



Bryan Station

TOTAL VISITORS
83.3K
(12 MONTHS)

Bryan Station stands as a thriving hub in the community, with the mighty presence of Kroger, a daily traffic powerhouse in the area. With Planet Fitness as its anchor and situated next to a leading Kroger, Bryan Station's impressive visit frequency of 6.07 is a testament to its ability to attract and retain a devoted customer base.

OVERVIEW

1650 Bryan Station Road
Lexington, KY 40505

For Lease
Type: Retail
Total SF: 54,277

RETAILERS INCLUDE



SHOE CARNIVAL



LEASING ASSOCIATE



Raymond Hicks
Sr. Leasing Manager
(757) 434-1168
rhicks@whlr.us

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	84,673	178,985	327,741
HOUSEHOLDS	34,003	73,277	132,439
AVG. HH INCOME (\$)	\$66,368	\$73,292	\$83,556
MEDIAN AGE	32	32	34

Bryan Station

1650 Bryan Station Road
Lexington, KY 40505

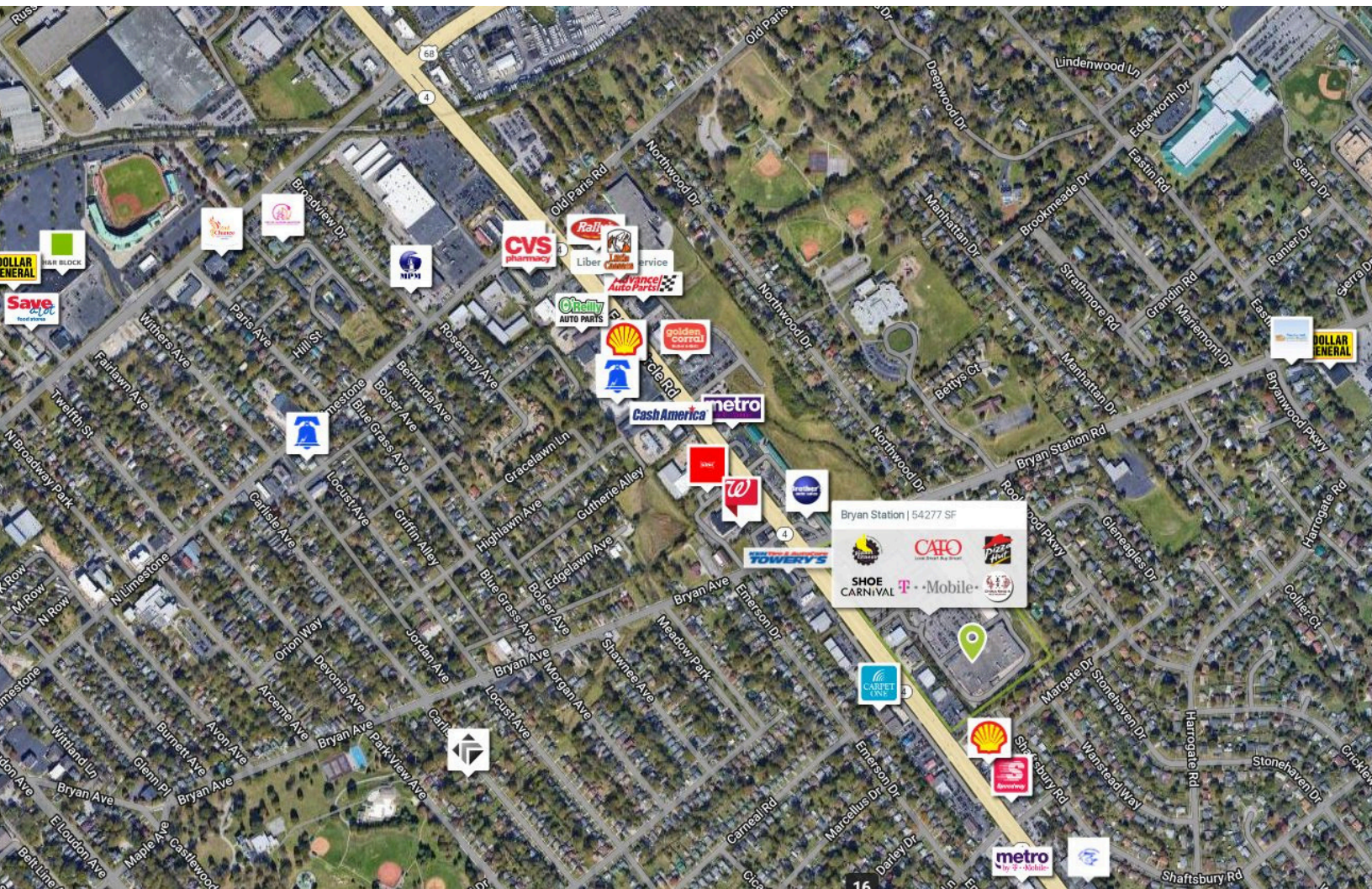
**Suite 136
Coming
Available
3/1/2025
(Nail Salon-
Ready)**



SUITE	TENANTS	S.F.
110	Planet Fitness	20,955
114	Shoe Carnival	10,350
118a	Pizza Hut	1,940
118b	Vape Smoke House	1,940
122	Kort Physical Therapy	5,000
132	China King	1,050
136	AVAILABLE 3/1/2025	900
140	AVAILABLE	3,002
146	Cato	6,08
152	New York Fashions	3,060

Bryan Station

1650 Bryan Station Road
Lexington, KY 40505



AADT: 33,591 (E New Circle Road)

AADT: 8,592 (Bryan Station Road)

Avg. Hourly Traffic: 1,400 (E New Circle Road)

Avg. Hourly Traffic: 358 (Bryan Station Road)

DISCLAIMER

The information contained herein has been obtained from sources we believe to be reliable; however, we have not investigated nor verified any information and make no guarantee, warranty or representation to the accuracy or completeness of information. By accepting this Marketing Brochure, you agree to release Wheeler Real Estate Company and WHLR and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or lease of this property. This Marketing Brochure and offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust

2529 VIRGINIA BEACH BLVD., VIRGINIA BEACH, VA 23452 | P: (757) 627-9088 | WHLR.US