MEADOWTHORPE MANOR SHOPPES

LEXINGTON, KY

SIZE

117,126 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,540	90,024	169,409
Households		
2,874	36,140	69,952
Median HH Income ($)		
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

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SPACE	TENANT	SQ. FT.
OL1	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

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- 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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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 38.065364 Longitude: -84.527191

	Meadowthorpe Manor Shoppes 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 to2023	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.

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Data Source: Synergos Technologies Inc Austin, TX