



GEORGETOWN KROGER MARKETPLACE DEVELOPMENT

120 MARKETPLACE CIRCLE
GEORGETOWN, KY 40324

Matt Stone, CCIM, MBA
Managing Director
859.264.0888 x25
matt.stone@svn.com

Nathan Dilly
Advisor
859.264.0888
nathan.dilly@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	1,400 - 1,800 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	0 Acres
Year Built:	2012
Building Size:	37,300 SF
Market:	Central Kentucky
Submarket:	Georgetown

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this opportunity to join this 125,000 sf Kroger Marketplace Development in the second fastest growing county in Kentucky. Join Kroger, Rooster's, Results Physiotherapy, MOD Pizza, Starbucks, Complete Dental, Subway, Concord Custom Cleaners, Southern Ray Tanning, Nail Envogue, UPS Store, Fantastic Sams, PetSense, Kevin's Carpet, Shoe Gallery, OEC Japanese Express Hibachi and Sushi, and World Finance. Currently two end caps available for lease: 1,800sf with drive thru potential; 1,400sf with drive thru. Ask price is \$22.00 psf/year plus NNN (estimated at \$3.50 psf/year). There is access from the Georgetown by-pass (16,000 vehicles per day at intersection with US 25) and US 25 (23,000 vehicles per day at intersection with Georgetown by-pass). This area of Georgetown has seen tremendous growth in the past few years with new housing office, hospital, and medical developments in the immediate area. This Kroger is consistently ranked in Top 5 in the Central Kentucky region in sales. This will be the only Kroger location in all of Georgetown and Scott County.

PROPERTY HIGHLIGHTS

- 125,000 sf Kroger Marketplace Development
- This Kroger is consistently ranked in Top 5 in the Central Kentucky region in sales
- 1,800 sf end cap available with drive thru potential
- 1,400 sf end cap available with drive thru
- Located in second fastest growing county in KY

Landmark Shoppes

102-122 Marketplace Circle
Georgetown, KY 40324

Site Plan

102A	Subway	1,550 SF
102B	Kevin's Carpets	1,500 SF
102C	Concord Cust. Cleaners	1,000 SF
106A	Kroger	126,000 SF
106B	Great Clips	1,500 SF
114	Roosters	8,922 SF
116A	Complete Dental	3,000 SF
116B	Available	1,800 SF
118A	McAlister's Deli	3,800 SF
118D	Results Physiotherapy	2,700 SF
118E	World Finance Corp.	1,500 SF
118F	OEC Japanese Express	1,500 SF
120A	Southern Rays	2,500 SF
120C	UPS	1,500 SF
120D	LaBelle Nails	1,500 SF
120E	Fantastic Sams	1,500 SF
120F	Rector Hayden	2,500 SF
122A	Petsense	5,294 SF
122D	Available	1,400 SF
Lot 4A	Future MOD Pizza	0.65 Acres
Lot 4B	Future Verizon Wireless	1.0 Acre
Lot B	Future Tenant	0.9 Acres
Lot A	Future Tenant	0.9 Acres



Available Spaces

LEASE RATE: \$22.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,400 - 1,800 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 116B- End Cap with Drive Thru Potential	Neighborhood Center	\$22.00 SF/yr	NNN	1,800 SF	Negotiable	This space is 1,800 sf and will be next to the NEW Complete Dental. Estimated construction completion for Building 116 is Summer 2018. Space is ready to lease!
Suite 122D - End Cap with Drive Thru	Neighborhood Center	\$22.00 SF/yr	NNN	1,400 SF	Negotiable	End cap available with excellent visibility. 1,400sf with drive thru.

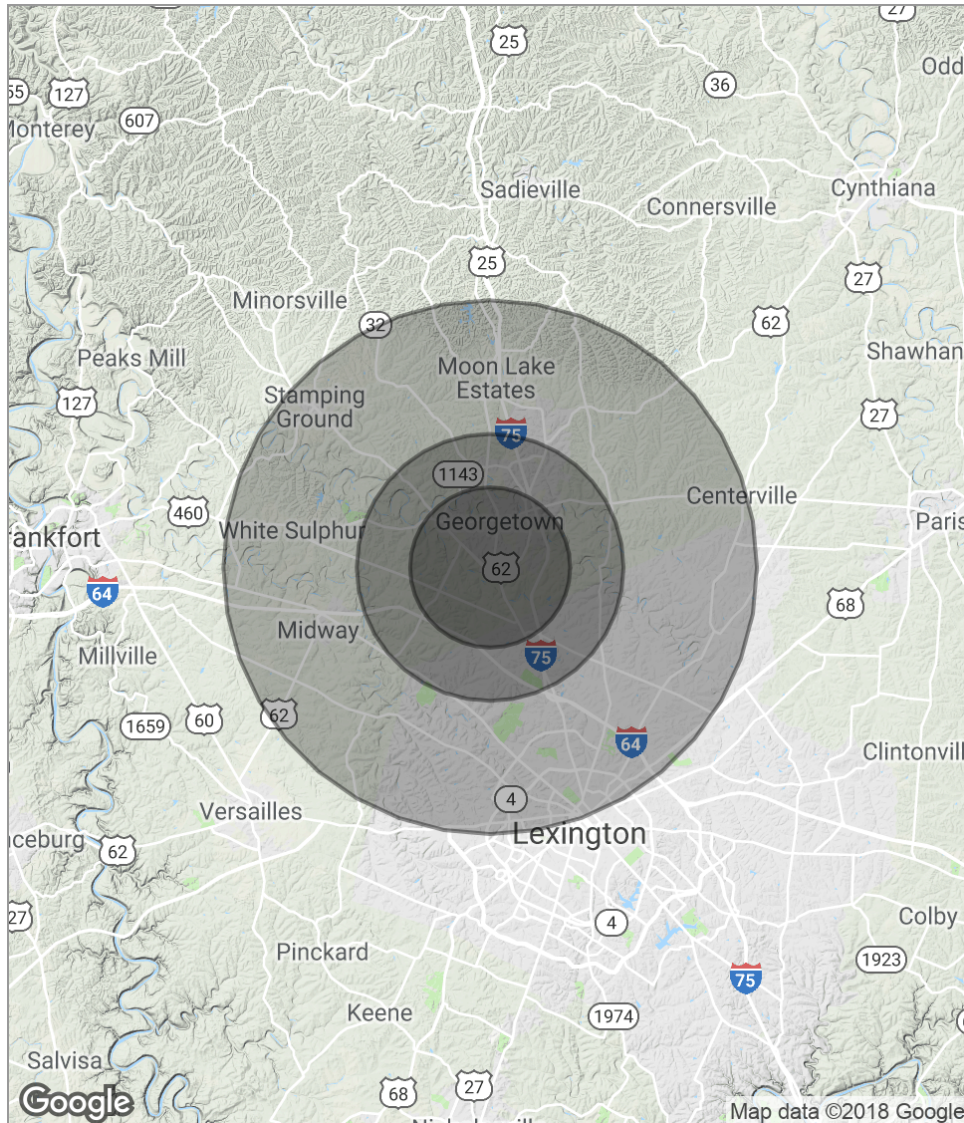
Additional Photos



Location Maps



Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	27,232	34,070	103,794
Median age	31.1	32.4	34.4
Median age [male]	31.3	32.3	33.9
Median age [Female]	31.9	33.4	35.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	10,598	12,983	39,767
# of persons per HH	2.6	2.6	2.6
Average HH income	\$55,489	\$61,277	\$60,219
Average house value	\$149,108	\$170,042	\$193,991

** Demographic data derived from 2010 US Census*