

Crestwood

CROSSING



Crestwood Crossing

New Retail Center

\$16.50 PSF

Hwy 146 & Hwy 329 Bypass
Crestwood, KY

- Phase II ready for tenant build-out
- Great Traffic Counts (see summary)
- 20,000 +/- sq. ft. Retail space
- All new construction 2009
- New McDonalds on site
- Across the street from 4 public schools and at main intersection of Crestwood – fastest growing area in Oldham County



Grisanti Group
COMMERCIAL REAL ESTATE

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Executive Summary

Property Name Description	
Address	
Lease Price	\$16.50
Lease Rate/Type	Per Sq ft per yr
Largest Contiguous Space	19,931
Parking	108
Total Available Space	19,931
Minimum Divisible	1000
CTI	\$3.25

PROPERTY DESCRIPTION	
Property	Exciting new retail center in the heart of Crestwood, KY. Phase I complete with 11,074 sq. ft. available immediately. Phase II complete and ready for tenant finish. Total of 8,257 contiguous sq. ft. Fronted by new McDonalds. Current Tenants are: Jackson Hewitt, Huntington Learning Center, Mortenson Family Dental, China King Restaurant
Construction	New construction with Tenant Build out assistance available. Energy efficient construction includes Low E glass windows, white membrane roof to reflect heat, foam filled block rear wall, 5 1/2" insulated demising walls.
Area	This is one of the fastest growing areas in Kentucky and the busiest intersection. Oldham County has the highest per capita income level of any county in Kentucky; Ave. HH income \$82,000. The center is situated directly across from the South Oldham School Campus which contains 2 elementary schools, one high school and one middle school.
Traffic Counts	12,683 cars per day on Hwy 146 just North of Hwy 329 Bypass (2006 count) 6,705 cars per day from I-71 to Hwy 329 Bypass intersection with Hwy 146 (2006 count) 6832 cars per day on Hwy 329 Bypass to Hwy 22 (2008 count)
Demographics	5 miles: (2000 Census) Population 34,556 Average Household Income \$82,703 Students (08-09 school year) attending school at South Oldham High School 1178, South Oldham Middle School 762, Kenwood Station Elem. 657, Camden Station Elem, 460 and Crestwood Elem. 480 for a total student population of 3537 .

Executive Summary

SPACE DIMENSIONS			
Space #	Sq. Ft.	Base Rent per Sq. Ft. NNN	Detailed Description
Suite 6	Approx. 1430	\$16.50	Build out is negotiable. Standard build out to include: concrete finished floor, steel demising wall from floor to roof deck, water stub, gas stub, Glass entrance door, 10' wall of low e insulated glass in front of unit, rear steel door.
Suite 9	Approx 1381	\$16.50	Build out is negotiable. Standard build out to include: concrete finished floor, steel demising wall from floor to roof deck, water stub, gas stub, Glass entrance door, 10' wall of low e insulated glass in front of unit, rear steel door.
Phase II	Approx 8257	\$16.50	Build out is negotiable. Standard build out to include: concrete finished floor, steel demising wall from floor to roof deck, water stub, gas stub, Glass entrance door, 10' wall of low e insulated glass in front of unit, rear steel door. End Cap Available Phase II space can be divided as required.