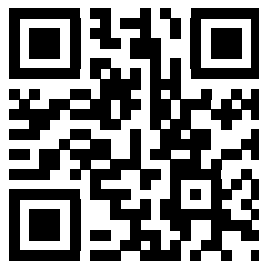


Regency Centre

Lexington, Kentucky



View Available Space



Use your phone's camera to scan the QR code. Or download a QR code scanner app.



For more information call (502) 491-4645
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Regency Centre

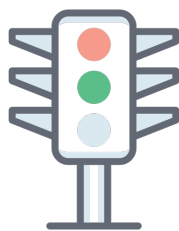
Anchored by top national and regional retailers, Regency Centre offers quality restaurant, office, and retail space in the Lexington, Kentucky area. The center's close proximity to Fayette Mall and the University of Kentucky makes it a prominent retail destination for the area.

OVERVIEW

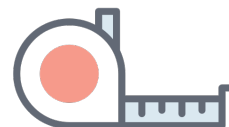
LOCATION	2325 Nicholasville Road	OTHER TENANTS Pet Supermarket, Sally Beauty Supply, Results Physiotherapy, Sun Tan City, Five Below, Supercuts, Marti and Liz Shoes, GNC, Man O'War Fitness, Total Alterations, Adore Nails, Great Clips, IHOP, Embroid Me, Sunshine Massage, Pho BC, CenterWell, Luxor Nail Bar, 4esthetics Lounge, UBREAKIFIX, America's Best Contacts & Eyeglasses, The Joint
AVAILABLE	6,315 Sq. Ft.	
ANCHOR TENANTS	Kroger, T.J. Maxx, Michaels	
OUTLOTS	BB&T and Kroger Fuel Outlot Available for Lease	



LOCATION
2325 Nicholasville Road
Lexington, KY 40503



TRAFFIC COUNTS
Moore Drive : 51,071
Zandale Drive : 51,859



TOTAL SQ. FOOTAGE
142,782 Sq. Ft.



ACCESS
10 Entrance Points



PARKING
354 Spaces



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NEARBY COMPETITORS



TRAFFIC

	AVG Daily Volume		AVG Daily Volume
NICHOLASVILLE RD AT MOORE DRIVE	51,071	NICHOLASVILLE RD AT ZANDALE DR	51,859



AERIAL VIEWS



REGENCY CENTRE



SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	TENANT	SQ FT
2380 NORMAN LANE			150 W LOWRY LANE			171 W LOWRY LANE			140 W LOWRY LANE	
110	IHOP	4,815	102	GNC	1,500	128	Total Alterations	861	Kroger Fuel	2,860
130	Luxor Nail Bar	2,761	110	Marti and Liz Shoes	7,400	132	4esthetics Lounge	1,012		
134	UBREAKIFIX	1,390	122	Supercuts	1,400	140	Available	2,561	175 W LOWRY LANE	
140	Sublease Available	2,810	126	Five Below	8,000	148	Adore Nails	1,530	Man O' War Fitness	8,898
			134	Sun Tan City	3,600	152	Great Clips	1,020		
			140	The Joint	2,583	156	Embroid Me	1,020		
			145	America's Best Contacts & Eyeglasses	4,217	160	Available	944		
			150	Results Physiotherapy	2,800	164	Sunshine Massage	1,574		
			155	Sally Beauty Supply	2,100	168	Pho BC	2,968		
			160	T.J. Maxx	32,154	180	CenterWell	7,030		
			170	Michaels	22,021					
Outlot Available = Up to 5,250 SF Building										

AN
RJTHIENEMAN
PROPERTY

SUBLEASE

N.A.P. (NOT A PART)

LEASED

AVAILABLE

POPULATION

	1 mile	3 miles	5 miles
2025 PROJECTION	10,856	134,137	258,235
2020 POPULATION	10,557	129,966	249,926
2010 CENSUS	9,975	120,081	229,664
GROWTH 2020-2025	2.83%	3.21%	3.32%
GROWTH 2010-2020	5.83%	8.23%	8.82%

2020 POPULATION BY RACE

	1 mile	3 miles	5 miles
WHITE	9,589	108,488	198,199
BLACK	408	10,912	33,216
AMERICAN INDIAN & ALASKAN	16	244	676
ASIAN	341	7,118	11,024
HAWAIIAN OR PACIFIC ISLANDER	4	55	202
OTHER	199	3,149	6,609

POPULATION BY HISPANIC ORIGIN

	1 mile	3 miles	5 miles
NON-HISPANIC	9,674	123,427	231,983
HISPANIC	883	6,539	17,943



HOUSEHOLDS

	1 mile	3 miles	5 miles
2025 PROJECTION	5,015	58,183	110,245
2020 ESTIMATE	4,875	56,331	106,648
2010 CENSUS	4,609	51,925	97,939
GROWTH 2020-2025	2.87%	3.29%	3.37%
GROWTH 2010-2020	5.77%	8.49%	8.89%

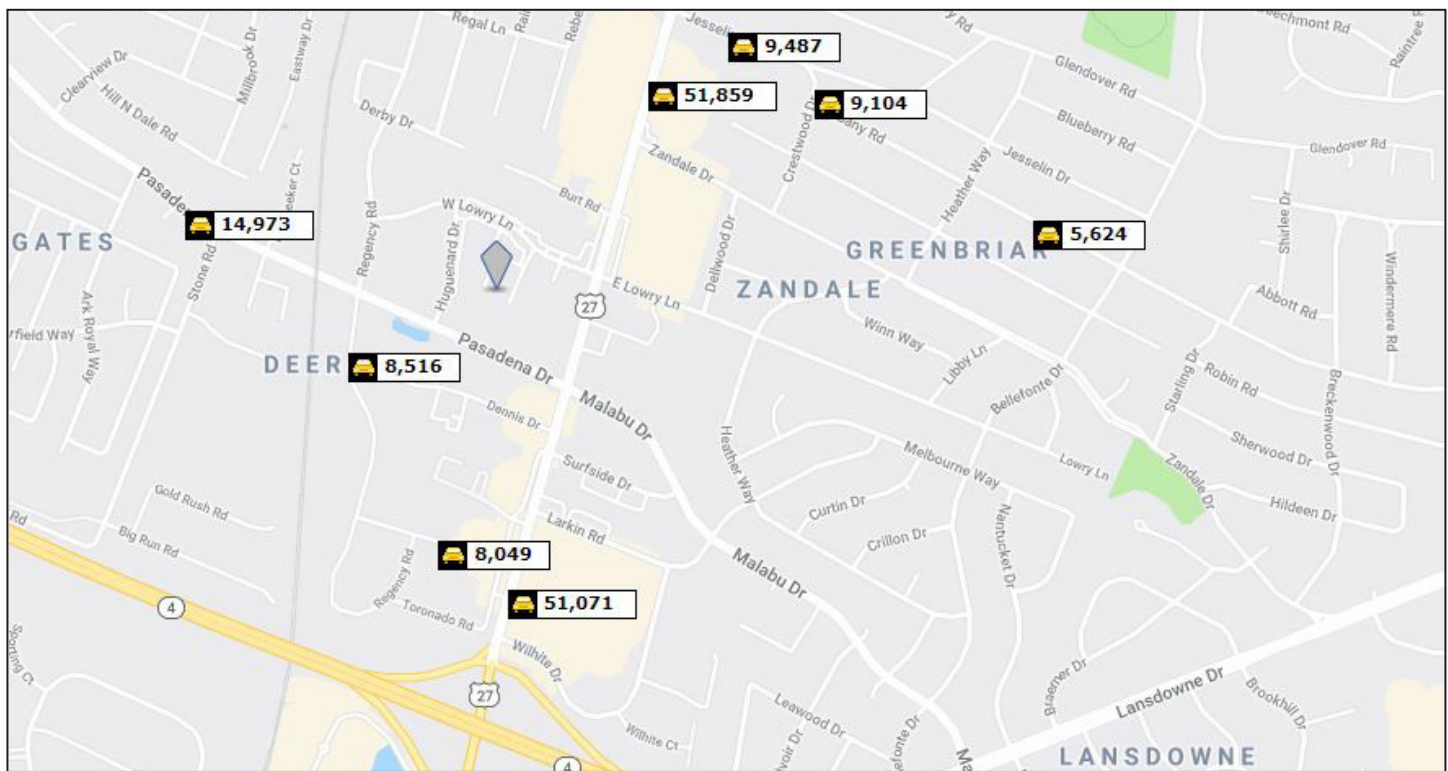
**2020 HOUSEHOLDS
BY HH INCOME**

	1 mile	3 miles	5 miles
<\$25,000	779	10,913	21,025
\$25,000 - \$50,000	1,161	15,586	30,505
\$50,000 - \$75,000	813	9,215	17,236
\$75,000 - \$100,000	750	5,900	11,453
\$100,000 - \$125,000	460	3,878	7,255
\$125,000 - \$150,000	308	3,452	6,272
\$150,000 - \$200,000	341	3,714	6,454
\$200,000+	262	3,675	6,446

2020 AVG HOUSEHOLD INCOME	\$83,614	\$80,155	\$77,835
2020 MED HOUSEHOLD INCOME	\$65,145	\$53,964	\$52,186



AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	REGENCY RD	DENNIS DR	.02 S	2018	8,516	MPSI	.24
2	NICHOLASVILLE RD	ZANDALE DR	.09 S	2018	51,859	MPSI	.37
3	MOORE DR	REGENCY RD	.04 W	2018	8,049	MPSI	.37
4	PASADENA DR	OAKMONT CT	.01 NW	2018	14,973	MPSI	.47
5	NICHOLASVILLE RD	MOORE DR	.04 N	2018	51,071	MPSI	.42
6	JESSELIN DR	NICHOLASVILLE RD	.09 NW	2018	9,487	MPSI	.49
7	CRESTWOOD DR	ALBANY RD	.02 S	2018	9,104	MPSI	.53
8	ALBANY RD	HEATHER WAY	.11 NW	2018	5,624	MPSI	.77
9	NICHOLASVILLE RD	CANARY RD	.08 S	2018	71,452	MPSI	.81



connecting PEOPLE AND PLACES

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman's efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.



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