



 **HAMBURG
PAVILION**
LEXINGTON, KENTUCKY

LEASING BY
TRIO
COMMERCIAL PROPERTY GROUP





Hamburg Pavilion in Lexington, KY, is one of the largest (1 Million+ SF) shopping destinations in the region, offering a vibrant mix of retail, dining, and entertainment options. This bustling regional power center features national brands, specialty stores, and a variety of restaurants, making it a premier destination for shoppers and visitors.

Conveniently located near I-75, it attracts high foot traffic and offers excellent visibility for retailers. Hamburg Pavilion's dynamic environment makes it an ideal location for retailers looking to lease space in a thriving commercial area.



- crumbl COOKIES
- MATTRESS FIRM
- GNC
- SALLY BEAUTY
- Great Clips
- Marshalls
- Subway
- LANE BRYANT
- PETSMART
- BEST BUY
- BARNES & NOBLE
- Michaels
- SEPHORA
- FIVE BELOW
- ROSS DRESS FOR LESS
- Bath & Body Works
- DSW
- ULTA
- KOHL'S
- target
- DICK'S
- OLD NAVY
- CHICO'S
- Durlington
- DOLLAR TREE
- BOB'S FURNITURE
- TORRID
- WAXING CITY
- carter's
- LENSCRAFTERS
- REGAL
- VICTORIA'S SECRET
- LOFT
- AT&T
- AMERICAN EAGLE
- at home

MARY E. BRITTON MIDDLE SCHOOL (OPENING 2025)

BAPTIST HEALTH \$253M DEVELOPMENT



HAMBURG PAVILION

#1 MOST VISITED SHOPPING CENTER IN KY

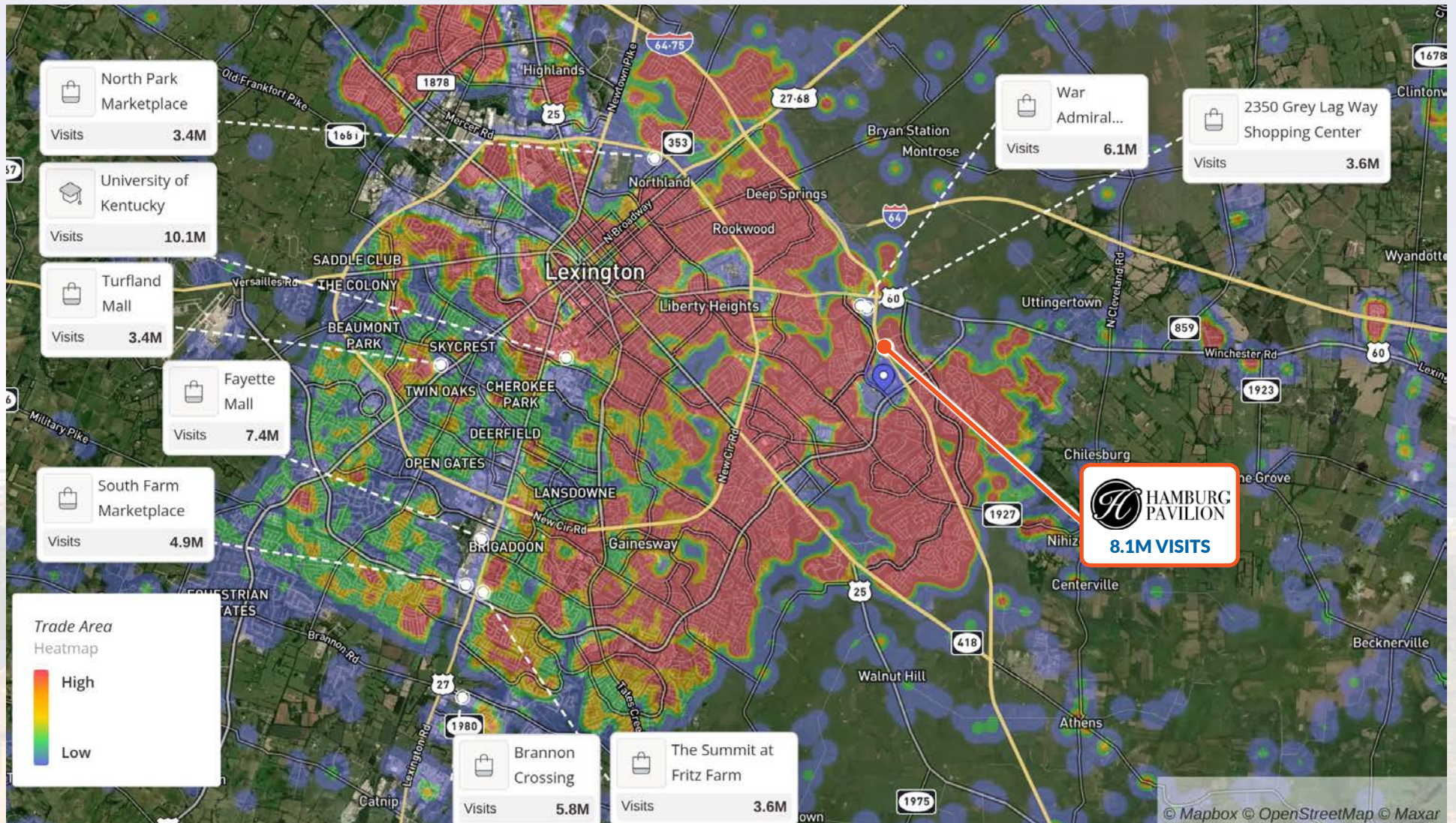
70,000+ HOUSEHOLDS EARNING \$100,000+



MARKET LANDSCAPE

VISITS PER YEAR

Hamburg Pavilion is one of the most prominent shopping centers in the Lexington Metropolitan Statistical Area (MSA), attracting significant foot traffic compared to other local shopping destinations. In comparison, other shopping centers in Lexington, such as Fayette Mall, which is the largest mall in the region, and The Summit at Fritz Farm, focus more on a blend of indoor retail and outdoor lifestyle shopping experiences. Hamburg Pavilion stands out for its accessibility and comprehensive range of retail options, making it one of the top shopping centers by visitor numbers in Lexington.



SITE PLAN



AVAILABLE
33,000 SF

A5

Storage
7,175 SF

AVAILABLE
2,400 SF

AVAILABLE
1,585 SF

AVAILABLE
6,666 SF

AVAILABLE
4,400 SF

AVAILABLE
4,462 SF

AVAILABLE
2,197 SF

--- SITE BOUNDARY



MAN O WAR BLVD

ALYSHEBA WAY

SIR BARTON WAY

PAVILION WAY

VENDOR WAY

STAR SHOOT PKWY

FLORA FINA ST

at home
The Home Décor Superstore

ROSS
Baby & Kids

KOHL'S

FIVE BELOW

DICK'S
SPORTING GOODS

OLD NAVY

DSW

ULTA



BOB'S
FURNITURE

REGAL

Durington

Mgmt Off

D30

D29

D28

D25

VICTORIA'S
SECRET

D23

D22

D21

D20A

D20B

D19A

D19B

D1

D2

D3

D4

D5

D6

D7

D8

D9

D10

D11

D12

D13

D14

D15

D16

D17

D18

Storage

E1

E2

E3

BEST BUY

Marshall's

Michaels

PET SMART

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

BARNES
NOBLE

B1

B4

B2

B3

B5

SITE PLAN - C SUITES



BEST BUY

C1

Marshalls

C2

Michaels
Made by you

C3

PET SMART

C4

The Genesis
BATHING CO.

C9

LANE BRYANT

C6

AT&T

C8

PartyCity

C14

FAN OUTFITTERS

C16

MATTRESS FIRM

C17

LENSCRAFTERS

C20

Great Clips

C7

SALLY BEAUTY

C10

GameStop

C11

SUBWAY

C13

Chic
NAILS & SPA

C15

KAY
JEWELERS

C18

PREMIER
MATTRESS MATS

C19A

crumbl
cookies

C19B

GNC

C12

C22

Saw-It-All
Quality Tools & More

C21

BenchMark
PHYSICAL THERAPY

B2

SIR BARTON WAY

MARKET OVERVIEW



LOCATION

Hamburg Pavilion is located at the intersection of Interstates 75 and 64, roughly an hour south of Cincinnati, OH, and an hour east of Louisville, KY. Hamburg Pavilion serves a wide-reaching trade area that encompasses all of Lexington and extends north to Georgetown, east to Mt. Sterling, and south to Richmond.



UNIVERSITY OF KENTUCKY

Home to over 34,000 University of Kentucky students, 14,000+ faculty and staff, and attracting 2.5 million tourists each year, the University of Kentucky plays a vital role in the regional economy, contributing nearly \$900 million from R&D spending alone.



UNBEATABLE LOCATION IN A TIGHTLY SUPPLIED MARKET

Rural Development Restrictions and the Urban Service Boundary (USB) create barriers to entry by limiting the supply of viable urban development sites. The USB regulation restricts development to preserve the region's agricultural, equine, and tourism industries, conserving extensive farmland areas.



RAPID GROWTH IN AFFLUENT MARKET

The 3-mile population has grown by 21% since 2010, with average household incomes nearing \$100,000—over 33% above the national average.



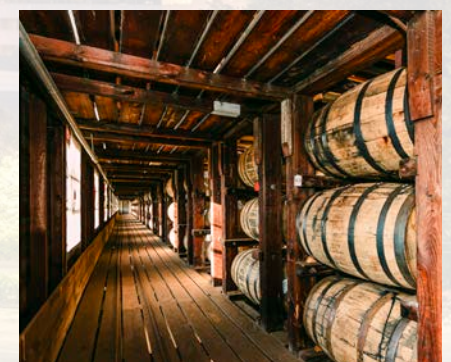
HORSE RACING CULTURE

Thanks to its rich horse-breeding culture, this market ranks among the most affluent in the nation. With Keeneland Race Track nearby and over 450 horse farms within a 10-minute drive, the equine industry contributes over \$6.5 billion in economic impact statewide each year.



TOURISM

The Kentucky Bourbon Trail attracts visitors from across the nation, eager to experience the Bluegrass Region's rich bourbon history and tradition. This thriving industry generates over \$9 billion in economic impact annually and supports more than 22,500 jobs.



LEADING FOOT TRAFFIC TRENDS



1.9M visits over the last twelve months
Ranked #3 in the state (out of 13)



440K visits over the last twelve months
6th most visited Nationally (out of 252)



536K+ visits over the last twelve months
Ranked #2 in the state (out of 18)



Nearly **400K visits** over the last twelve months
Top 92% of theaters Nationwide
Ranked 21 of 229 in Kentucky



Nearly **475K visits** over the last twelve months
Most visited in the State (out of 14)
Top 1% of stores Nationwide

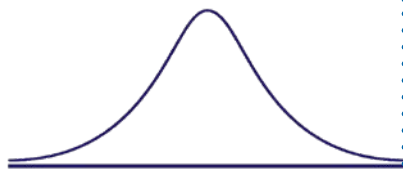
NATIONWIDE
320TH/36,512

99%



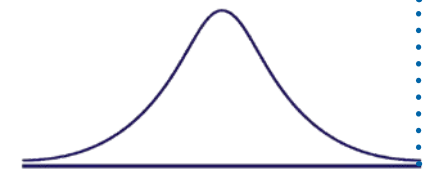
KENTUCKY
1ST/402

100%



WITHIN 15 MILES
1ST/68

100%



HAMBURG PAVILION LEADS THE PACK

Property	Type	Major Tenancy	Total Leasable Area	Distance from Property	Total Visits (TTM)	Total Visits PSF	Trade Area 70% Traffic Vol (sq mi)	Average Dwell Time
Hamburg Pavilion	Power	Target (NAP), Marshalls, Ross, Best Buy, Dicks, Burlington	989,912	-	8.1M	8.2	186.5	56 Mins
Fayette Mall	Mall	Dick's Sporting Goods, Dillard's, JCPenney	1,267,140	9.2 Miles	7.4M	6.3	201.1	73 Mins
Summit at Fritz Farms	Lifestyle	Apple, Anthropologie, Nike, Whole Foods	219,536	9.1 Miles	3.6M	13.0	106.5	102 Mins
Sir Barton Place	Community	Total Wine & More, World Market, Staples	219,043	0.4 Miles	1.7M	7.8	182.5	52 Mins
Man O War Place	Community	Kroger, Feeders Pet Supply	302,050	2.8 Miles	2.3M	10.9	36.6	48 Mins
Lakeview Plaza	Community	Floor & Décor, Sherwin-Williams	189,261	3 Miles	582,500	3.4	91.7	58 Mins

Sources: CoStar and Placer

In East Lexington, Hamburg Pavilion stands out as the dominant shopping destination, with no direct competitors matching its annual visitor numbers.

Fayette Mall and The Summit at Fritz Farm are Hamburg Pavilion's only comparable shopping centers in Lexington, but both are situated over 9 miles away.



DEMOGRAPHICS / LEXINGTON KY



POPULATION

	3-Mile	5-Mile	10-Mile	Hamburg Pavilion Trade Area	Lexington-Fayette MSA	USA
2020 Census	108,116	248,984	334,573	462,013	516,811	331,449,520
2024 Population	106,400	247,363	333,412	463,760	521,533	334,233,854
2029 Projection	104,730	243,982	330,878	468,810	529,952	345,947,845
2010 - 2020 Population Growth	0.5%	0.8%	0.9%	1.1%	0.9%	0.7%



INCOME

Average HH Income	\$90,975	\$97,206	\$109,063	\$105,350	\$107,522	\$74,580
<u>2024 HHs by HH Income</u>						
Income Less Than \$60,000	35%	42%	38%	38%	38%	34%
Income \$60,000 - \$79,999	18%	17%	17%	17%	17%	16%
Income \$80,000 - \$99,999	12%	11%	12%	11%	11%	12%
Income \$100,000 - \$149,999	16%	14%	16%	16%	16%	17%
Income \$150,000+	19%	16%	17%	18%	18%	21%



HOUSEHOLDS

Total 2024 Households	46,555	108,265	142,819	196,210	217,346	130,590,000
2010 - 2024 HH Growth	0.5%	0.8%	0.9%	1.1%	1.0%	0.9%



EDUCATION

<u>2024 Population Age 25+ by Edu. Attainment</u>						
Bachelor's Degree	25.4%	26%	27.2%	24.9%	23.9%	21.6%
Master's Degree	11.8%	11.2%	11.7%	11.2%	11.2%	13.0%
Professional Degree	4.7%	4.8%	4.4%	4.2%	4.1%	3.5%
Doctorate Degree	2.9%	3.4%	3.4%	3.2%	2.5%	2.0%
Total w/ Bach. Degree +	44.8%	45.4%	46.7%	43.5%	41.7%	40.1%

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