



SIZE

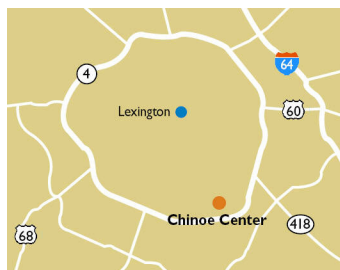
111,781 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	10,969	120,390	251,385
<b>Households</b>	5,117	52,513	107,504
<b>Median HH Income (\$)</b>	70,465	60,050	63,482

MAJOR TENANT(S)

Kroger  
State Farm Insurance  
Edward Jones



LOCATION

1060-1070 Chinoe Road | Lexington, KY 40502

PROPERTY HIGHLIGHTS

- 111,781-square-foot community shopping center anchored by Kroger
- Other tenants include Edward Jones, State Farm Insurance, KORT Physical Therapy and Chinoe Grille
- Population exceeds 120,300 in a three-mile radius with an average household income greater than \$89,900

LEASING CONTACT

**Kenneth Groh**  
Mobile (513) 344-4606  
kgroh@phillipsedison.com

**Andy Schneider**  
Mobile (513) 417-4369  
aschneider@phillipsedison.com

MORE INFO

www.phillipsedison.com








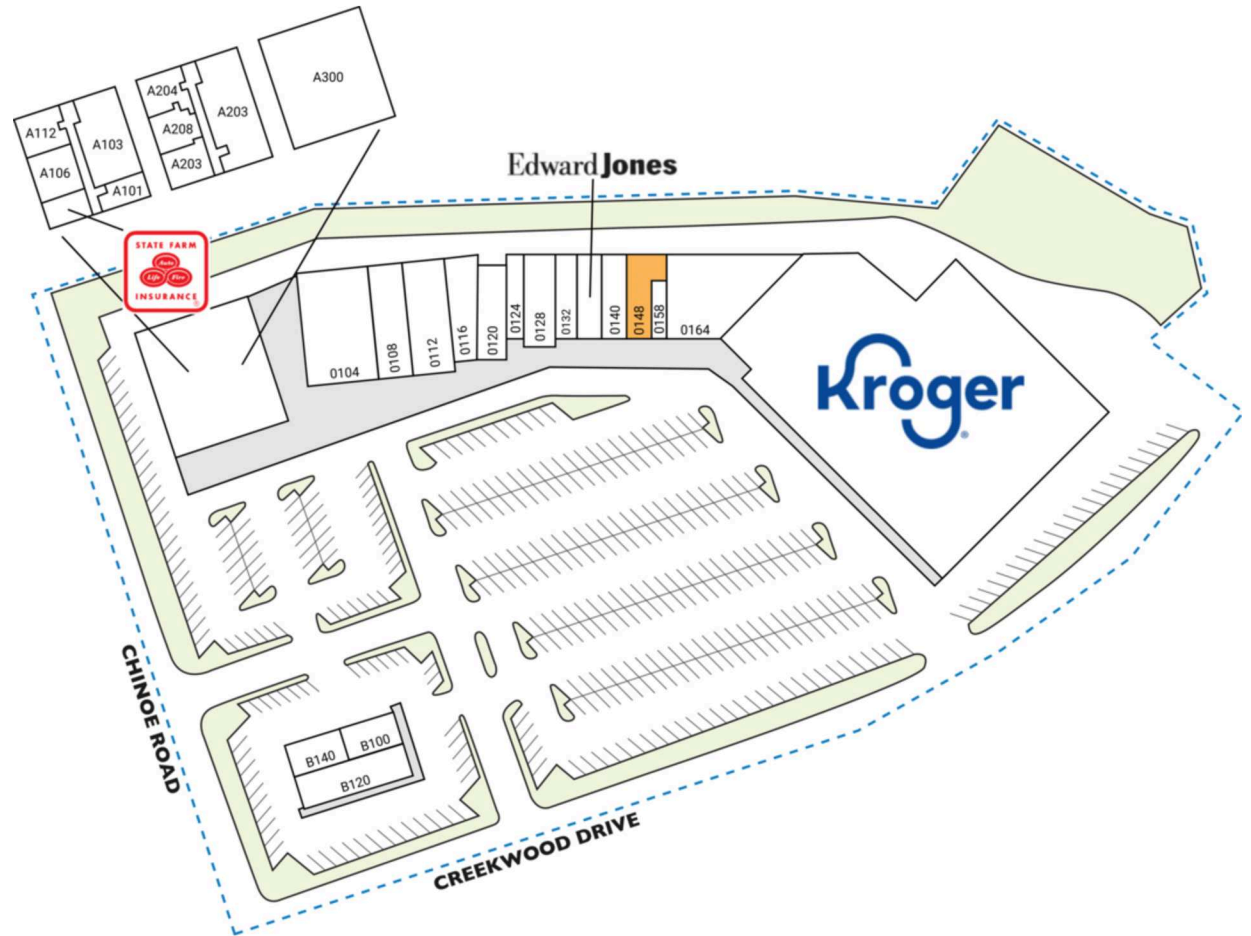
# CHINOE CENTER

1060-1070 Chinoe Road | Lexington, KY 40502

SPACE	TENANT	SQ. FT.		SQ. FT.
A100	State Farm Insurance	1,572 SF	0108 La Bonne Vie	2,846 SF
A101	Right at Home of Lexington	1,064 SF	0112 Lovely Nails & Spa	2,912 SF
A103	Clinical Behavior Analysis	3,488 SF	0116 KORT Physical Therapy	2,047 SF
A106	Barefoot Yoga Works	1,621 SF	0120 Violets Boutique	1,889 SF
A112	Birchwood Healing Place	1,561 SF	0124 Warner Realty	1,050 SF
A203	Willow Creek Counseling Center	6,303 SF	0128 Big City Pizza	1,895 SF
A204	AlphaNet Telecommunications	927 SF	0132 Chinoe Cigar & Tobacco	1,416 SF
A208	Clinical Behavior Analysis	1,836 SF	0136 Edward Jones	1,394 SF
A300	Exceptional Living Centers	10,953 SF	0140 Hemp XR CBD	1,525 SF
B100	EXotic CutZz	1,518 SF	<b>0148 AVAILABLE</b>	<b>1,652 SF</b>
B120	Chinoe Grille	2,547 SF	0158 Thomas Allen Allstate Agency	627 SF
B140	Everything Spuds	972 SF	0164 Mickey Salon & Spa	5,542 SF
0104	El Azteca Mexican Grill	7,042 SF	0190 Kroger	45,582 SF
			<b>TOTAL SQ. FT.</b>	<b>111,781</b>

SITE LEGEND	
	Available
	Leased (not occupied)
	Site Boundary
	Occupied
	Owned by Others



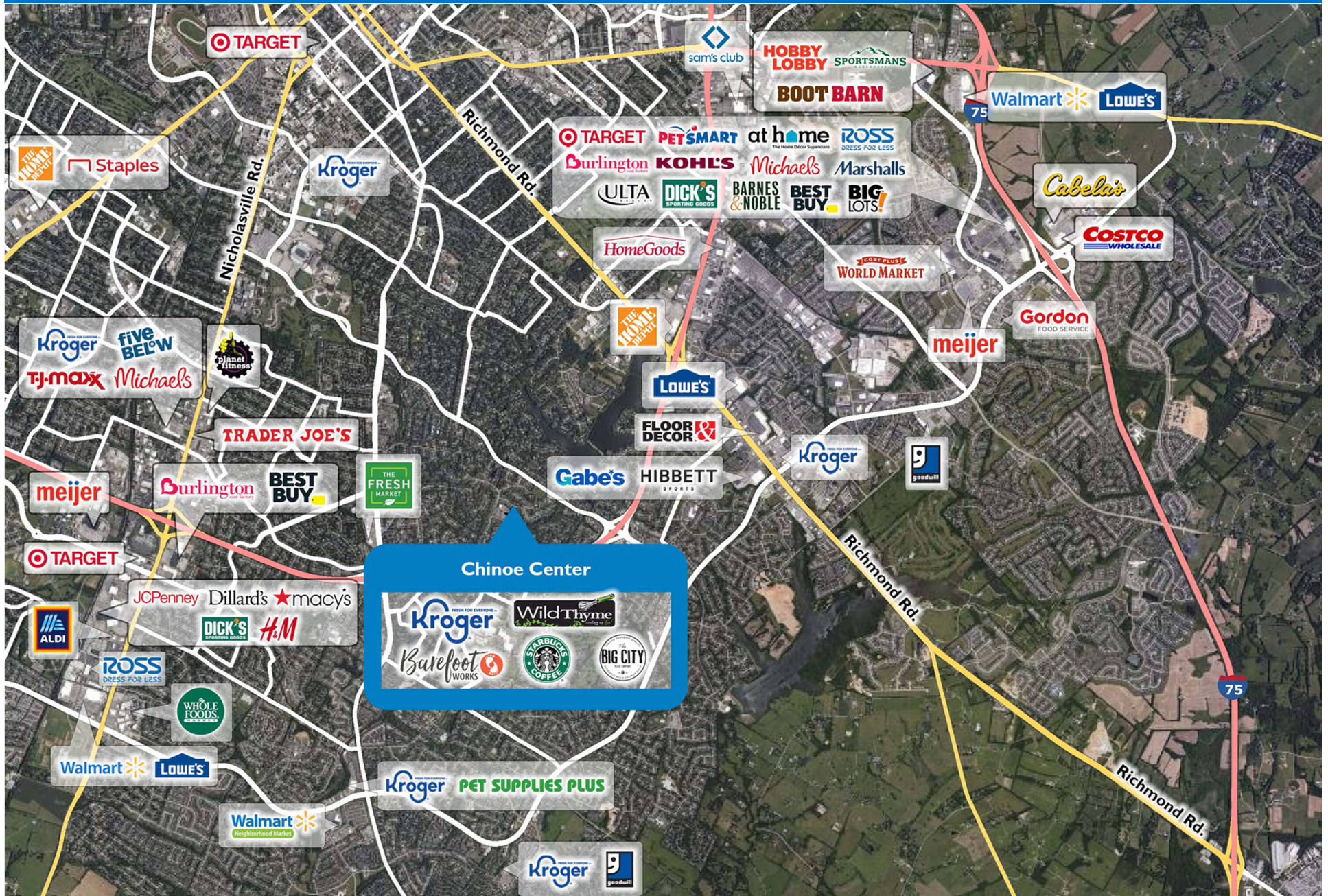
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 37.997102

Longitude: -84.478941

Chinoe Center Lexington, KY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,969	120,390	251,385
	2028 Projected Population	11,207	124,454	261,149
	2010 Census Population	10,372	114,150	228,528
	2000 Census Population	10,623	113,095	211,274
	1990 Census Population	10,662	103,750	184,859
	Historical Annual Growth 1990 to 2000	-0.04%	0.87%	1.34%
	Historical Annual Growth 2000 to 2010	-0.24%	0.09%	0.79%
	Estimated Annual Growth 2010 to 2023	0.41%	0.39%	0.70%
	Projected Annual Growth 2023 to 2028	0.43%	0.67%	0.77%
	Median Age	38.0	34.4	35.5
Households	Q4 2023 Estimated Households	5,117	52,513	107,504
	2028 Projected Households	5,229	54,347	111,755
	2010 Census Households	4,931	50,568	98,251
	2000 Census Households	4,825	49,041	90,032
	1990 Census Households	4,518	42,682	74,982
	Historical Annual Growth 1990 to 2000	0.66%	1.40%	1.85%
	Historical Annual Growth 2000 to 2010	0.22%	0.31%	0.88%
	Estimated Annual Growth 2010 to 2023	0.27%	0.27%	0.66%
	Projected Annual Growth 2023 to 2028	0.43%	0.69%	0.78%
	Population per Household	2.13	2.17	2.24
Population by Race	White	75.2%	70.4%	70.3%
	Black or African American	12.4%	13.9%	13.1%
	Asian & Pacific Islander	3.1%	3.5%	4.5%
	Other Races	4.2%	5.2%	4.9%
	Hispanic Population	5.1%	7.0%	7.1%
Income	Average Household Income	\$122,670	\$89,944	\$92,842
	Median Household Income	\$70,465	\$60,050	\$63,482
	Per Capita Income	\$57,621	\$39,884	\$40,269
Education (Age 25+)	Elementary	2.1%	2.9%	3.1%
	Some High School	4.2%	3.6%	4.2%
	High School Graduate	11.5%	17.3%	18.2%
	Some College	17.1%	19.6%	18.8%
	Associates Degree Only	6.8%	8.0%	7.8%
	Bachelors Degree Only	31.4%	26.8%	26.6%
	Graduate Degree	26.9%	21.8%	21.4%
Business	Number of Businesses	212	5,029	9,969
	Total Number of Employees	1,771	62,747	117,022
	Employees per Business	8.34	12.48	11.74
	Residential Population per Business	51.64	23.94	25.22

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