



## SIZE

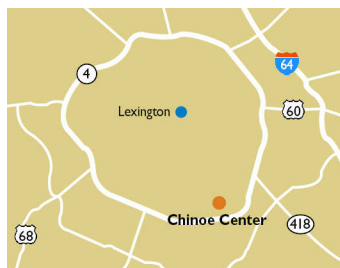
111,781 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
10,690	119,050	247,595
<b>Households</b>		
5,148	52,725	106,196
<b>Median HH Income (\$)</b>		
64,833	56,903	59,692

## MAJOR TENANT(S)

Kroger  
State Farm Insurance  
Edward Jones



## LOCATION

1060-1070 Chinoe Road | Lexington, KY 40502

## PROPERTY HIGHLIGHTS

- 111,781-square-foot community shopping center anchored by Kroger
- Other tenants include Edward Jones, State Farm Insurance, KORT Physical Therapy and Chinoe Grille
- Population exceeds 119,000 in a three-mile radius with an average household income greater than \$83,000

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



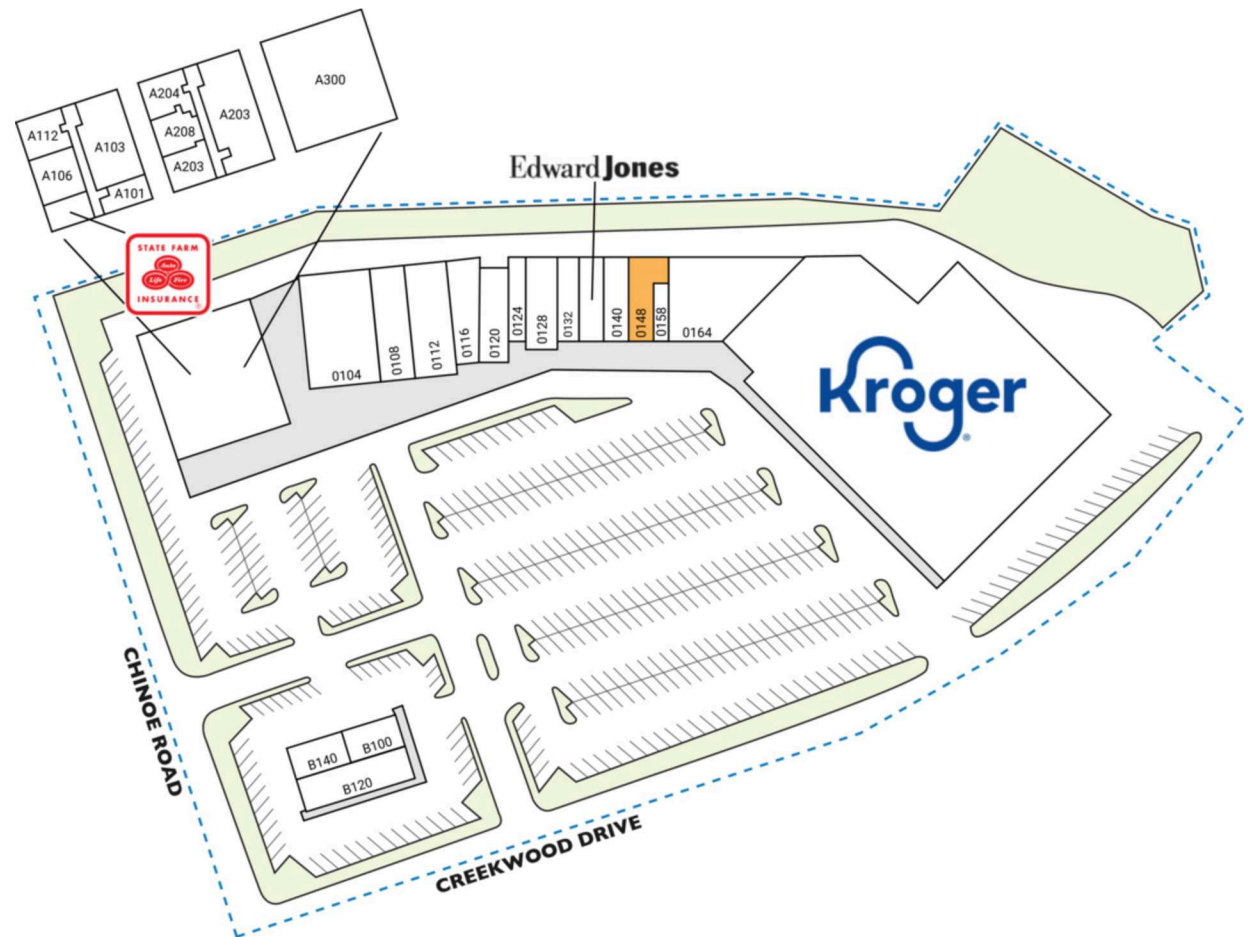
# CHINOE CENTER

1060-1070 Chinoe Road | Lexington, KY 40502

SPACE	TENANT	SQ. FT.	
A100	State Farm Insurance	1,572 SF	0108 La Bonne Vie 2,846 SF
A101	Right at Home of Lexington	1,064 SF	0112 Lovely Nails & Spa 2,912 SF
A103	Clinical Behavior Analysis	3,488 SF	0116 KORT Physical Therapy 2,047 SF
A106	Barefoot Yoga Works	1,621 SF	0120 Violets Boutique 1,889 SF
A112	Birchwood Healing Place	1,561 SF	0124 Baker Chiropractic 1,050 SF
A203	Willow Creek Counseling Center	6,303 SF	0128 Big City Pizza 1,895 SF
A204	AlphaNet Telecommunications	927 SF	0132 Chinoe Cigar & Tobacco 1,416 SF
A208	Clinical Behavior Analysis	1,836 SF	0136 Edward Jones 1,394 SF
A300	Exceptional Living Centers	10,953 SF	0140 Hemp XR CBD 1,525 SF
B100	EXotic CutZz	1,518 SF	<b>0148 AVAILABLE 1,652 SF</b>
B120	Chinoe Grille	2,547 SF	0158 Thomas Allen Allstate Agency 627 SF
B140	Everything Spuds	972 SF	0164 Mickey Salon & Spa 5,542 SF
0104	El Azteca Mexican Grill	7,042 SF	0190 Kroger 45,582 SF
		<b>TOTAL SQ. FT.</b>	<b>111,781</b>

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	





# CHINOE CENTER

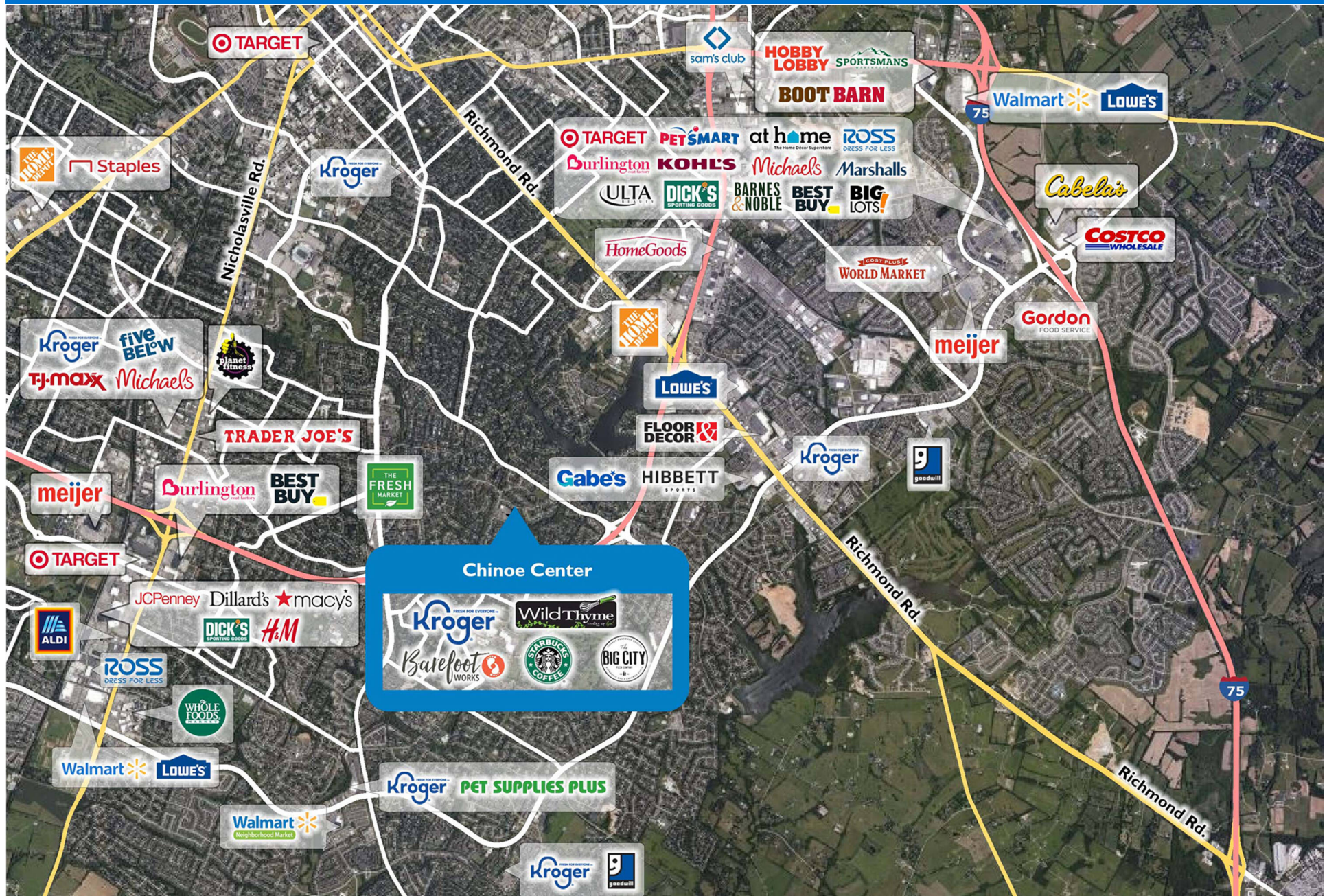
1060-1070 Chinoe Road | Lexington, KY 40502





# CHINOE CENTER

1060-1070 Chinoe Road | Lexington, KY 40502





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Chinoe Center Lexington, KY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,690	119,050	247,595
	2027 Projected Population	10,860	122,732	258,164
	2010 Census Population	10,423	113,988	229,240
	2000 Census Population	10,883	113,519	209,974
	1990 Census Population	10,863	102,871	184,770
	Historical Annual Growth 1990 to 2000	0.02%	0.99%	1.29%
	Historical Annual Growth 2000 to 2010	-0.43%	0.04%	0.88%
	Estimated Annual Growth 2010 to 2022	0.20%	0.34%	0.61%
	Projected Annual Growth 2022 to 2027	0.32%	0.61%	0.84%
	Median Age	39.0	36.2	36.9
Households	Q2 2022 Estimated Households	5,148	52,725	106,196
	2027 Projected Households	5,237	54,366	110,660
	2010 Census Households	4,966	50,558	98,481
	2000 Census Households	4,968	49,206	89,648
	1990 Census Households	4,563	41,924	74,846
	Historical Annual Growth 1990 to 2000	0.85%	1.61%	1.82%
	Historical Annual Growth 2000 to 2010	0.00%	0.27%	0.94%
	Estimated Annual Growth 2010 to 2022	0.28%	0.33%	0.59%
	Projected Annual Growth 2022 to 2027	0.34%	0.62%	0.83%
	Population per Household	2.06	2.16	2.25
Population by Race	White	81.3%	74.2%	73.9%
	Black or African American	10.0%	13.0%	12.7%
	Asian & Pacific Islander	2.2%	3.5%	4.0%
	Other Races	2.4%	3.5%	3.5%
	Hispanic Population	4.1%	5.8%	5.9%
Income	Average Household Income	\$112,458	\$83,004	\$86,197
	Median Household Income	\$64,833	\$56,903	\$59,692
	Per Capita Income	\$54,597	\$37,160	\$37,380
Education (Age 25+)	Elementary	2.3%	3.0%	3.0%
	Some High School	3.7%	3.5%	4.2%
	High School Graduate	11.1%	17.4%	18.4%
	Some College	19.2%	20.6%	19.7%
	Associates Degree Only	5.9%	7.9%	7.9%
	Bachelors Degree Only	31.4%	26.8%	26.4%
	Graduate Degree	26.5%	20.8%	20.5%
Business	Number of Businesses	207	3,383	7,605
	Total Number of Employees	2,294	53,122	119,472
	Employees per Business	11.08	15.70	15.71
	Residential Population per Business	51.62	35.19	32.56

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