



FOR LEASE | RETAIL

GEORGETOWN KROGER MARKETPLACE DEVELOPMENT

120 Marketplace Circle, Georgetown, KY 40324



LEASE OVERVIEW

AVAILABLE SF:	1,500 - 6,500 SF
LEASE RATE:	\$18.00 SF/Yr (NNN)
LOT SIZE:	0.0 Acres
BUILDING SIZE:	37,300 SF
YEAR BUILT:	2012
MARKET:	Central Kentucky
SUB MARKET:	Georgetown
CROSS STREETS:	McClelland Circle

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer this opportunity to join this new 125,000 sf Kroger Marketplace Development in the second fastest growing county in Kentucky. Join Kroger, Rooster's, Subway, Concord Custom Cleaners, Southern Ray Tanning, Nail Envogue, UPS Store, Fantastic Sams, Papa Murphy Pizza, PetSense, Kevin's Carpet, Shoe Gallery, OEC Japanese Express Hibachi and Sushi, and Roosters Restaurant. 24,000sf stand alone and inline built and leased with tenants open and exceeding sales projections! There is currently 6,500 sf available for lease with approximately 4,500 sf additional that can be built in the future. Ask price is \$18.00 psf/year plus NNN [estimated at \$3.50 psf/year]. Also available at this development are two retail outlot pads. Outlot B is 1.00 acre, and C is 0.694 acres. Prices are \$600,000 per acre. Will also consider land lease or build to suit options. Pads will be graded and have access to utilities. There will be access from the Georgetown by-pass [16,000 vehicles per day at intersection with US 25] and US 25 [23,000 vehicles per day at intersection with Georgetown by-pass]. This area of Georgetown has seen tremendous growth in the past few years with new housing office, hospital, and medical developments in the immediate area. This Kroger is consistently ranked in Top 5 in the Central Kentucky region in sales. This will be the only Kroger location in all of Georgetown and Scott County.



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PROPERTY HIGHLIGHTS

- New 125,000 sf Kroger Marketplace Development
- This Kroger is consistently ranked in Top 5 in the Central Kentucky region in sales
- 6,500 sf Inline space built and ready and can be demised to as little as 1,500 sf as needed
- 24,000sf stand alone and inline built and leased with tenants open and exceeding sales projections!
- 2 Outlots also available for sale, lease, or build to suit
- Located in second fastest growing county in KY
- Only Kroger store in entire county (pop. 47,000)



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Lease Rate: \$18.00 SF/YR (NNN)

Total Space 1,500 - 6,500 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Building B	Neighborhood Center	\$18.00 SF/YR	NNN	1,500 - 6,500 SF	Negotiable	The proposed space is divisible in any increment from 1,500 sf up to approximately 6,500 sf. Ask price for spaces is \$18.00 psf/year plus CAM, taxes, and insurance (NNN) estimate charge of \$3.50 psf/year.
Building A	Neighborhood Center	\$18.00 SF/YR	NNN	1,500 - 4,500 SF	Negotiable	The proposed space is divisible in any increment from 1,500 sf up to approximately 4,500 sf. Ask price for spaces is \$18.00 psf/year plus CAM, taxes, and insurance (NNN) estimate charge of \$3.50 psf/year.



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Great Clips®

1,500-6,500 sf Shell Space
available for
immediate rental

Shoe
Gallery



Building A
4,500 sf
proposed

Building B

Building C

Building D



0.65 acres-
1.65 acres
For Sale, Land
Lease, or
Build to Suit

McClelland Cir

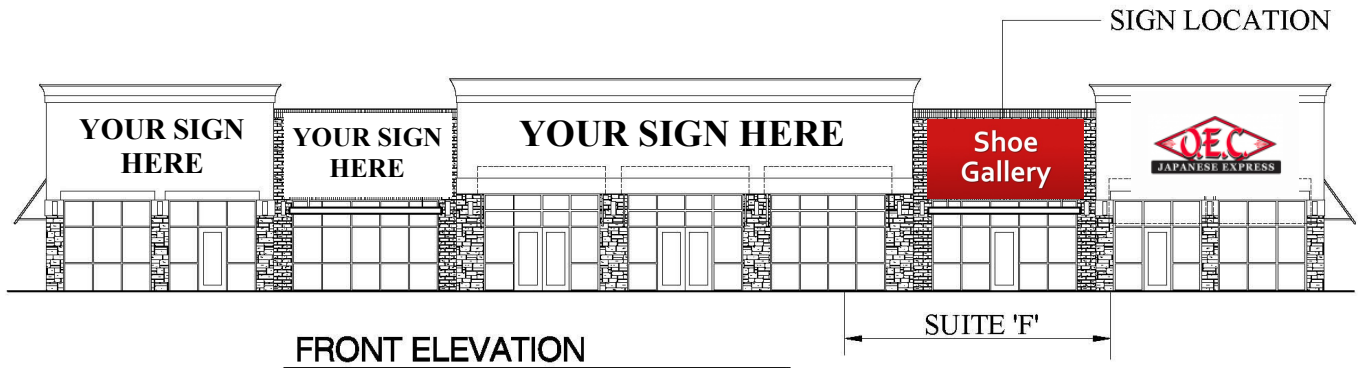


Google

LANDMARK SHOPPES

SPACE AVAILABLE

118 MARKETPLACE CIRCLE
GEORGETOWN, KY.



FLOOR PLAN

**Drawing not to scale for Exhibit purposes only

LANDMARK
PROPERTY GROUP

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
2. STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.
4. THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

(date), 20

(signature of owner or owners)

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE

APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

(date), 20

CHAIRMAN, SCOTT JOINT PLANNING COMMISSION

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE CITY OF GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS NOTED HEREON.

FIRE DEPARTMENT REPRESENTATIVE (TITLE) DATE

CERTIFICATION OF AVAILABLE CAPACITY FOR WATER AND SEWAGE SERVICE

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION/SEWER COLLECTION SYSTEM TO SUPPLY THIS PROJECT WITH WATER SERVICES/SEWER DISPOSAL SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT. BUILT TO GMWSS APPROVED SPECIFICATIONS AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS OR THE BONDING AMOUNT, AND HEREBY DEDICATED TO GMWSS.

DATE GENERAL MANAGER

DAVIS & LUSBY, LLC
Deed Book 301, Page 388
Tract 3 of
Cabinet B, Slide 314
VACANT

A-1 ZONE
SUFFOLLETTA FAMILY
AQUATIC CENTER

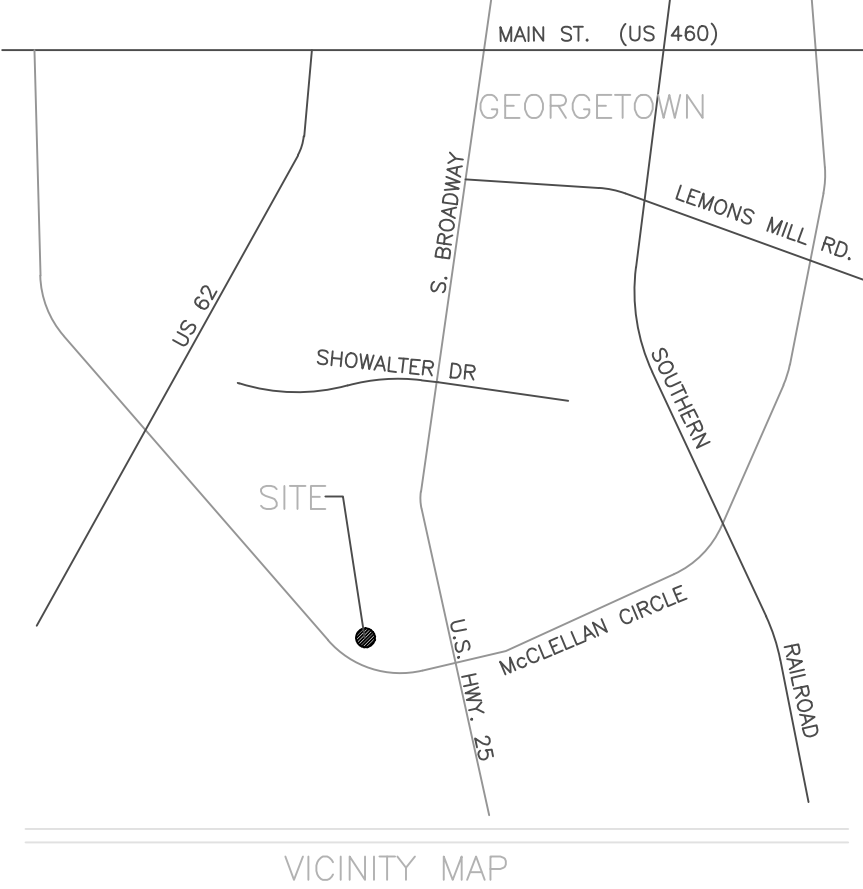
CERTIFICATION OF REVIEW OF STREET AND DRAINAGE PLANS

I HEREBY CERTIFY THAT THE PLANS AND PROFILES FOR THE STREETS, STORMWATER MANAGEMENT PLANS AND OTHER IMPROVEMENTS FOR THIS LOT, HAVE BEEN REVIEWED AND ARE PROPOSED IN AN ACCEPTABLE MANNER ACCORDING TO THE SUBDIVISION AND DEVELOPMENT REGULATION SPECIFICATIONS.

(date), 20

COMMISSION ENGINEER

OWNER & DEVELOPER
DAVID J. LUSBY
121 LOCH LOMOND DRIVE
GEORGETOWN, KENTUCKY 40324
PHONE: (859) 961-5662



PROJECT STATISTICS

ZONING	B-2
PARCEL ACREAGE	7.84 ACRES
GROSS BUILDING AREA	36,994 S.F.
COMMERCIAL FLOOR AREA (85%)	31,445 S.F.
BUILDING USE	RETAIL STRIP CENTER

PARKING REQUIRED (1 SP. PER 150 S.F. OF COMMERCIAL FLOOR AREA)	210 SPACES
(1 SP. PER BUSINESS TRUCK)	0 SPACES
PARKING PROVIDED	212 SPACES
H/C PARKING REQUIRED	7 SPACES
H/C PARKING PROPOSED	10 SPACES

LANDSCAPING CALCULATIONS

NEW VEHICULAR USE AREA	109,018
INTERIOR LANDSCAPING REQUIRED	10,902 S.F.
INTERIOR LANDSCAPING PROVIDED	11,480 S.F.
INTERIOR TREES REQUIRED	87
INTERIOR TREES SHOWN	87
PERIMETER TREES REQUIRED	19
PERIMETER TREES SHOWN	19

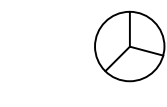
EXISTING LANDSCAPING

EXISTING TREES ALONG REAR BOUNDARY SHALL REMAIN AND BE COUNTED TOWARD REQUIRED PERIMETER TREES WHERE ACCEPTABLE.

LANDSCAPING LEGEND



PROP. PROPERTY/V.U.A. PERIMETER TREES SHALL BE SWEETGUM, LINDEN OR OTHER ACCEPTABLE SPECIES. 1-3/4" CALIPER MIN.



PROP. V.U.A. INTERIOR TREES SHALL BE AMUR MAPLE, FLOWERING DOGWOOD OR OTHER ACCEPTABLE SPECIES. 1-3/4" CAL. MIN.



PROP. DUMPSTER SCREENING EMERALD ARBORVITAE OR OTHER ACCEPTABLE EVERGREEN SPECIES.



PROPOSED HEDGE (EUONYMUS ALATA) BURNING BUSH - 2' MIN. Ø PLANTING PLANT AT 36" O.C. MAINTAIN AT 3' MIN. HEIGHT

760 L.F. RETAINING WALL

SIGNAGE NOTE

ALL FREE-STANDING SIGNS SHALL BE LOCATED BEHIND BUILDING LINE SETBACKS AND SHALL COMPLY WITH ALL HEIGHT AND DIMENSIONAL RESTRICTIONS PER B-2 SIGN ORDINANCE.

NOTES

1. THIS PRELIMINARY PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
2. A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.
3. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
4. THIS PRELIMINARY PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAT.
5. PLANS FOR A STORM WATER QUALITY SYSTEM WILL BE SUBMITTED TO THE CITY AND PLANNING COMMISSION ENGINEER FOR REVIEW AND APPROVAL AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. PLANS FOR A GROUNDWATER RE-CHARGE SYSTEM WILL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE P.C. ENGINEER AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
6. THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.
7. WITH THE CONSTRUCTION PLAN SUBMITTAL, A LIGHTING PLAN WITH PHOTOMETRIC DATA SHALL BE PROVIDED.
8. THE CONTRACTOR SHALL PROVIDE A CONDUIT ACCEPTABLE TO THE TELEPHONE COMPANY FOR PROVISION OF SERVICE.
9. PROPOSED GRADING SHOWN ON THIS PLAN IS PRELIMINARY IN NATURE AND IS INTENDED TO DEPICT THE OVERALL GRADING SCHEME FOR THE PROPERTY. THE SPECIFIC ELEVATIONS ARE SUBJECT TO CHANGE AT THE MORE DETAILED CONSTRUCTION PLAN PHASE.
10. ALL LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS.
11. NON-RESIDENTIAL USES:
THE CLOSED CONTOURS ON THIS SITE REPRESENT RIDGE TOPS. THERE ARE NO OTHER CLOSED CONTOURS ON THE SITE.

MIDWEST ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS

3160 MAJESTIC VIEW WALK
LEXINGTON, KENTUCKY 40511
PHONE: 859-396-9626
FAX: 888-869-0074
EMAIL: Midwesteng@gmail.com

DRAWN BY: SEB
CHECKED BY: AJH
DATE: 9-7-15
SCALE: 1" = 30'

LANDSCAPE PLAN
LANDMARK SHOPS (LUSBY RETAIL FACILITY)
McCLELLAND CIRCLE
GEORGETOWN, KENTUCKY

SHEET TITLE

JOB NO. DWG NO.

741

DRAWING:

SD-5



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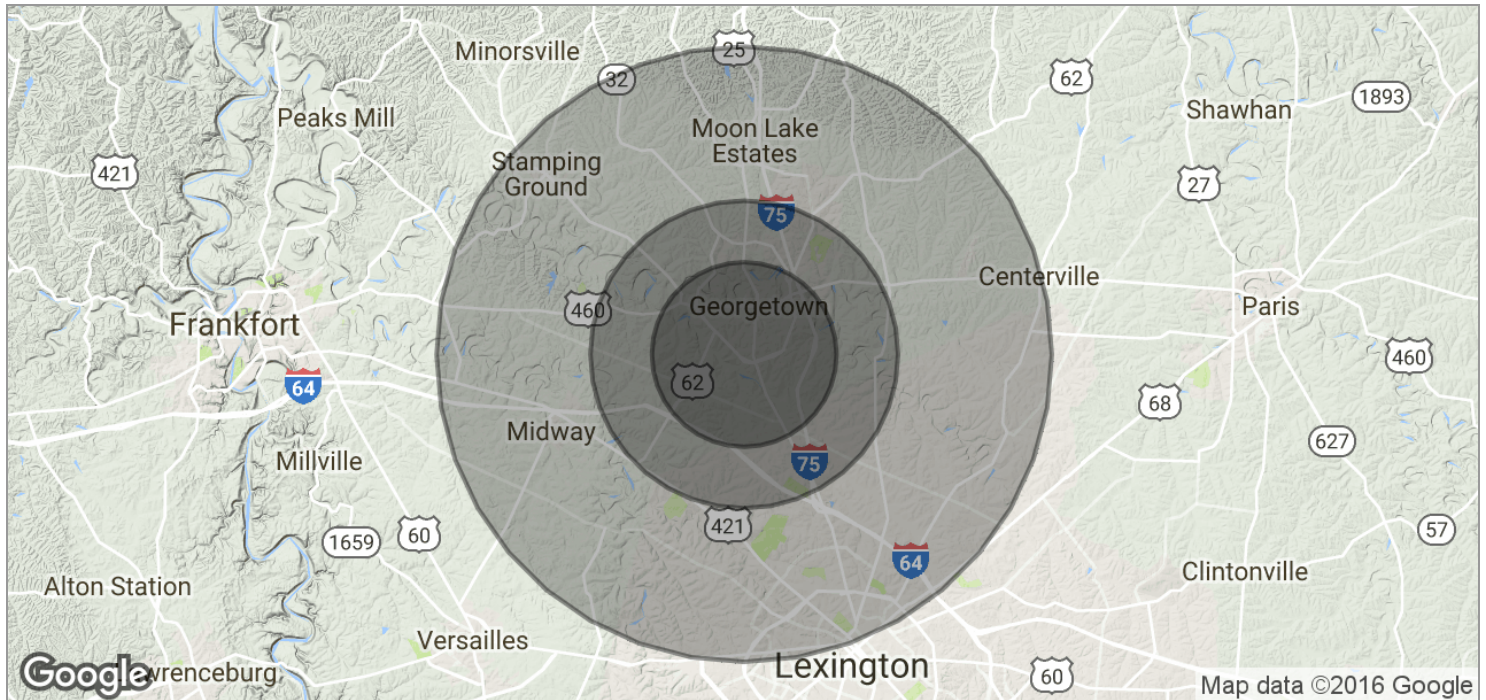
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,232	34,070	103,794
MEDIAN AGE	31.1	32.4	34.4
MEDIAN AGE (MALE)	31.3	32.3	33.9
MEDIAN AGE (FEMALE)	31.9	33.4	35.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,598	12,983	39,767
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$55,489	\$61,277	\$60,219
AVERAGE HOUSE VALUE	\$149,108	\$170,042	\$193,991



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