

**Ridgefield  
Shopping Center  
2900 South Danville Bypass  
Danville, Kentucky 40422**

Executive Summary 2019



**COLEMAN  
GROUP**

Retail Investment Opportunity

# Offering Overview

Ridgefield Shopping Center is a 156,891 square foot shopping center located in Danville, Kentucky. The property is 40 miles south of Lexington in Central Kentucky’s Bluegrass Region. The shopping center is located at 2900 South Danville Bypass in Danville, Kentucky and home of Centre College, a private, liberal arts school ranked 81<sup>st</sup> in the nation among accredited colleges and universities.

Coleman Group has been retained by the Owner as the exclusive agent for the sale of its 100% fee simple interest in Ridgefield Shopping Center (the “Property”). The Property consists of 156,891 square feet and is anchored by a 47,987 square foot Hobby Lobby whose lease does not mature until January of 2026. The following national tenants also occupy the space: Dollar Tree, Rack Room Shoes, TJ Maxx and Tractor Supply Company.

Key Property Facts	
Redeveloped Date:	2017
Land Area	13.7 Acres 596,816 Square Feet
Parking:	+/- 667 Spaces
Current Occupancy:	100% Retail/ Inline
Tenant Bays	9
Zoning:	HC/Commercial
Leasing Management	Coleman Group Property Services

## Investment Highlights

- The center is currently 100% occupied.
- Conveniently located in Danville’s retail corridor, adjacent to Super Walmart and Kroger
- Solid Demographics in terms of population and income levels
- **Traffic count** – Danville Bypass, 21,607 in front of Center
- Great visibility and access
- Excellent physical condition – Property was completely redeveloped in 2017
- Starbucks drive-thru, AT&T and Aspen Dental outparcels



Financial Info	
Asking Price:	\$15,650,000.00 *Includes Freestanding Starbucks and Platted 1.123 Acre Outparcel for Development
Sale Terms:	Equity Plus Debt
Sale Conditions:	“As Is, Where Is”
Existing Debt:	Recourse non-assumable



# Demographics

	1-Mile	3-Miles	5-Miles
Est. Total Population	2,650	15,942	22,490
Est. Total of Households	1,229	7,279	9,736
Est. Average Household Income	\$45,960	\$54,761	\$60,488
Est. Average Median Household Income	\$36,093	\$38,601	\$43,476



## Location Map & Contact Information



### Offering Process:

Offers are being sought for the purchase of the Ridgefield Shopping Center on an “As Is, Where Is” basis to qualified investors. The prospective purchaser will be selected by the Owner on the basis of: (a) price, (b) financial strength, (c) level of discretion to invest funds, and (d) experience in closing similar retail locations.

Property tours are now available. An Offering Memorandum will be provided by email upon completion of signed Confidentiality Agreement.

**For further information please contact:**

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For further information and to view the Offering Memorandum, please contact Barry Mangold to receive the Confidentiality Agreement.