

# Regency Centre

Lexington, Kentucky



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**RJTHIENEMAN**  
DEVELOPMENT • INVESTMENT • MANAGEMENT

# 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.

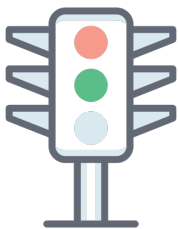
## OVERVIEW

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, McAlister’s Deli		
OUTLOTS	BB&T and Kroger Fuel Outlot Available for Lease		



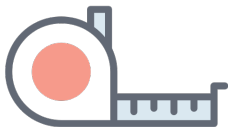
### LOCATION

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



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

Nicholasville Rd at W Lowry Ln  
Lexington, KY 40503



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	IHO P	4,815							102	GNC	1,500	128	Total Alterations	861	Kroger Fuel	2,880	
130	Luxor Nail Bar	2,761							110	Martell and Liz Shoes	7,400	122	5upercuts	1,400	132	4eshetics Lounge	1,012
134	UBBREAK!RX	1,390							122	Five Below	8,000	126	Sun Tan City	3,600	140	Available	2,561
140	McLister's	2,810	134	The Joint	2,563	140	Armed at Last Cosmetics & Hairdresses	4,217	148	Adore Nails	1,530						
Outdoor Available = Up to 5,250 SF Building			145	Results Physiotherapy	2,800	145	Available	944	152	Great Clips	1,020						
			150	Sally Beauty Supply	2,100	150	Sunshine Massage	1,574	156	Embrold Me	1,020						
			155	T.J. Maxx	32,154	164	Pho B.C	2,968	160	Available	944						
			160	Michaels	22,021	168	CenterWell	7,030	180	Available	944						
			170	Pet Supermarket Store	6,944	180											
			180								AIN						

## 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%

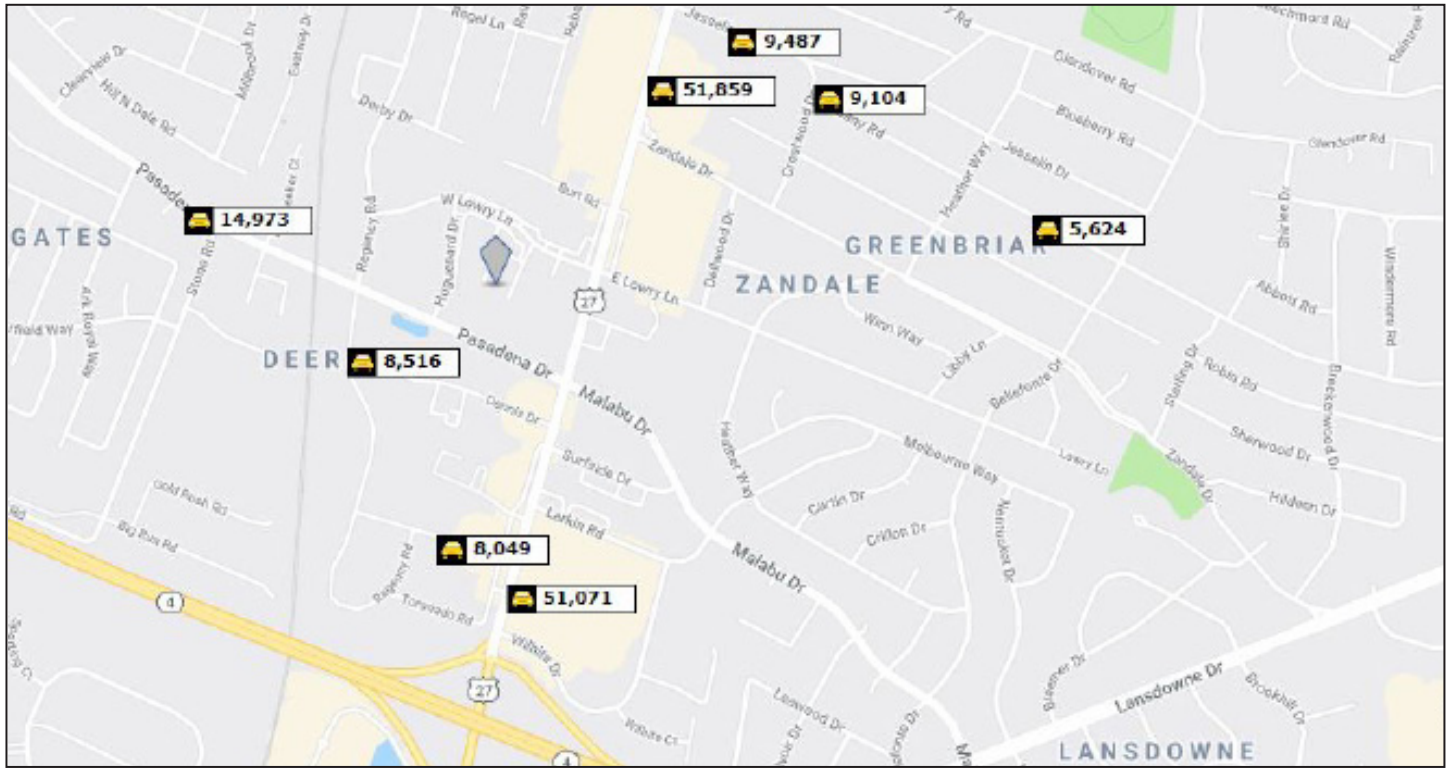
## 2020 HOUSEHOLDS BY HH INCOME

	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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