

MEADOWTHORPE MANOR SHOPPES

LEXINGTON, KY



SIZE

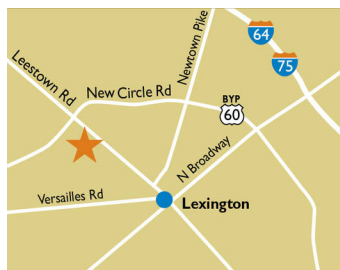
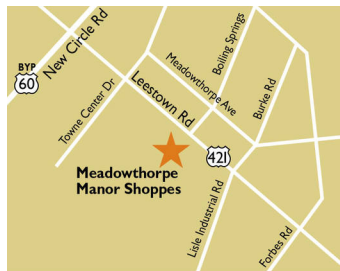
117,126 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,382	90,106	167,980
Households		
2,798	35,799	68,902
Median HH Income (\$)		
56,139	48,224	55,389

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



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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	
 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.

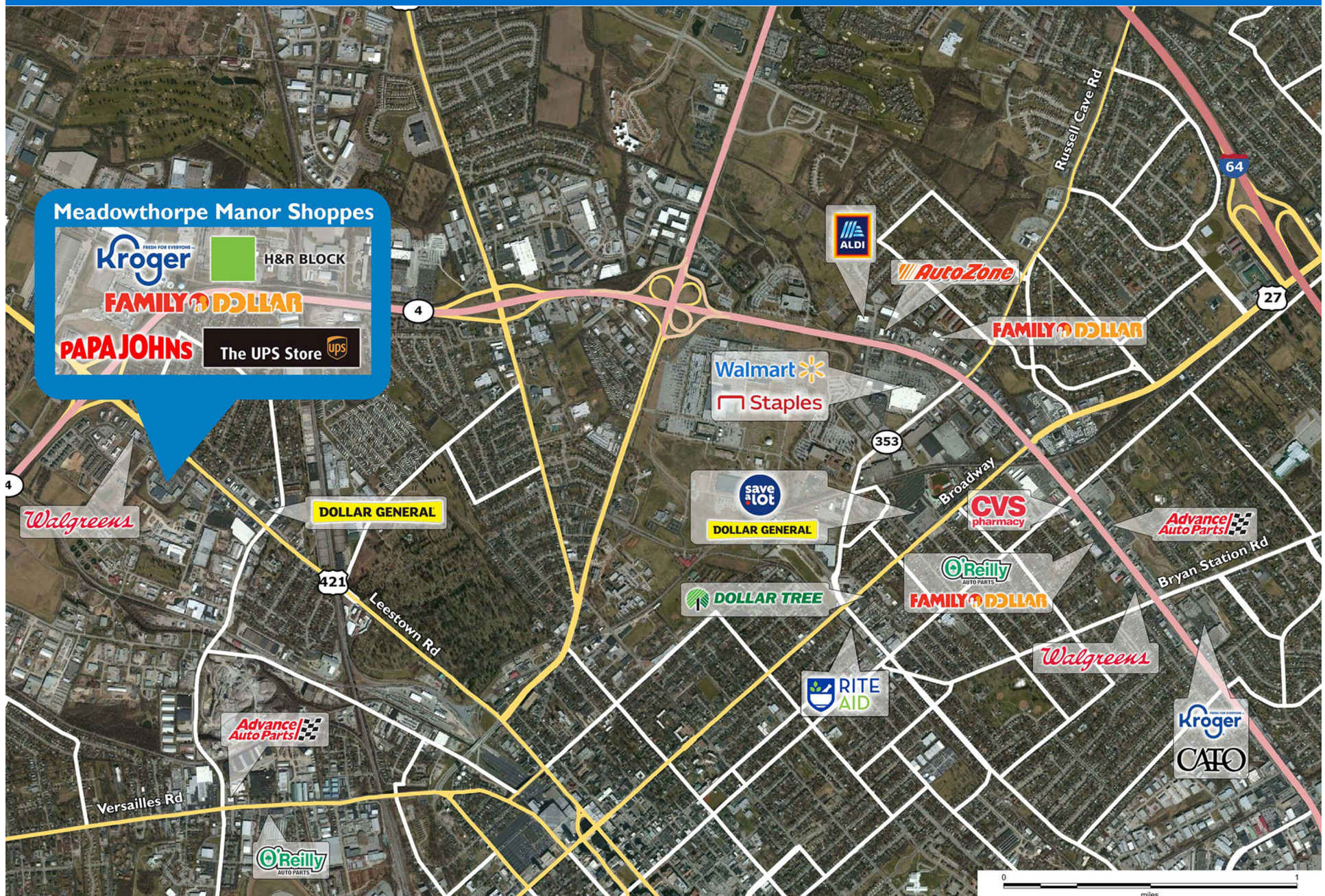
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Meadowthorpe Manor Shoppes Lexington, KY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	6,382	90,106	167,980
	2027 Projected Population	6,877	93,919	173,010
	2010 Census Population	5,418	83,546	159,709
	2000 Census Population	4,042	68,831	142,929
	1990 Census Population	3,912	67,970	139,008
	Historical Annual Growth 1990 to 2000	0.33%	0.13%	0.28%
	Historical Annual Growth 2000 to 2010	2.97%	1.96%	1.12%
	Estimated Annual Growth 2010 to 2022	1.29%	0.59%	0.40%
	Projected Annual Growth 2022 to 2027	1.51%	0.83%	0.59%
	Median Age	39.4	33.2	36.5
Households	Q2 2022 Estimated Households	2,798	35,799	68,902
	2027 Projected Households	3,025	37,370	70,957
	2010 Census Households	2,359	33,154	65,589
	2000 Census Households	1,905	28,538	60,148
	1990 Census Households	1,837	26,820	55,552
	Historical Annual Growth 1990 to 2000	0.36%	0.62%	0.80%
	Historical Annual Growth 2000 to 2010	2.16%	1.51%	0.87%
	Estimated Annual Growth 2010 to 2022	1.35%	0.60%	0.39%
	Projected Annual Growth 2022 to 2027	1.57%	0.86%	0.59%
	Population per Household	2.16	2.26	2.28
Population by Race	White	64.6%	62.1%	67.0%
	Black or African American	17.9%	21.5%	17.2%
	Asian & Pacific Islander	4.0%	2.2%	3.2%
	Other Races	3.4%	3.5%	3.2%
	Hispanic Population	10.1%	10.7%	9.3%
Income	Average Household Income	\$77,960	\$66,152	\$79,315
	Median Household Income	\$56,139	\$48,224	\$55,389
	Per Capita Income	\$35,326	\$27,510	\$33,382
Education (Age 25+)	Elementary	4.4%	4.7%	3.9%
	Some High School	9.8%	7.6%	6.3%
	High School Graduate	24.1%	23.1%	22.1%
	Some College	24.0%	20.3%	19.9%
	Associates Degree Only	8.0%	6.9%	7.1%
	Bachelors Degree Only	18.8%	22.9%	23.1%
	Graduate Degree	10.9%	14.5%	17.6%
Business	Number of Businesses	295	3,163	6,166
	Total Number of Employees	6,278	70,889	114,499
	Employees per Business	21.26	22.41	18.57
	Residential Population per Business	21.61	28.49	27.24

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