



Colby Ridge Center

236-272 Redwing Dr

Winchester, Kentucky 40391

Property Highlights

- +/-17,500 SF Kroger shadow-anchored center
- Suite 244: 1,750 SF; Turn-key office space
- Located within the primary retail corridor and close proximity to I-64
- Area retailers include Kroger, Bealls, Hibbett Sports, Lowe's, Rural King, Planet Fitness and more
- Traffic count of 20,942 VPD on Bypass Road and 40,128 VPD on I-64
- Rental Rate: \$15.00 PSF NNN
- NNN's estimated to be \$3.34 PSF

Space	Rate	Size	Available
Suite 244	\$15.00 SF/yr	1,750 SF	Immediate

For More Information

Zach Smith, CCIM

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Max Darby

Associate
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For Lease

1,750 SF | \$15.00 SF/yr

Retail/Office Space



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,750 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 244	1,750 SF	NNN	\$15.00 SF/yr	Turn-key office space

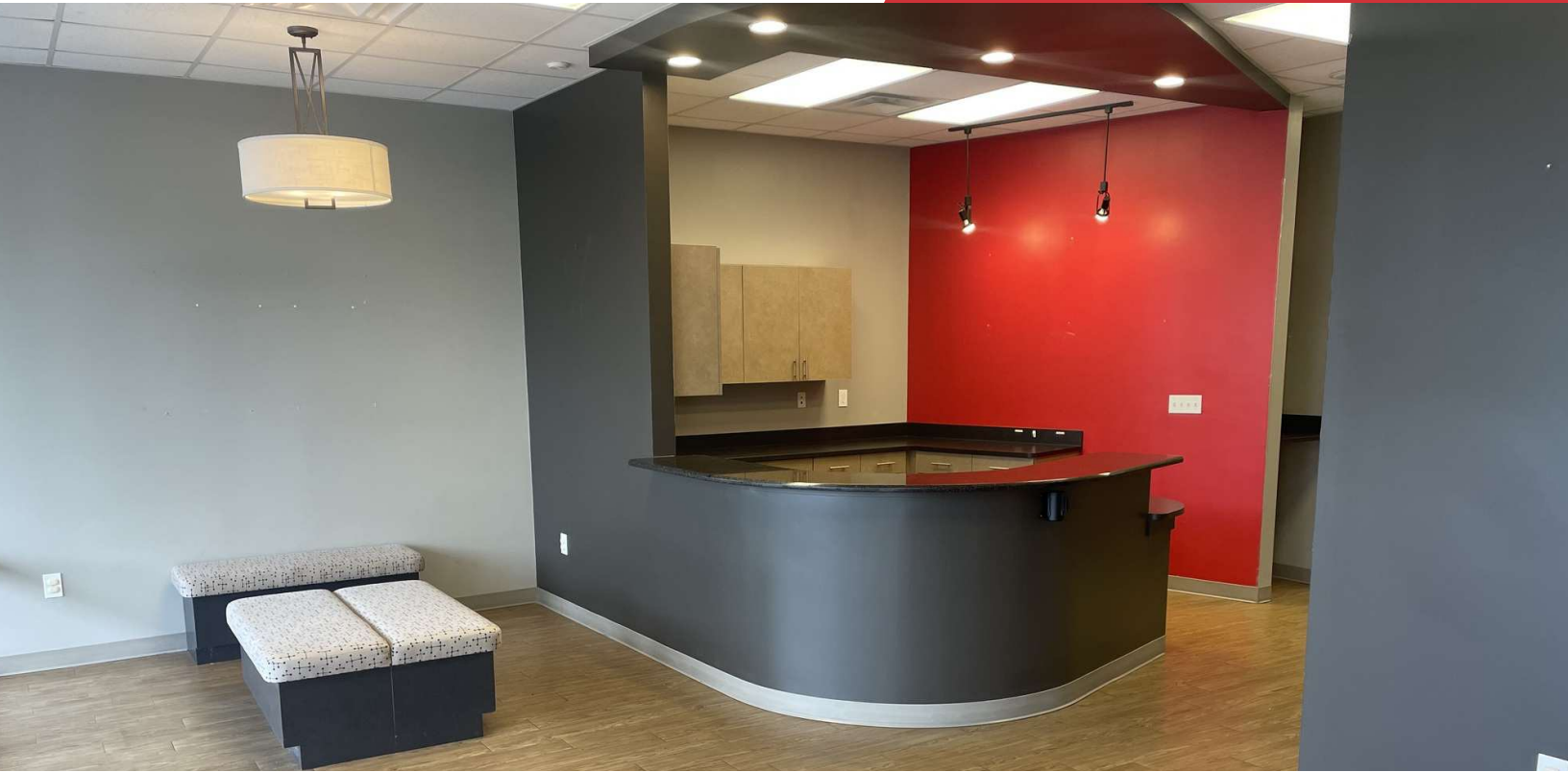


Commercial Real Estate Services, Worldwide.

For Lease

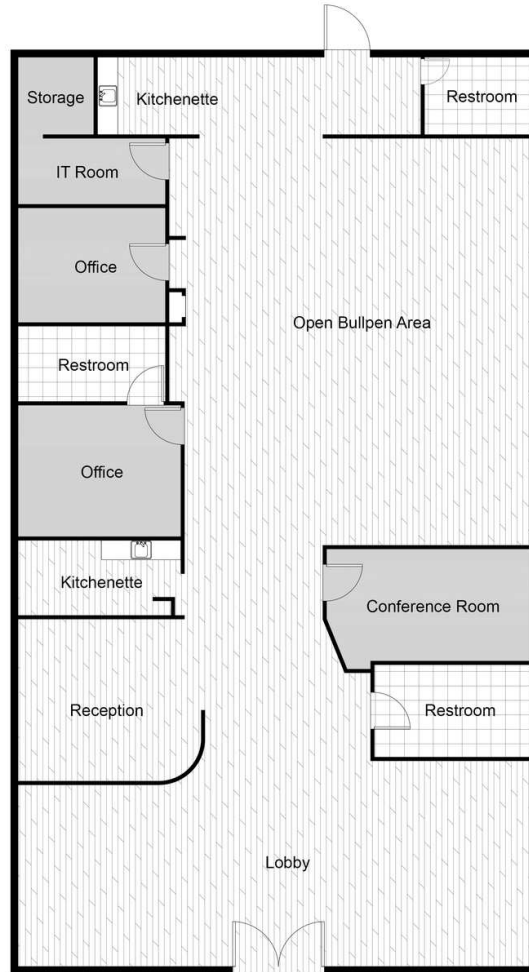
1,750 SF | \$15.00 SF/yr

Suite 244



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

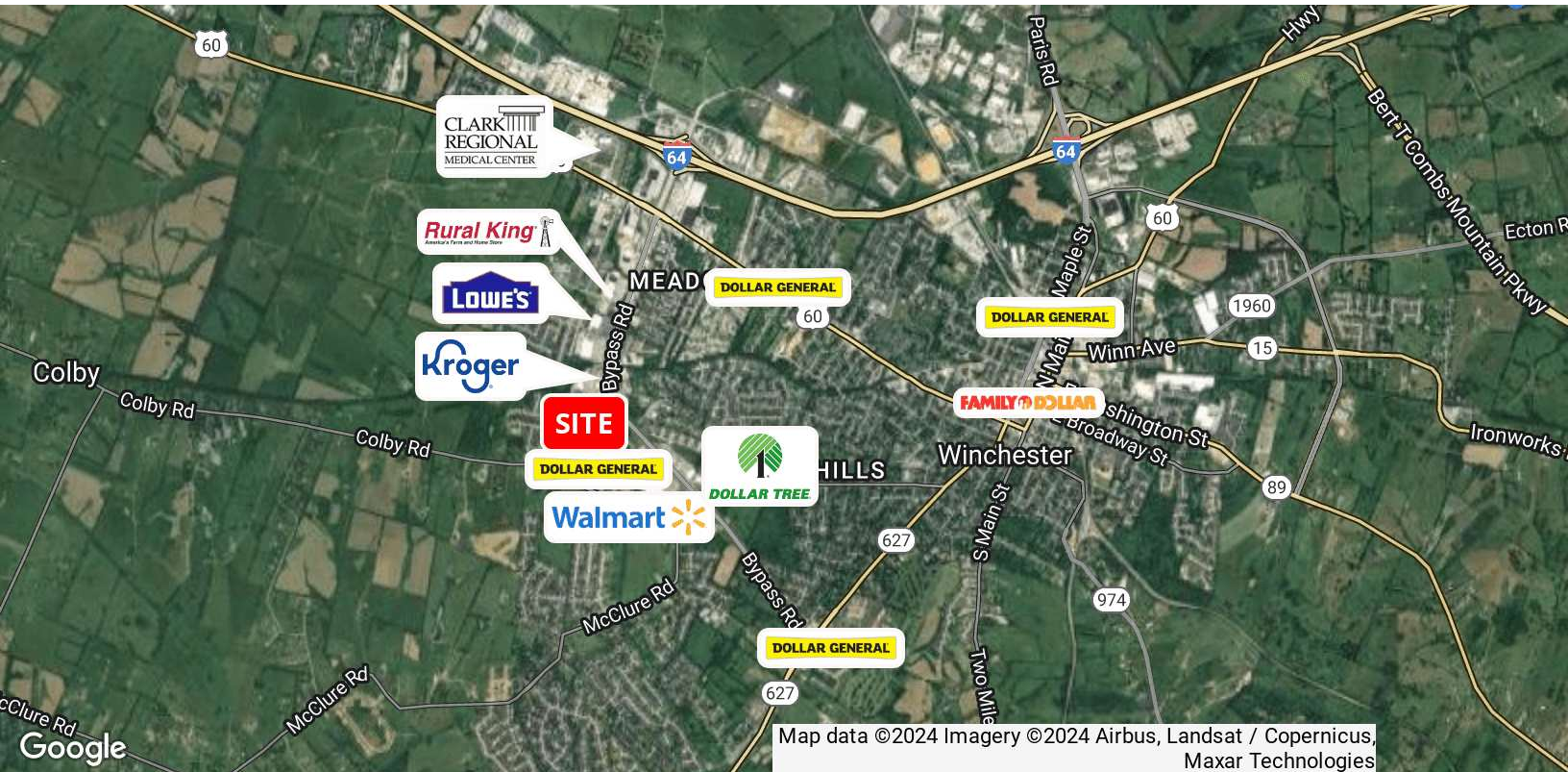
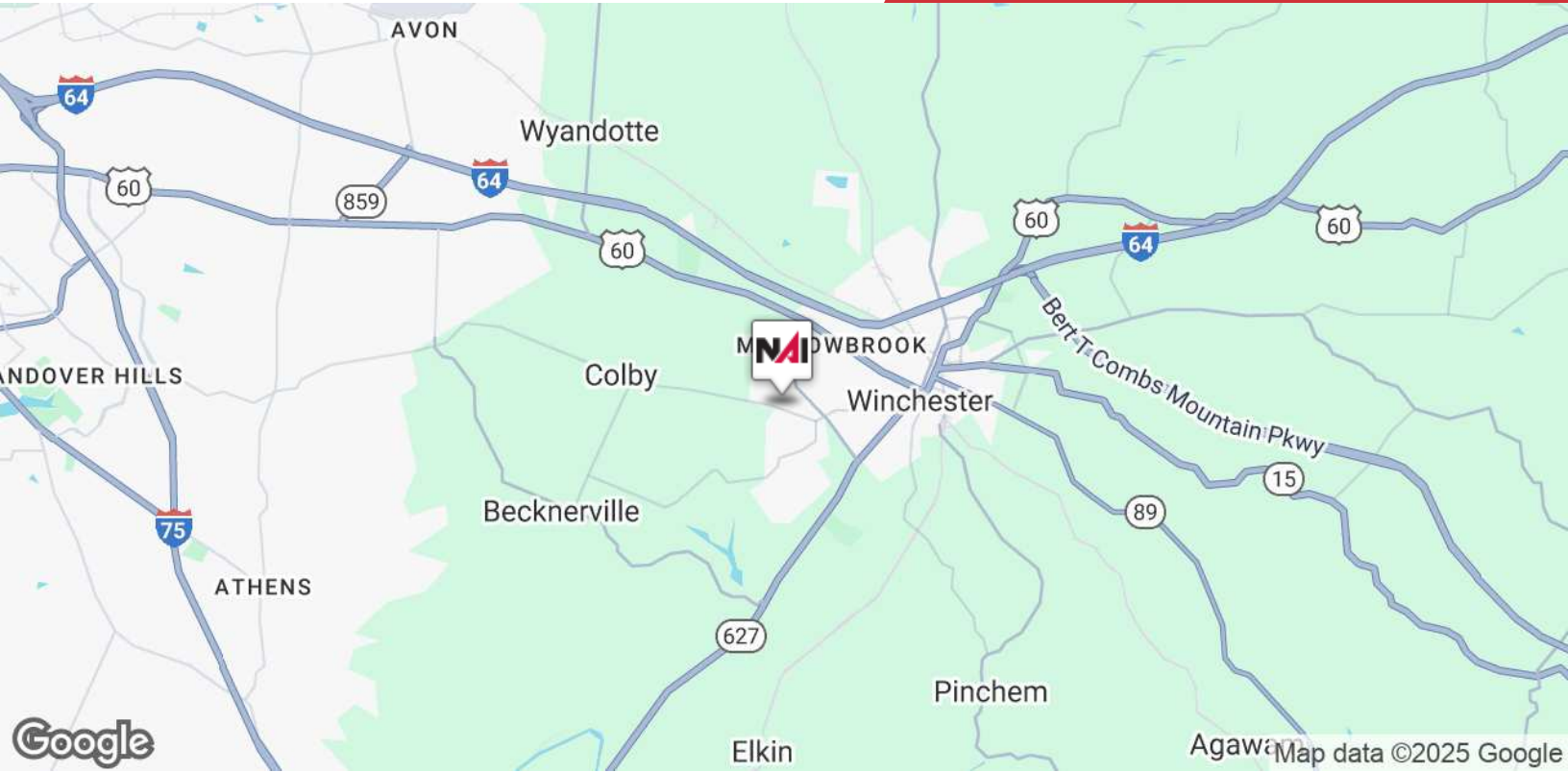
Suite 244



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

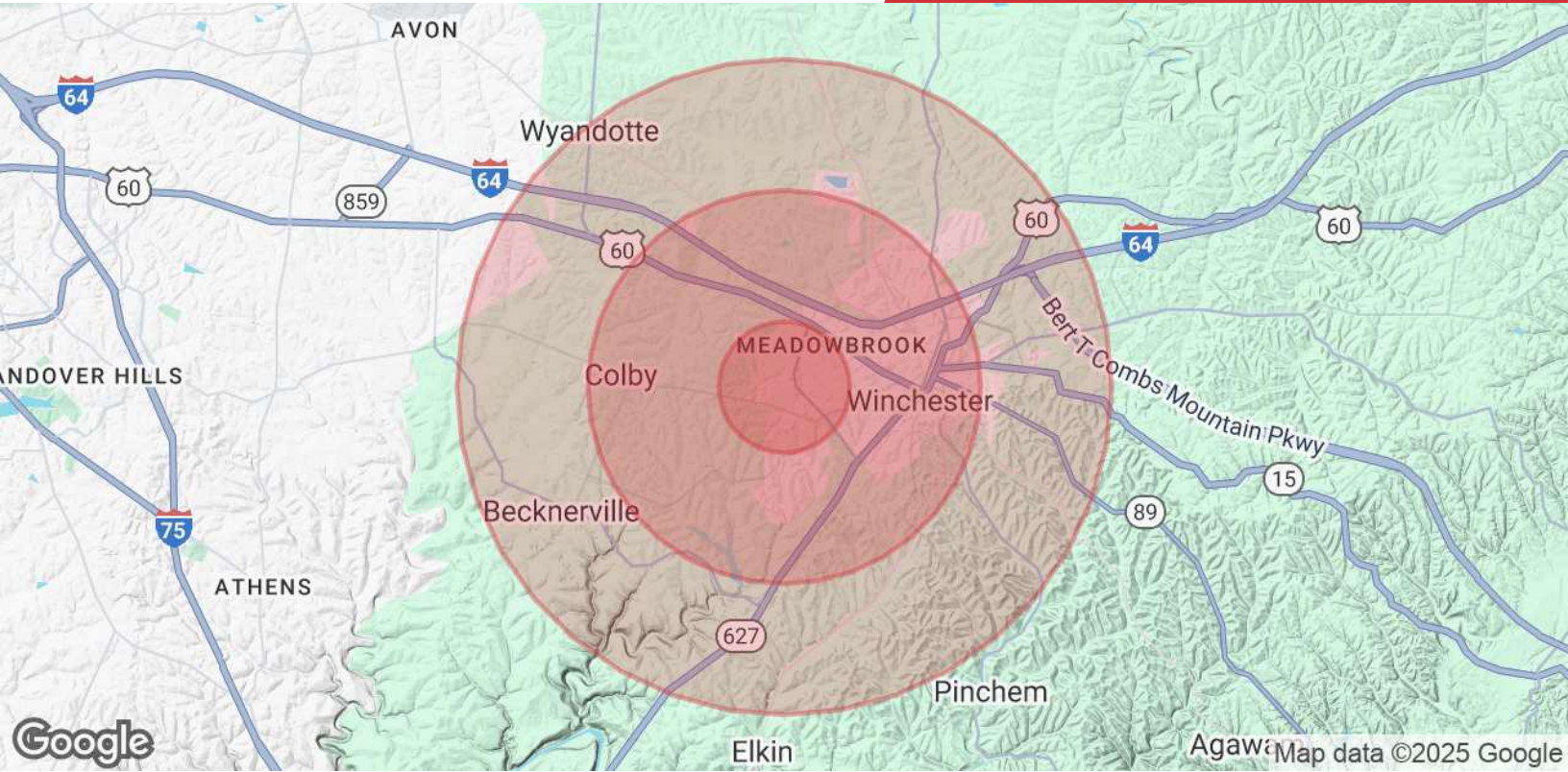
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,604	24,532	30,702
Average Age	37.0	41.4	41.1
Average Age (Male)	35.8	38.3	38.8
Average Age (Female)	39.1	43.1	42.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,792	10,165	12,573
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$80,745	\$78,476	\$79,633
Average House Value	\$132,139	\$146,821	\$147,234

* Demographic data derived from 2023 STDB