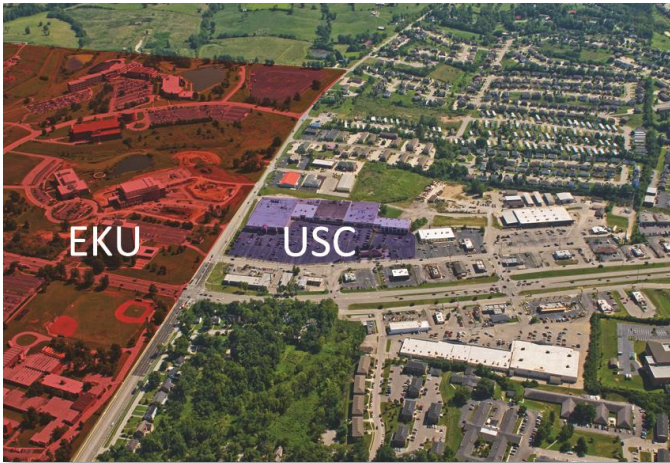




**UNIVERSITY SHOPPING CENTER**  
526 E Bypass Rd | Richmond, KY 40475

**30,100 Vehicles Per Day!**  
**Along E Bypass Road**

University Shopping Center offers shoppers convenient access to retail stores, service providers, and restaurants. It's located just off the Eastern Bypass one block from Eastern Kentucky University's campus and one mile from I-75. The area boasts one of Richmond's highest traffic counts. The recent redesign created a store front for 22,948 square feet, which is divisible to 5,000 square feet. University Shopping Center invites tenants large and small to occupy the redesigned space.



**Contact**

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710 East Main Street | Suite 130  
Lexington, Kentucky 40502  
www.ColemanGroup.net



<b>Property Type:</b>	Retail Center
<b>Building Size:</b>	176,943 S.F.
<b>Lot Size:</b>	552,750
<b>Available</b>	
<b>Outparcel:</b>	1 Acre
<b>Sale Price:</b>	\$795,000.00

**Join Ace Hardware, McAlister's Deli, Ollie's, and Fantastic Sam's, Richmond Athletic Club!**

Demographics 2014	1-Mile	3-Mile	5-Mile
Est. Total Population	10,220	33,700	41,916
Est. Median Age	26.9	30.5	31
Est. Total Households	3,367	13,570	16,515
Est. Avg. Household Income	\$44,506	\$46,389	\$48,498
EKU Student Population (not included above)	15,968		

