



# 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

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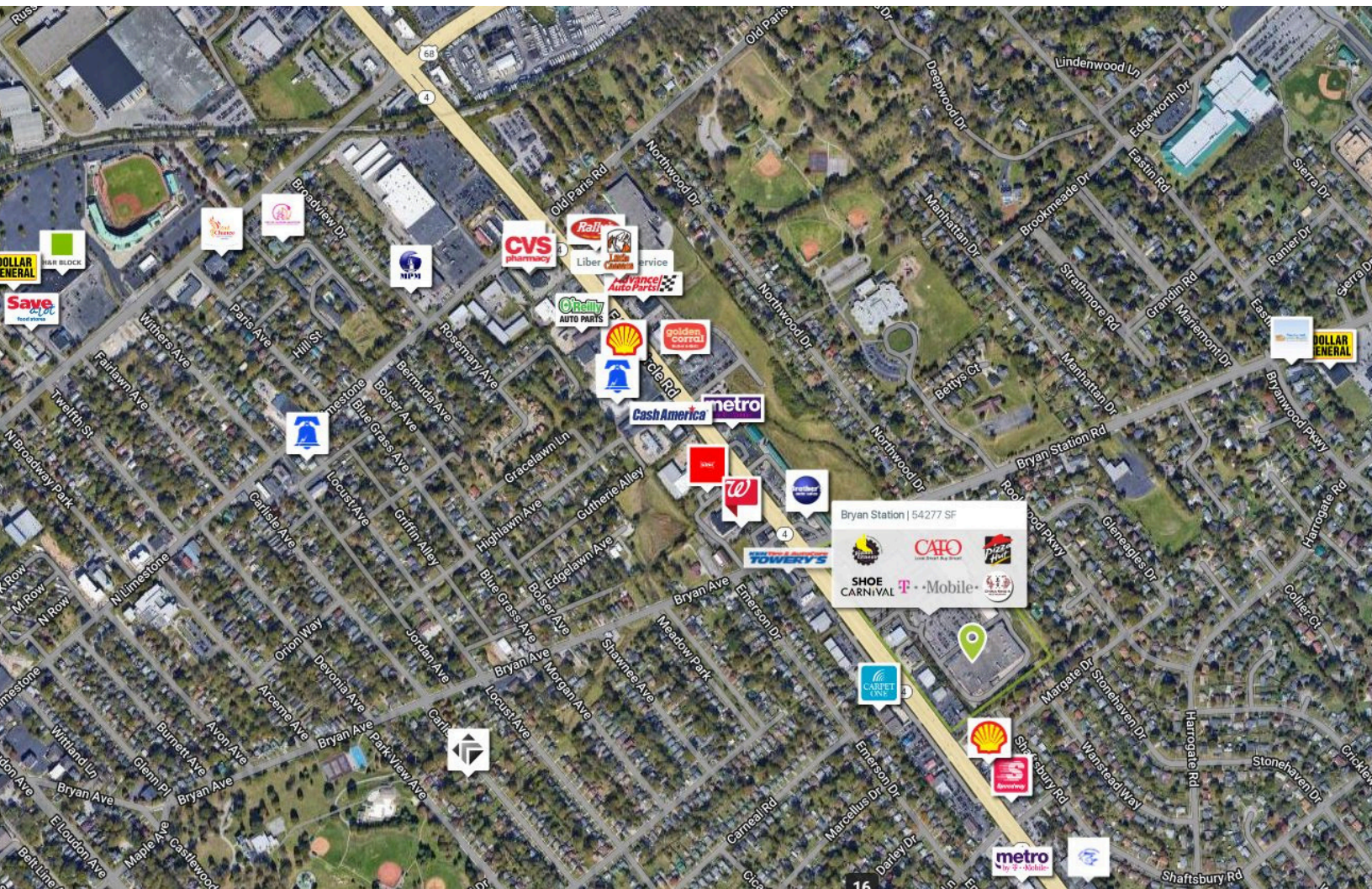


SUITE	TENANTS	S.F.
110	Planet Fitness	20,955
114	Shoe Carnival	10,350
118a	Pizza Hut	1,940
118b	Vape Smoke House	1,940
122	Kort Physical Therapy	5,000
132	China King	1,050
136	AVAILABLE (nail salon-ready)	900
140	AVAILABLE	3,002
146	Cato	6,080
152	New York Fashions	3,060



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1650 Bryan Station Road  
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**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)**

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# WHLR

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