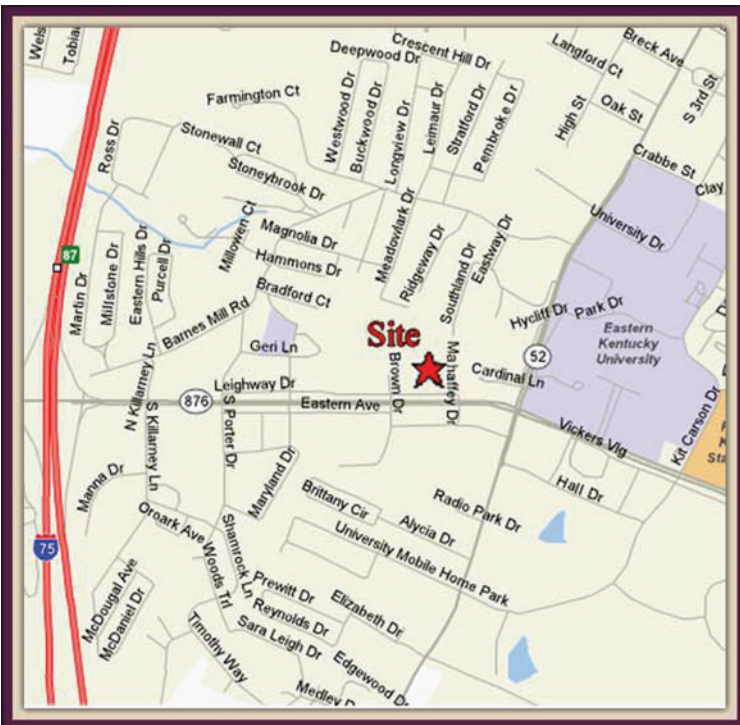


# LEASING OPPORTUNITY

## SHOPPERS VILLAGE of RICHMOND

400-500 Eastern Bypass, Richmond, Kentucky



### OPPORTUNITIES

- \* 2,350 and 4,600 SF Office/ Retail spaces available.
- \* 48,980 SF space may be available.
- \* One block away from Eastern Kentucky University (+14,000 students).



**Equity**  
Management  
Group, Inc.

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Leasing Representative: **Jason Gentner**

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# LEASING OPPORTUNITY

## SHOPPERS VILLAGE of RICHMOND

400 - 500 Eastern Bypass, Richmond, Kentucky

1	Peddler's Mall	48,980 SF
Could Be Available (Inquire with agent for details.)		
2	Aquatic Farms, LLC	2,000 SF
3	Papa John's Pizza	2,200 SF
4	Vivi Nail & Spa	2,050 SF
5	Available	2,350 SF
6	CosmoProf	3,200 SF
7	Mi Pueblo Mexican	6,000 SF
8	Available	4,600 SF
9	Splash'Em Out Laundry	2,400 SF
10	The Mad Axe	6,000 SF
12	Dollar General	10,290 SF
13	Vape & Tobacco Shop	1,800 SF
14	Plus 1 Hair Salon	1,500 SF
15	Lay's Donuts	1,800 SF
16	Goodyear	
17	Brady's Asian Fusion	
18	Rally's	
Total GLA:		91,770 SF



### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	Peddler's Mall
<b>Total Land Area:</b>	8.5 acres
<b>Total GLA:</b>	91,770 SF + Outparcels
<b>Traffic Count:</b>	38,600
<b>Parking Spaces:</b>	400
<b>Occupancy:</b>	94%

### PROPERTY ADVANTAGES

Well located center with compatible tenants  
Walking distance from Eastern Kentucky University

### LOCATION

Located along Richmond's heavily traveled Eastern Bypass and within walking distance to Eastern Kentucky University.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	11,652	37,118	46,190
Average Household Income:	51,768	52,764	57,025
Average Household Value:	\$207,180	\$193,880	\$202,556

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LEASING OPPORTUNITY

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400-500 Eastern Bypass, Richmond, Kentucky



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