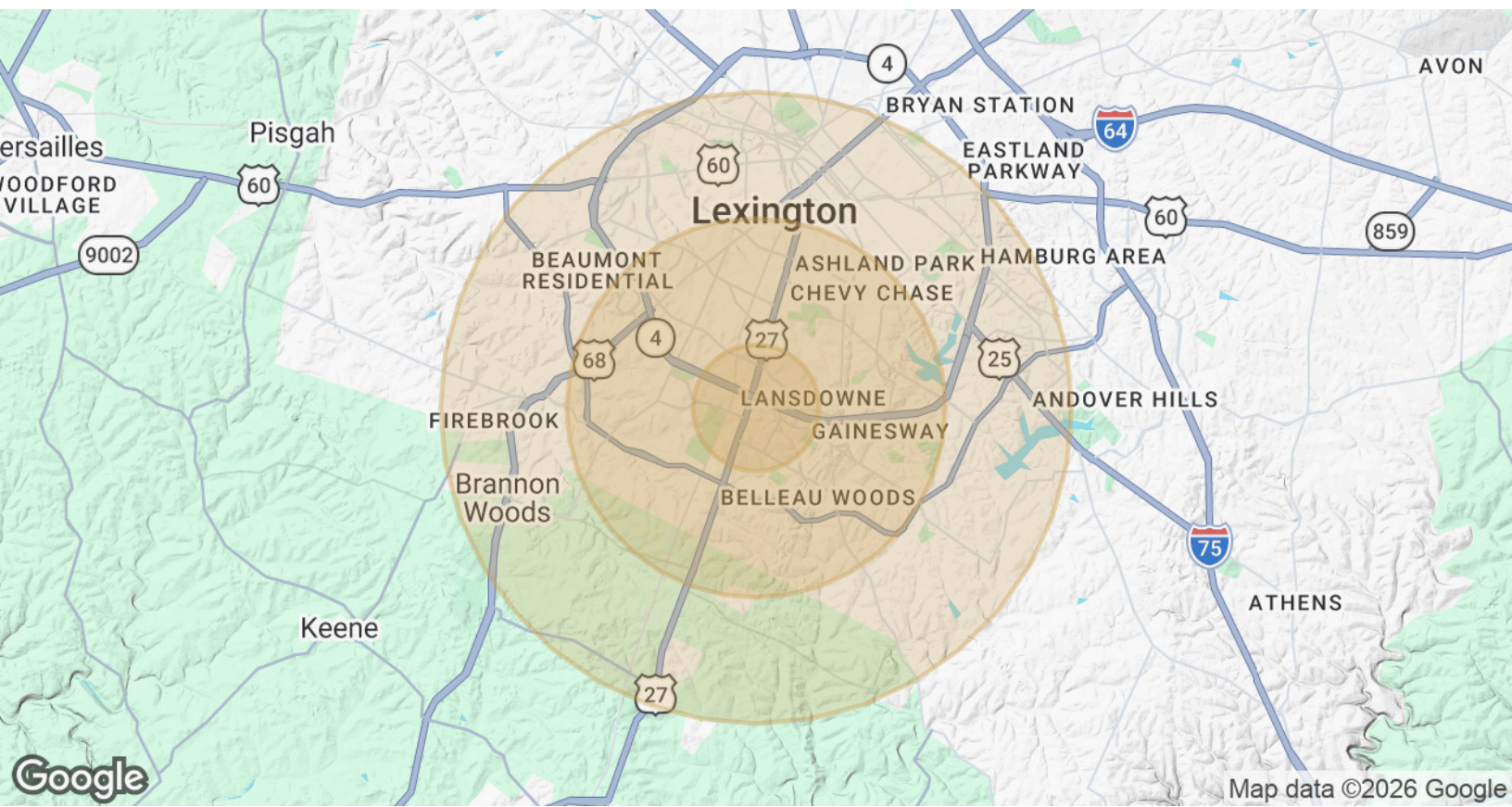
Total Square Footage	210,485
Acreage	23.49
Year Built	1978
Year Renovated	2021
Total Buildings	2
Total Vacancy (Existing)	36,198 SF
Total Vacancy (Land)	2 Acres

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,442	116,488	230,697
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,979	50,605	99,087
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$76,204	\$98,029	\$93,445
Average House Value	\$297,422	\$347,510	\$348,683

2020 American Community Survey (ACS)

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KADEN
COMPANIES



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AVAILABLE SPACES

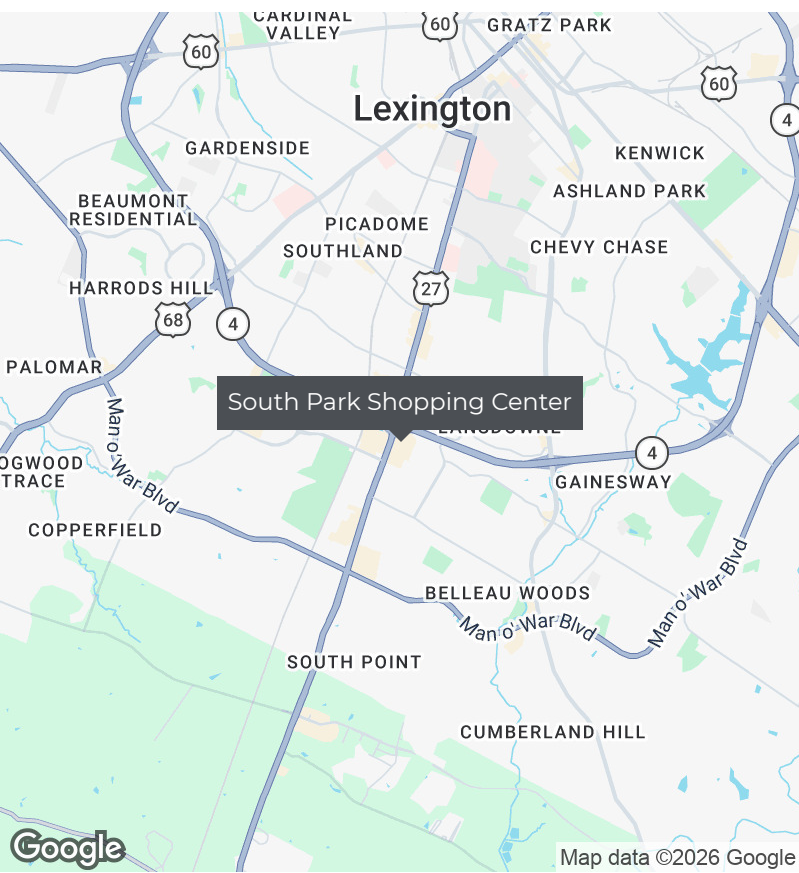
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 5 (Value City Furniture)	Available	10,000 - 32,892 SF	NNN	Negotiable	Can Demise; Signage Facing Nicholasville Road and New Circle Road
Space 7	Available	1 Acres	Ground Lease	Negotiable	Maximum Square Footage of 5,600 SF; Restaurants Limited to 4k SF
Space 8	Available	1,653 - 3,306 SF	NNN	Negotiable	Previous Use: Book Store
Space 9	Available	1 Acres	Ground Lease	Negotiable	Facing Loch Ness Drive; For Sale or Lease

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LOCATION DESCRIPTION

Nicholasville Road is Lexington’s dominant southside commercial corridor, running from the University of Kentucky and downtown-adjacent neighborhoods south toward Nicholasville and Jessamine County along U.S. 27. It functions as both a regional shopping destination and a major commuter artery, with some of the highest traffic counts in the Lexington market.

For more than forty years, this corridor has been anchored by Fayette Mall, The Mall at Lexington Green, and South Park Shopping Center. The retail environment has continued to evolve with the addition of power center-style development like The Summit at Fritz Farm, which is home to numerous national tenants including Whole Foods and Apple. The area has proven that it can support a dense lineup of national brands, including department stores, big-box retailers, specialty soft-goods, restaurants, and everyday needs such as grocery and consumer services.

LOCATION DETAILS

Market	Lexington
County	Fayette
Cross Streets	Nicholasville Road and New Circle Road

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