

## For Lease

\$4-6 PSF Anchor | \$8-10 PSF Small Shop

1,200 - 30,000 SF



## Century Plaza

1127 US Hwy 127 S

Frankfort, Kentucky 40601

### Property Highlights

- +/-85,000 SF established retail shopping center with new to market 30,000 SF anchor position available
- Ground lease available to accommodate up to 50,000 SF
- Excellent visibility and access from US 127 and within one mile of I-64
- Frankfort is the Capitol of the Commonwealth of Kentucky drawing from Kentucky's two largest markets of Lexington and Louisville
- With over 21,000 jobs, State Government is the leading industry in Frankfort
- Anchored by Dollar General; former Big Lots anchor space available
- Area retailers include Walmart, Lowe's, Harbor Freight, Kroger, and more
- Pylon signage available
- 620 parking spaces available

### Offering Summary

<b>Lease Rate:</b>	\$4-\$6 SF/yr NNN Anchor; \$8-\$10 SF/yr NNN Small Shop
<b>Building Size:</b>	85,000 SF
<b>Available SF:</b>	1,200 - 30,000 SF

### For More Information



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Executive Vice President

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Assistant Vice President

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#### Zach Smith

Senior Associate

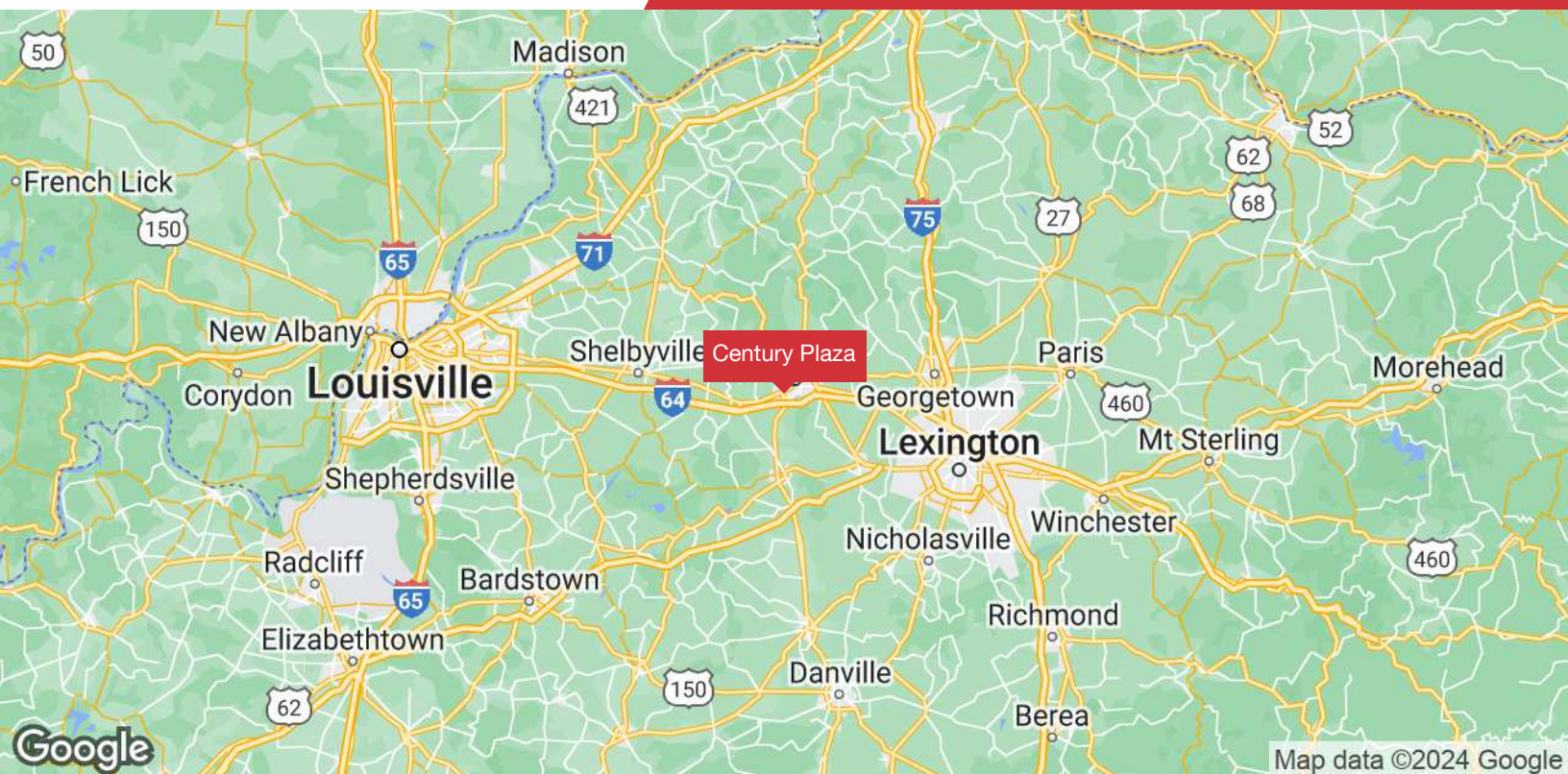
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New to Market  
Anchor Opportunity  
30,000 SF

Former **BIG LOTS!**

Jackson Hewitt  
TAX SERVICE

Thai  
Smile



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### Available Spaces

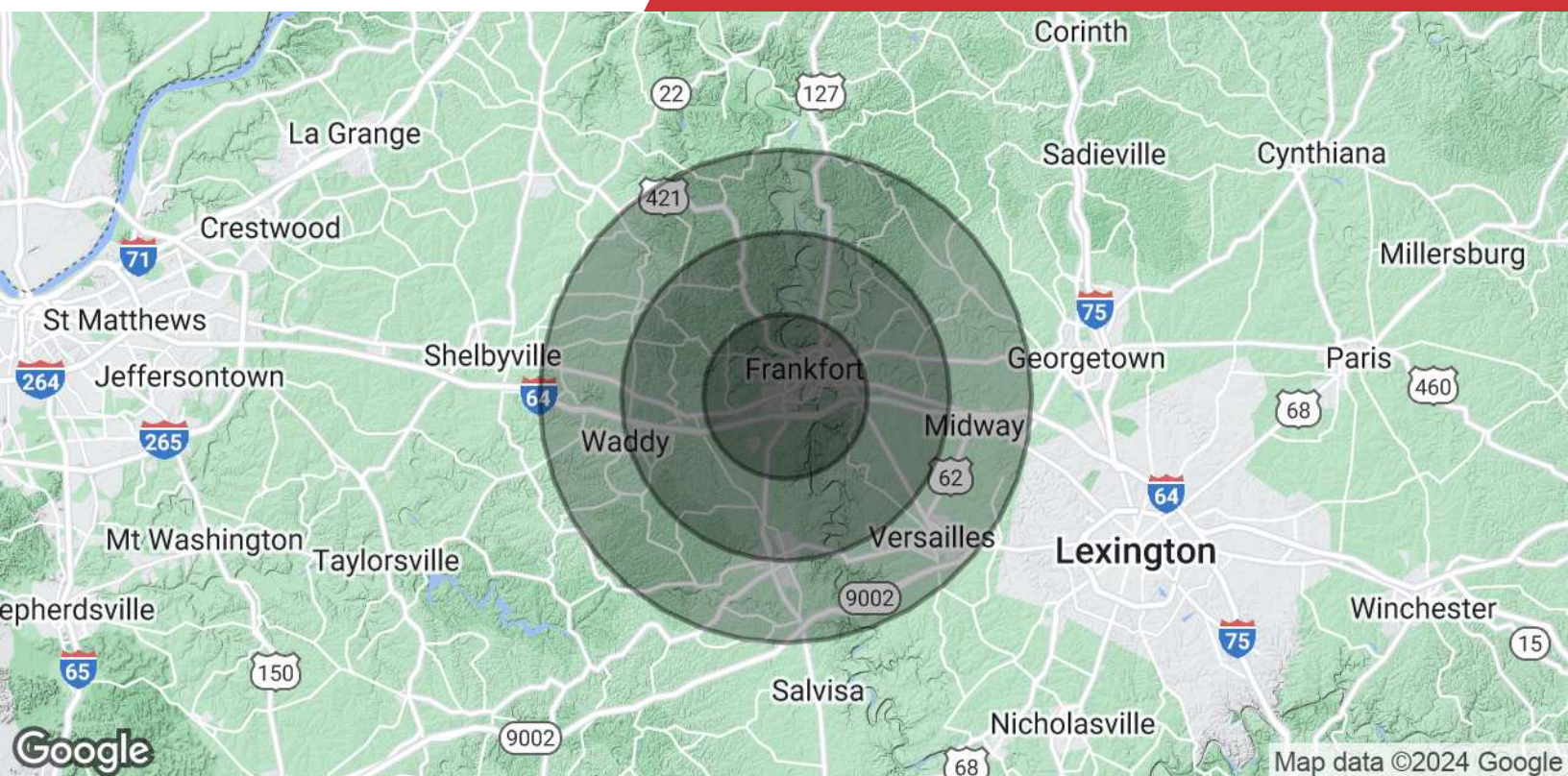
Suite	Size (SF)	Lease Type
■ Major A (former Big Lots)	30,000 SF	NNN
■ Major B	50,000 SF	Ground Lease
■ Suite 1	8,450 SF	NNN
■ Suite 2	3,200 SF	NNN
■ Suite 3	7,864 SF	NNN
■ Suite 4	4,000 SF	NNN
■ Suite 7	6,000 SF	NNN
■ Suite 8	1,200 SF	NNN
■ Suite 10	1,400 SF	NNN
■ Suite 12	5,000 SF	NNN
■ Outparcel	0.37 Acres	Ground Lease



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Population	5 Miles	10 Miles	15 Miles
Total Population	39,591	65,999	110,999
Average age	40.5	38.4	37.0
Average age (Male)	42.3	37.9	35.9
Average age (Female)	39.3	38.6	37.6
Households & Income	5 Miles	10 Miles	15 Miles
Total households	16,763	27,156	44,481
# of persons per HH	2.0	2.2	2.3
Average HH income	\$70,255	\$73,015	\$76,713
Average house value	\$182,208	\$154,243	\$146,101

\* Demographic data derived from STDB 2020