

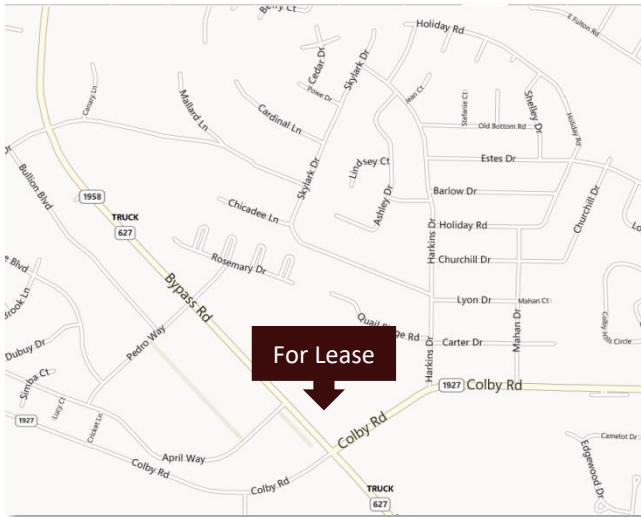


# COLBY STATION SHOPPING CENTER

Bypass Rd | Winchester, KY 40391

## SUITES FOR LEASE

Colby Station is one of very few locations still available in Winchester as growth in the area continues toward Colby Station Road. The retail center contains great anchor tenants including Dollar Tree, Kay Jewelers, and Rent-A-Center. A 14,000 S.F. expansion was added in the Fall of 2004 along with a completely new look for the entire center. Tenant exposure is excellent with tenants' names on a pylon sign and building signage also available. The available suite is Perfect for physicians' and medical offices, Urgent Treatment Center, or Retail.



<b>Property Type:</b>	Retail Center
<b>Building Size:</b>	65,525 S.F.
<b>Rental Rate:</b>	\$12.00 - \$17.00 P.S.F.
<b>Available</b>	
<b>1914 Bypass Road</b>	1,600 S.F.
<b>1930 Bypass Road</b>	2,000 S.F.
<b>1932 Bypass Road</b>	2,645 S.F.
<b>1946 Bypass Road</b>	9,500 S.F.

<b>Demographics 2014</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Est. Total Population	7,891	24,850	28,720
Est. Median Age	41.10	40.20	40.30
Est. Total Households	3,267	10,082	11,564
Est. Avg. Household Income	\$63,530	\$56,853	\$58,103

## Contact

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**23,128 VEHICLES  
 PASSING THE CENTER  
 DAILY!**



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