CHINOE CENTER

LEXINGTON, KY



SIZE

111,781 square feet

DEMOGRAPHICS I mile 3 mile 5 mile Population

10,969	120,390	251,385
Househo 5,117	52,513	107,504

Median HH Income (\$)70,46560,05063,482

MAJOR TENANT(S)

Kroger State Farm Insurance Edward Jones

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





LOCATION

1060-1070 Chinoe Road | Lexington, KY 40502

PROPERTY HIGHLIGHTS

- III,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



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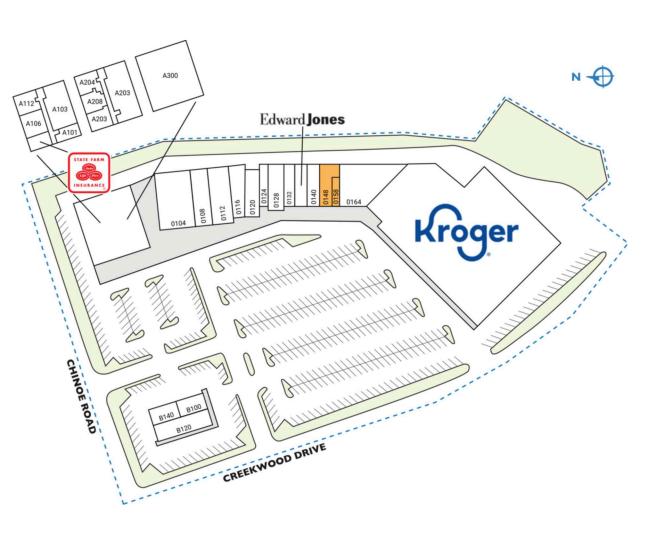
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CHINOE CENTER

00	State Farm Insurance	1.572 SF	0108 La Bonne Vie
01	Right at Home of Lexington	1,064 SF	0112 Lovely Nails & Spa 0116 KORT Physical Therapy
03	Clinical Behavior Analysis	3,488 SF	0120 Violets Boutique
06	Barefoot Yoga Works	1,621 SF	0124 Warner Realty
12	Birchwood Healing Place	1,561 SF	0128 Big City Pizza
03	Willow Creek Counseling Center	6,303 SF	0132 Chinoe Cigar & Tobacco
04	AlphaNet Telecommunications	927 SF	0136 Edward Jones 0140 Hemp XR CBD
8	Clinical Behavior Analysis	1,836 SF	0148 AVAILABLE
00		10,953 SF	0158 AVAILABLE
00	Centers EXotic CutZz	1,518 SF	0164 Mickey Salon & Spa
20	Chinoe Grille	2,547 SF	0190 Kroger
40	Everything Spuds	972 SF	TOTAL SQ. FT.

SITE LEGEND

- Available Leased (not occupied) Site Boundary
 - Owned by Others



CHINOE CENTER

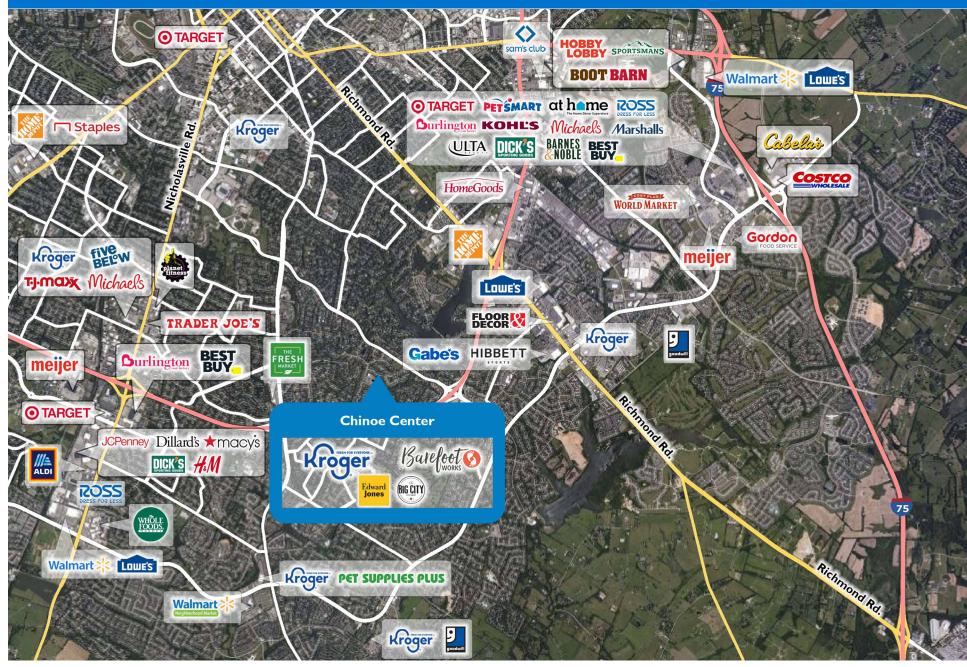
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Demographic Summary Report

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
Popt	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 to2023	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 Black or African American Asian & Pacific Islander Other Races Hispanic Population	75.2% 12.4% 3.1% 4.2% 5.1%	70.4% 13.9% 3.5% 5.2% 7.0%	70.3% 13.1% 4.5% 4.9% 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 Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate Degree	2.1% 4.2% 11.5% 17.1% 6.8% 31.4% 26.9%	2.9% 3.6% 17.3% 19.6% 8.0% 26.8% 21.8%	3.1% 4.2% 18.2% 18.8% 7.8% 26.6% 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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