

Richmond Centre – Richmond, KY



Richmond is home to Eastern Kentucky University with a student enrollment over 16,500. Berea College is located 12 miles south of Richmond with an enrollment in excess of 1,800.

PROPERTY/DEVELOPMENT PLAN: This 120-acre multi-use development comprises approximately 750,000 SF of retail space and includes **Meijer, JCPenney, Belk, Home Depot, Cinemark Theatre** (with stadium seating), **TJ Maxx, Hastings, Michael's, PetsMart, and Pieratt's**. Richmond Centre is the largest retail, multi-use development between Lexington, KY and Knoxville, TN (as well as the premier regional shopping, entertainment and hospitality venue for south/central Kentucky) with restaurants including **Olive Garden, Panera Bread, Logan's Roadhouse, Buffalo Wild Wings, Koto Japanese Steakhouse, Chick-fil-A, and Culvers**.

TRADE AREA: Richmond's location makes it the regional hub, with the natural trade area extending significantly to the south and east. Richmond is the business, healthcare and educational center for parts of an eight-county area and has a trade area in excess of 221,000 people. Due to Richmond's white collar employment base, the average incomes are high for the region. Within 10 miles of the subject site, the average household income is \$51,221, with nearly 24% having a Bachelor's or more advanced degree. Between 1995 and 2005, Madison County's Total Retail Sales grew an amazing 69.41%. A recent study found that as much as 59% of retail shoppers and restaurant patrons come from outside of Madison County. Richmond draws many diners because it is the only "wet" city for an area extending 45 miles to the south and east of the city.

ACCESS AND VISIBILITY: The site has excellent visibility from I-75 (ADT 53,899) with nearly one-half mile of frontage. Access is from two main signalized connections on Barnes Mill Rd (876), as well as two connections on Goggins Lane.

EMPLOYERS: Major employers in Richmond and Madison County include the expanding Blue Grass Army Depot, EKU, Berea College, Kentucky Steel, American Greeting, Panasonic, PPG, Mikron Industries, Enersys, Sherwin Williams, Okonite, and Wolf-Sub Zero. This diversity contributes to a well-balanced population made up of government, health and educational workers, young professionals, skilled labor, students, military, and retirees.

LOCATION: Located twenty-one miles south of Lexington and the Hamburg development. Situated in the northwest quadrant of I-75 and Barnes Mill Road (Eastern ByPass/876) in Richmond, Madison County, Kentucky.

MARKET DATA: The City of Richmond and Madison County are one of the fastest growing areas within Kentucky. Several identifiable factors contribute to this growth, such as easy interstate access, proximity to Lexington, lower cost of housing, good employment base, large university, and cultural and educational opportunities.



A Venture of Carolina Holdings, Inc. & Crosland, Inc.

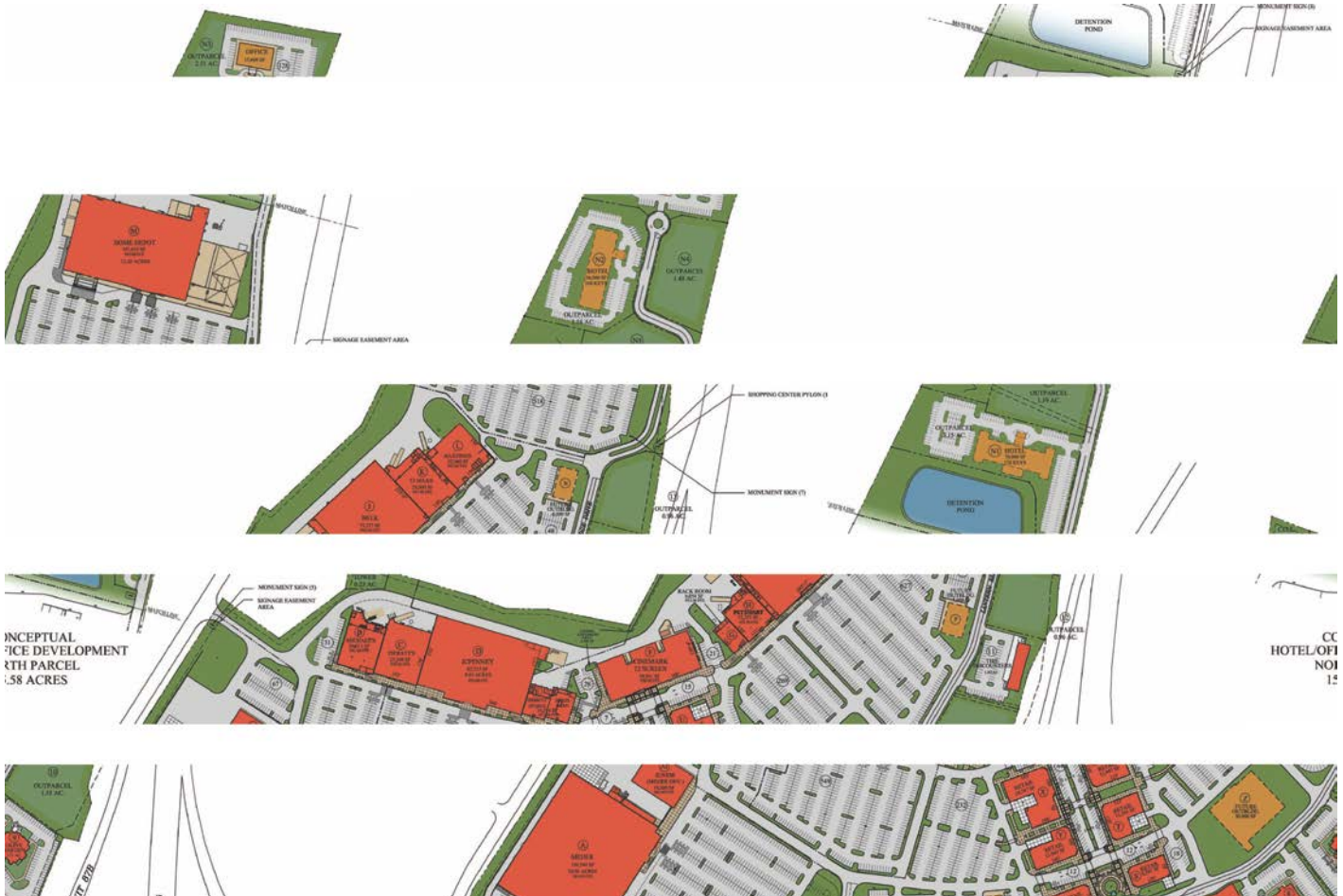
DEMOGRAPHICS:

2011 Estimates	10 Mile Radius	Trade Area
Population	62,824	221,517
Avg. Household Income	\$51,221	\$41,266
Household Growth 1990-2000	40%	25%
Household Growth 2000-2011	24%	9%
Median Age	34	37

TRAFFIC COUNTS:

I-75 North of Barnes Mill Road	53,899 CPD (2009)
I-75 South of Barnes Mill Road	43,449 CPD (2010)
Barnes Mill Road (876 West of I-75)	11,610 CPD (2008)
Eastern Bypass (876 East of I-75)	34,271 CPD (2009)

SITE PLAN:



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