

# MEADOWTHORPE MANOR SHOPPES

LEXINGTON, KY



## SIZE

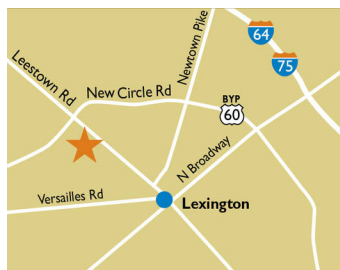
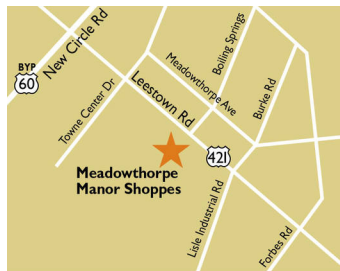
117,126 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 6,540                        | 90,024 | 169,409 |
| <b>Households</b>            |        |         |
| 2,874                        | 36,140 | 69,952  |
| <b>Median HH Income (\$)</b> |        |         |
| 58,282                       | 53,272 | 60,193  |

## MAJOR TENANT(S)

Kroger  
Family Dollar



## LOCATION

1600 Leestown Road | Lexington, KY 40511

## PROPERTY HIGHLIGHTS

- Anchored by Kroger
- National tenants include Family Dollar, Papa John's, The UPS Store and H&R Block
- Located in a growing suburb northwest of downtown Lexington

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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1600 Leestown Road | Lexington, KY 40511

| SPACE         | TENANT                          | SQ. FT.   |
|---------------|---------------------------------|-----------|
| OLI           | Chipotle                        | 2,325 SF  |
| 0100          | Mancino's                       | 2,625 SF  |
| 0110          | T-Mobile Store by Fast Wireless | 1,280 SF  |
| 0120          | Benchmark Physical Therapy      | 1,157 SF  |
| 0124          | Ky Re-Leaf Tobacco and Vape     | 1,500 SF  |
| 0128          | Animal Clinic                   | 1,500 SF  |
| 0130          | The UPS Store                   | 1,563 SF  |
| 0134          | H&R Block                       | 1,782 SF  |
| 0138          | Dr. Ufomata, DDS                | 3,468 SF  |
| 0140          | Family Dollar                   | 7,800 SF  |
| 0150          | Kroger                          | 79,667 SF |
| 0180          | Fresenius Medical Care          | 9,989 SF  |
| 0190          | Kelly's Nails                   | 595 SF    |
| 0196          | Papa John's Pizza               | 1,875 SF  |
| TOTAL SQ. FT. |                                 | 117,126   |

| SITE LEGEND   |   |
|---|---|
| <span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available             | <span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied        |
| <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary                                    |   |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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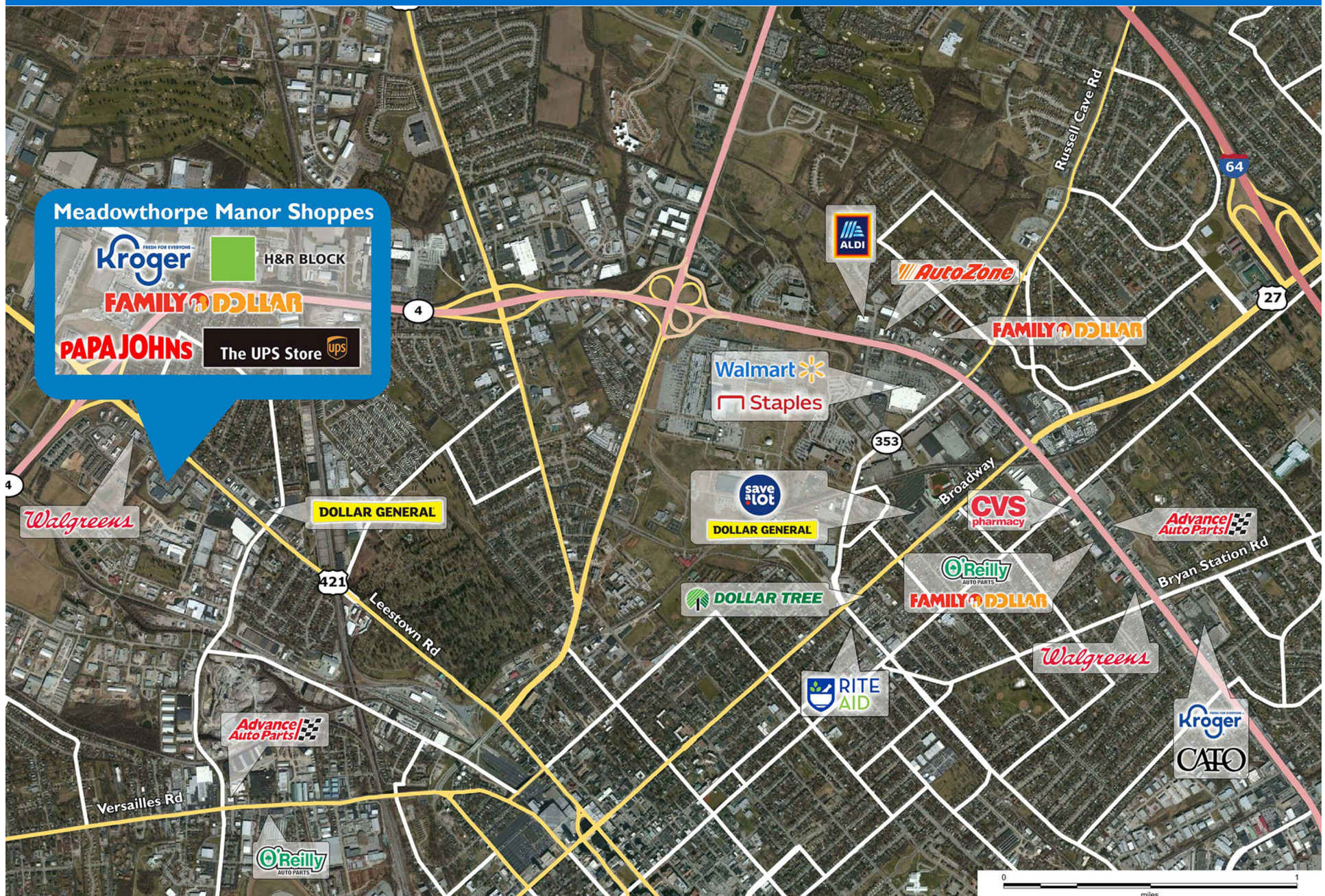
1600 Leestown Road | Lexington, KY 40511





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1600 Leestown Road | Lexington, KY 40511





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.065364

Longitude: -84.527191

| Meadowthorpe Manor Shoppes<br>Lexington, KY |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------------------|------------------|------------------|------------------|
| Population                                  | Q4 2023 Estimated Population          | 6,540            | 90,024           | 169,409          |
|   | 2028 Projected Population             | 7,197            | 95,171           | 176,817          |
|   | 2010 Census Population                | 5,936            | 83,364           | 159,948          |
|   | 2000 Census Population                | 4,662            | 67,406           | 143,658          |
|   | 1990 Census Population                | 4,361            | 67,707           | 139,812          |
|   | Historical Annual Growth 1990 to 2000 | 0.67%            | -0.04%           | 0.27%            |
|   | Historical Annual Growth 2000 to 2010 | 2.45%            | 2.15%            | 1.08%            |
|   | Estimated Annual Growth 2010 to 2023  | 0.71%            | 0.56%            | 0.42%            |
|   | Projected Annual Growth 2023 to 2028  | 1.93%            | 1.12%            | 0.86%            |
|   | Median Age                            | 36.6             | 31.2             | 35.0             |
| Households                                  | Q4 2023 Estimated Households          | 2,874            | 36,140           | 69,952           |
|   | 2028 Projected Households             | 3,170            | 38,332           | 73,089           |
|   | 2010 Census Households                | 2,562            | 32,999           | 65,699           |
|   | 2000 Census Households                | 2,147            | 27,648           | 60,176           |
|   | 1990 Census Households                | 1,884            | 26,592           | 55,808           |
|   | Historical Annual Growth 1990 to 2000 | 1.32%            | 0.39%            | 0.76%            |
|   | Historical Annual Growth 2000 to 2010 | 1.78%            | 1.79%            | 0.88%            |
|   | Estimated Annual Growth 2010 to 2023  | 0.84%            | 0.66%            | 0.46%            |
|   | Projected Annual Growth 2023 to 2028  | 1.98%            | 1.18%            | 0.88%            |
|   | Population per Household              | 2.21             | 2.22             | 2.25             |
| Population by Race                          | White                                 | 55.1%            | 59.7%            | 64.7%            |
|   | Black or African American             | 16.3%            | 20.9%            | 16.8%            |
|   | Asian & Pacific Islander              | 3.7%             | 2.6%             | 3.7%             |
|   | Other Races                           | 4.5%             | 4.6%             | 4.3%             |
|   | Hispanic Population                   | 20.3%            | 12.2%            | 10.5%            |
| Income                                      | Average Household Income              | \$83,145         | \$72,679         | \$87,640         |
|   | Median Household Income               | \$58,282         | \$53,272         | \$60,193         |
|   | Per Capita Income                     | \$37,268         | \$30,392         | \$37,105         |
| Education (Age 25+)                         | Elementary                            | 5.8%             | 5.3%             | 4.2%             |
|   | Some High School                      | 9.1%             | 6.8%             | 5.9%             |
|   | High School Graduate                  | 27.4%            | 23.6%            | 21.5%            |
|   | Some College                          | 21.4%            | 19.3%            | 18.5%            |
|   | Associates Degree Only                | 7.7%             | 6.8%             | 7.0%             |
|   | Bachelors Degree Only                 | 18.5%            | 22.7%            | 23.6%            |
|   | Graduate Degree                       | 10.2%            | 15.4%            | 19.2%            |
| Business                                    | Number of Businesses                  | 249              | 4,793            | 8,251            |
|   | Total Number of Employees             | 3,976            | 71,736           | 107,176          |
|   | Employees per Business                | 15.96            | 14.97            | 12.99            |
|   | Residential Population per Business   | 26.25            | 18.78            | 20.53            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.