



The Webb Companies

RETAIL SPACE FOR LEASE

3735 Palomar Centre Drive
Lexington, Kentucky 40513

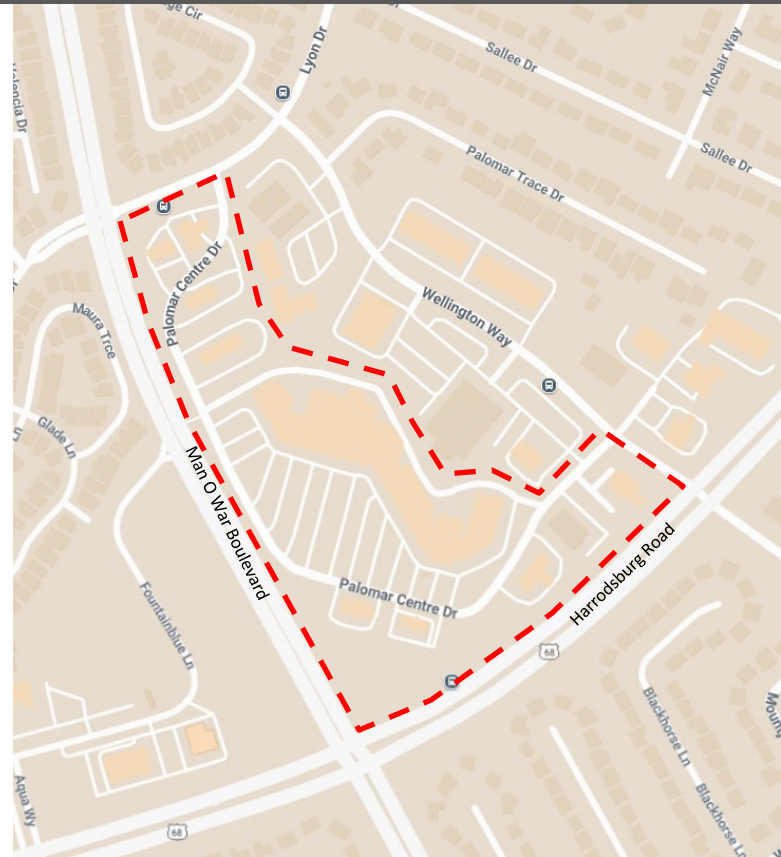
AVAILABLE JANUARY 1, 2027!



Rare Vacancy in Palomar Centre Shopping Center!!

PROPERTY DETAILS

Space Available:	1,256 to 2,579 rsf
Price per RSF:	\$35.00
Lease Type:	NNN
Building SqFt:	104,942
Year Built:	1990
Tenancy:	Multi-Tenant
Zoning:	B-6P - Planned Shopping Center
County:	Fayette
Cross-Streets:	Harrodsburg Rd. & Man O War Blvd.
Daily Traffic:	31,698 VPD
Anchor Tenant:	WalMart Neighborhood Market



The Webb Companies

The Webb Companies
250 West Main Street, Suite 3000
Lexington, KY 40507
Main: 859.253.0000

Contact: Evan Jones
Direct: 859.281.5682
leasing@thewebbcompanies.com
www.thewebbcompanies.com



The Webb Companies

RETAIL SPACE FOR LEASE

3735 Palomar Centre Drive
Lexington, Kentucky 40513

AVAILABLE JANUARY 1, 2027!

UNIT	AVAILABLE	LEASE RATE	LEASE TYPE	SIZE (RSF)	EXPANDABLE	TERM
180	1/1/2027	\$35.00/RSF/YR	NNN	2,579	No	Negotiable
240	2/1/2027	\$35.00/RSF/YR	NNN	1,256	No	Negotiable



The Webb Companies

The Webb Companies
250 West Main Street, Suite 3000
Lexington, KY 40507
Main: 859.253.0000

Contact: Evan Jones
Direct: 859.281.5682
leasing@thewebbcompanies.com
www.thewebbcompanies.com



The Webb Companies

RETAIL SPACE FOR LEASE

3735 Palomar Centre Drive
Lexington, Kentucky 40513

AVAILABLE JANUARY 1, 2027!



PROPERTY HIGHLIGHTS

- Lexington's premier shopping center surrounded by the highly desirable neighborhoods of Palomar Hills, Beaumont Farms, Harrods Hill and Rabbit Run
- Both units are centrally located in a high-traffic areas next to Malones and Harry's Bar & Grill
- Existing build-outs for a small quick-service restaurants; ideal size for any retail or service use
- Minutes to Exit 2 on I-4/New Circle Road
- Ample parking for customers and employees
- Professional landscaping, snow removal, and trash receptacles
- Tenant mix includes WalMart Neighborhood Market, Malone's Steakhouse, Harry's American Bar & Grill, Fan Outfitters, Hart's Drycleaning, Wild Eggs and Old Kentucky Chocolates



The Webb Companies

The Webb Companies
250 West Main Street, Suite 3000
Lexington, KY 40507
Main: 859.253.0000

Contact: Evan Jones
Direct: 859.281.5682
leasing@thewebbcompanies.com
www.thewebbcompanies.com



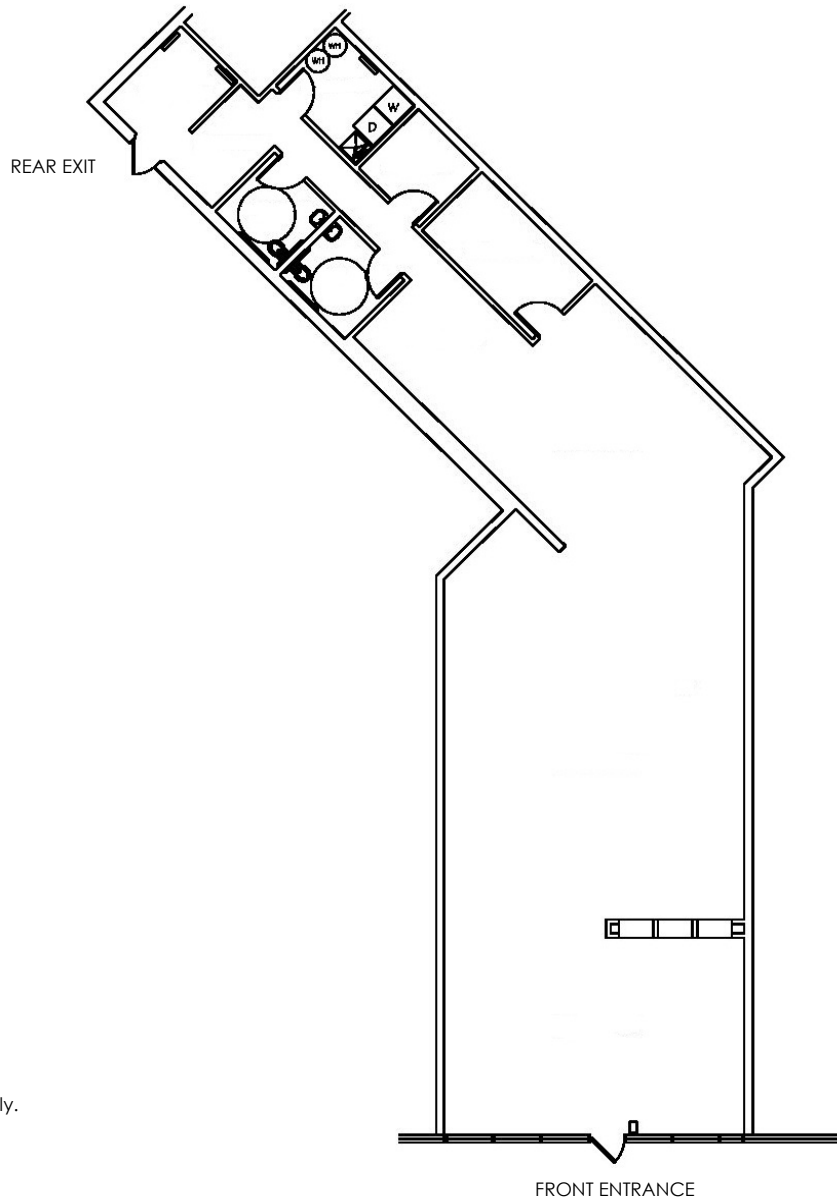
The Webb Companies

RETAIL SPACE FOR LEASE

3735 Palomar Centre Drive
Lexington, Kentucky 40513

AVAILABLE JANUARY 1, 2027!

UNIT 180 FLOORPLAN



Approximate floorplan for
demonstration purposes only.



The Webb Companies

The Webb Companies
250 West Main Street, Suite 3000
Lexington, KY 40507
Main: 859.253.0000

Contact: Evan Jones
Direct: 859.281.5682
leasing@thewebbcompanies.com
www.thewebbcompanies.com



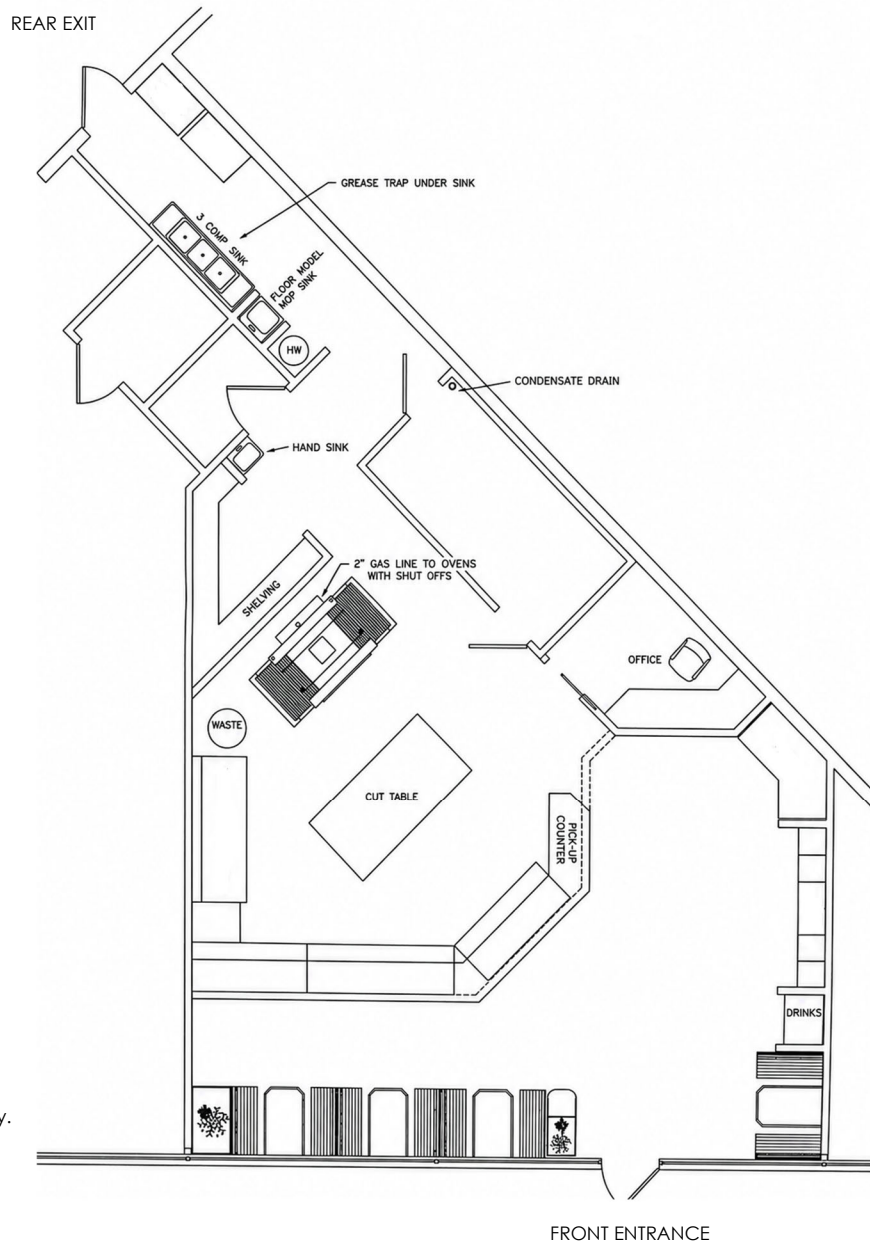
The Webb Companies

RETAIL SPACE FOR LEASE

3735 Palomar Centre Drive
Lexington, Kentucky 40513

AVAILABLE JANUARY 1, 2027!

UNIT 240 FLOORPLAN



Approximate floorplan for
demonstration purposes only.



The Webb Companies

The Webb Companies
250 West Main Street, Suite 3000
Lexington, KY 40507
Main: 859.253.0000

Contact: Evan Jones
Direct: 859.281.5682
leasing@thewebbcompanies.com
www.thewebbcompanies.com



The Webb Companies

RETAIL SPACE FOR LEASE

3735 Palomar Centre Drive
Lexington, Kentucky 40513

AVAILABLE JANUARY 1, 2027!

THE WEBB COMPANIES

The Webb Companies is Central Kentucky's oldest and largest commercial real estate firm, specializing in commercial development, finance, leasing, brokerage, tenant representation and asset management. Founded in 1972 by brothers and Letcher County natives Donald and R. Dudley Webb, The Webb Companies have developed millions of square feet of commercial real estate space including downtown office towers, suburban office parks, mixed-use developments, retail shopping centers, marinas, residential condominium complexes, and warehouse/industrial facilities. Under their leadership, The Webb Companies grew into one of the largest real estate development organizations in the United States. Webb developments can be found across the country from New York to San Francisco and Boston to Miami.

Even as the company grew into the nation's third-largest diversified real estate developer with projects in more than 60 American cities, The Webb Companies' roots always remained firmly established in Kentucky, with its corporate headquarters still situated in the Lexington Financial Center, a gleaming 31-story office tower that even today, defines the Lexington skyline.

The Webb Companies remains a family-run business. Co-founder R. Dudley Webb continues to serve as Chairman of the company with a focus on new development projects. In 1999, Woodford Webb, son of Company Co-Founder Donald Webb, was named President of the company, where he oversees the company's vast real estate portfolio.

EVAN JONES

VICE PRESIDENT OF LEASING



Evan Jones serves as Vice President of Leasing where he oversees the leasing activities of The Webb Companies' real estate portfolio comprised of over three million square feet of office, retail and industrial properties. With a strong understanding of both the financial and operational aspects of commercial real estate, Evan is focused on driving value through strategic leasing initiatives and building long-term tenant relationships.

Originally from Ashland, Kentucky, Evan is a graduate of the University of Kentucky with a dual degree in Accounting and Finance. He lives in Lexington and enjoys spending time with his family, golfing, hiking and cheering on the UK Wildcats.



The Webb Companies

The Webb Companies
250 West Main Street, Suite 3000
Lexington, KY 40507
Main: 859.253.0000

Contact: Evan Jones
Direct: 859.281.5682
leasing@thewebbcompanies.com
www.thewebbcompanies.com