

# \$28 - 4101 Bates Creek Centre Drive 140, Lexington

MLS® #25002010

## \$28

Bedroom, Bathroom, 2,700 sqft  
Comm/Prof/Ind on 15 Acres

Commercial, Lexington, KY

This is a great opportunity to Lease a second generation restaurant space in one of Lexington's prime retail centers and locations at Bates Creek Centre. A Kroger-anchored center, this development spans nearly 200,000 SF of retail use with terrific synergies and long-standing tenancies. Strategically located at Bates Creek Rd. (appx. 25K VPD) and Man O' War Blvd. (appx. 30K VPD), with flow from Nicholasville Rd. traffic as well. Strong Co-Tenancies such as Walgreens, UPS Store, KORT Physical Therapy, FedEx, The Little Clinic, Kyoto, and Kroger. Property

Highlights:-Restaurant equipment included in the offering, inclusive of walk-in cooler, furniture, beverage bar, etc, (Everything except POS can be included)-Sublease offering through March 31, 2027-Can discuss terminating and granting a new lease (subject to Landlord), or sublease structure Plans, Elevations, and Renderings:

[https://members.moodyscres.com/api/images/data/og/media/user\\_uploads/67a3803afb4c5e24eed0b343\\_mod\\_bates\\_creek\\_100\\_cds\\_working.pdf](https://members.moodyscres.com/api/images/data/og/media/user_uploads/67a3803afb4c5e24eed0b343_mod_bates_creek_100_cds_working.pdf)

Built in 1986

## Essential Information

MLS® #	25002010
Price	\$28
Square Footage	2,700
Acres	15.15



Year Built	1986
Type	Comm/Prof/Ind
Sub-Type	Restaurant, Retail
Status	Active

### Community Information

Address	4101 Tates Creek Centre Drive 140
Area	003 - Fayette County SE
Subdivision	Commercial
City	Lexington
County	Fayette
State	KY
Zip Code	40517

### Interior

Stories	One
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### Exterior

Construction	Concrete
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### Additional Information

Date Listed	February 5th, 2025
Zoning	B6P

### Listing Details

Listing Office	Block + Lot Real Estate
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