

# 2008 Merchant Drive

## Richmond, KY 40475



### Property Description

Merrick Crossing is a retail strip center situated in a prominent, highly visible location off Richmond's Bypass. The strip center is located adjacent to Kohl's and is supported by strong retail and residential growth. Merrick Crossing offers expansive frontage on the Bypass which has a traffic count of over 23,000 vehicles/day. Large glass store fronts allow for an abundance of natural light into the space. The available 3,750 SF space can be divided to appx.1,200 SF and is currently configured as an open floor plan with a storage area in the rear, which can accommodate a multitude of retail users. Provided all other deal terms are acceptable to Landlord, Landlord will offer a \$10/SF Tenant Improvement Allowance for a 5-year deal.

### Location Description:

The building is located on Merchant Drive directly off the Bypass in Richmond, KY. It is located appx. 3 miles from Interstate 75 and Eastern Kentucky University (EKU). Richmond is one of KY's fastest-growing cities with approximately 33,000 residents. Eastern Kentucky University boasts a population of over 14,000 students.

**2008 Merchant Drive, Suite 5/6**  
**Richmond, KY 40475**

**1,200-3,750 SF**  
**\$12.50/SF + NNN**

Building Size: 20,000 SF  
Zoning: Commercial  
Year Built: 2004

### Contact:

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## Demographics & Tenant Mix

Suite 1 1,500 SF	Suite 2 1,500 SF	Suite 3 1,500 SF	Suite 4 1,500 SF	Suite 5 & 6 3,750 SF	Suite 7 1,875 SF	Suite 8 1,750 SF	Suite 9 & 10 3,000 SF	Suite 11 2,970 SF
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SUITE	TENANT	SF
1	Commonwealth Counseling	1,500
2	Berea Urgent Care	1,500
3	Family Eye Care	1,500
4	Edward Jones	1,500
5/6	AVAILABLE	3,750
7	Angel Nails	1,875
8	Fox On Main	1,750
9/10	Merle Norman	3,000
11	Family Allergy/Asthma	2,970

MARKET DEMOGRAPHICS				
Radius	Population	Income	Households	Daytime Pop
1 Mile	6,935	\$48,199	2,892	1,422
3 Mile	31,824	\$51,070	12,294	16,844
5 Mile	45,578	\$56,914	17,807	21,439

# 2008 Merchant Drive Photos



# 2008 Merchant Drive Aerial



Google Maps View: [CLICK HERE](#)

Google Street View: [CLICK HERE](#)

**DOWNTOWN  
RICHMOND**



**Bypass**

