



South Broadway Marketplace

1030 South Broadway
Lexington, Kentucky 40504

Property Highlights

- +/-72,000 sf retail/service center
- Conveniently located near University of Kentucky, student housing complexes, Saint Joseph Hospital, Lexington Clinic and downtown Lexington
- Multiple entrances into the Center and adjacent to Simpson Center
- Join KSBar & Grille, Tilted Kilt, Jalapeno's, Jet's Pizza, Sonic and Dairy Queen
- +/-31,889 ('20) vehicles per day pass in front of the center
- Rental Rate: \$1,950.00 per month including NNN expenses

Spaces

Lease Rate

Space Size

For More Information

Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

Jim Kemper

Vice President

O: 859 422 4407

jimkemper@naiisaac.com | KY #189559



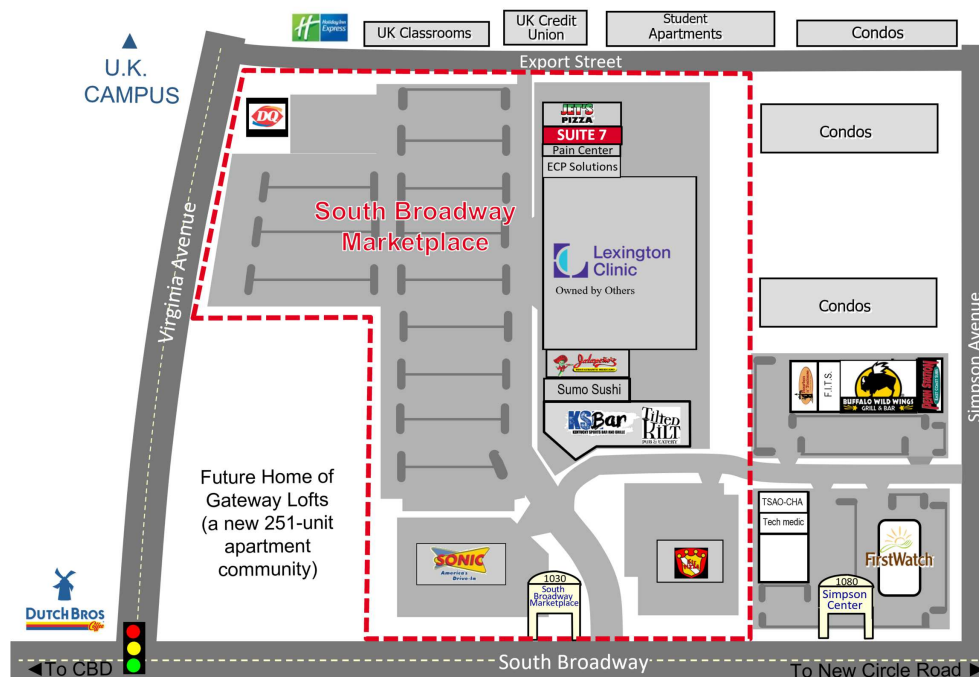
Summary

Lease Rate:	\$1,950.00 per month including NNN expenses
Suite 7:	
Former Use:	Office
Zoning:	B-6P, Planned Shopping Center

Location Overview

This site is located on South Broadway Avenue, carrying +/-31,889 vehicles per day. South Broadway Marketplace is 1½ miles from downtown Lexington, ½ mile from the University of Kentucky and The Red Mile. The University of Kentucky has over 30,720 students and over 12,500 employees. Presently, +71,655 employees are working within one mile of the property. The Red Mile is the second oldest harness track in the world. In addition to each year's showcase horse racing, The Red Mile in partnership with Keeneland, features a large gaming center and also simulcast races 364 days a year. The center is also convenient to several campus student housing projects. These factors provide a strong business base from the working and student populations.



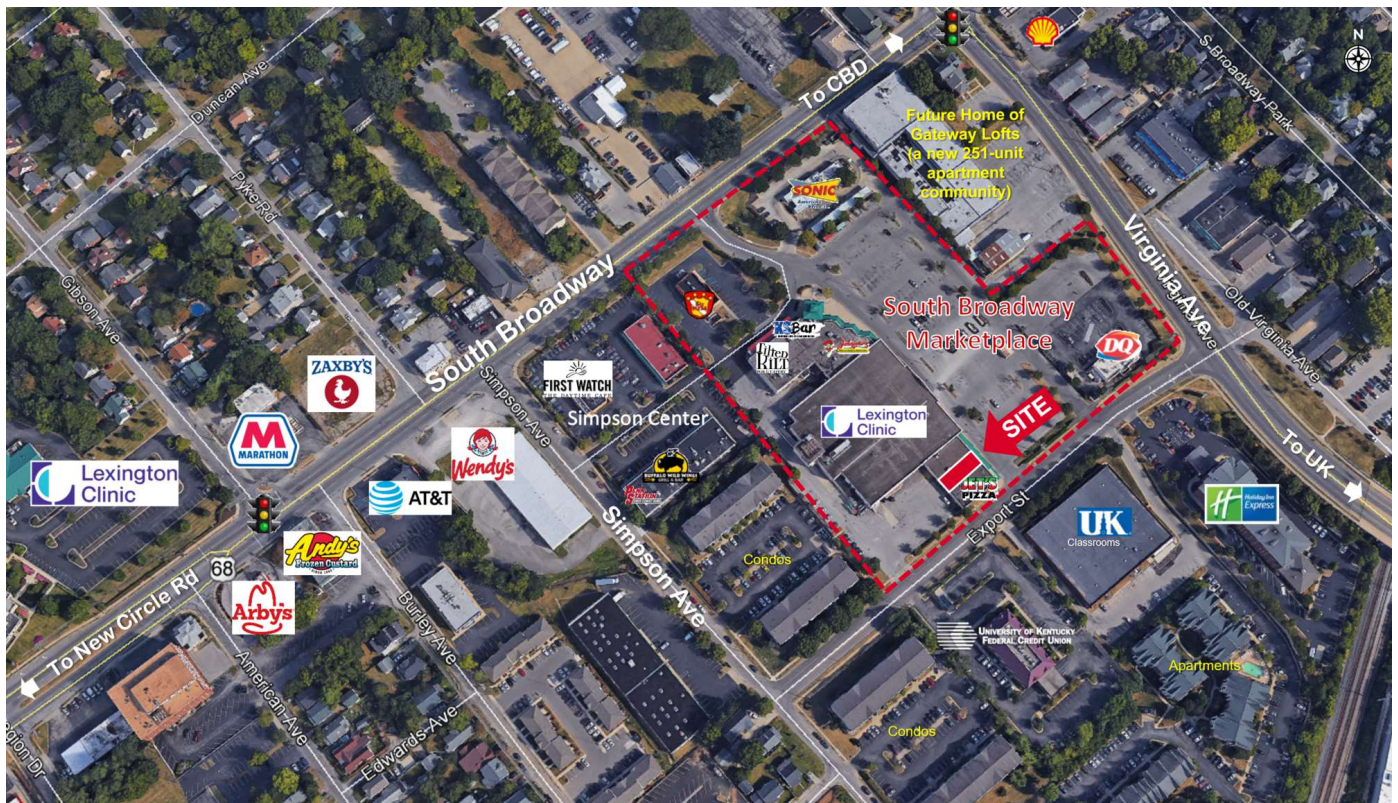
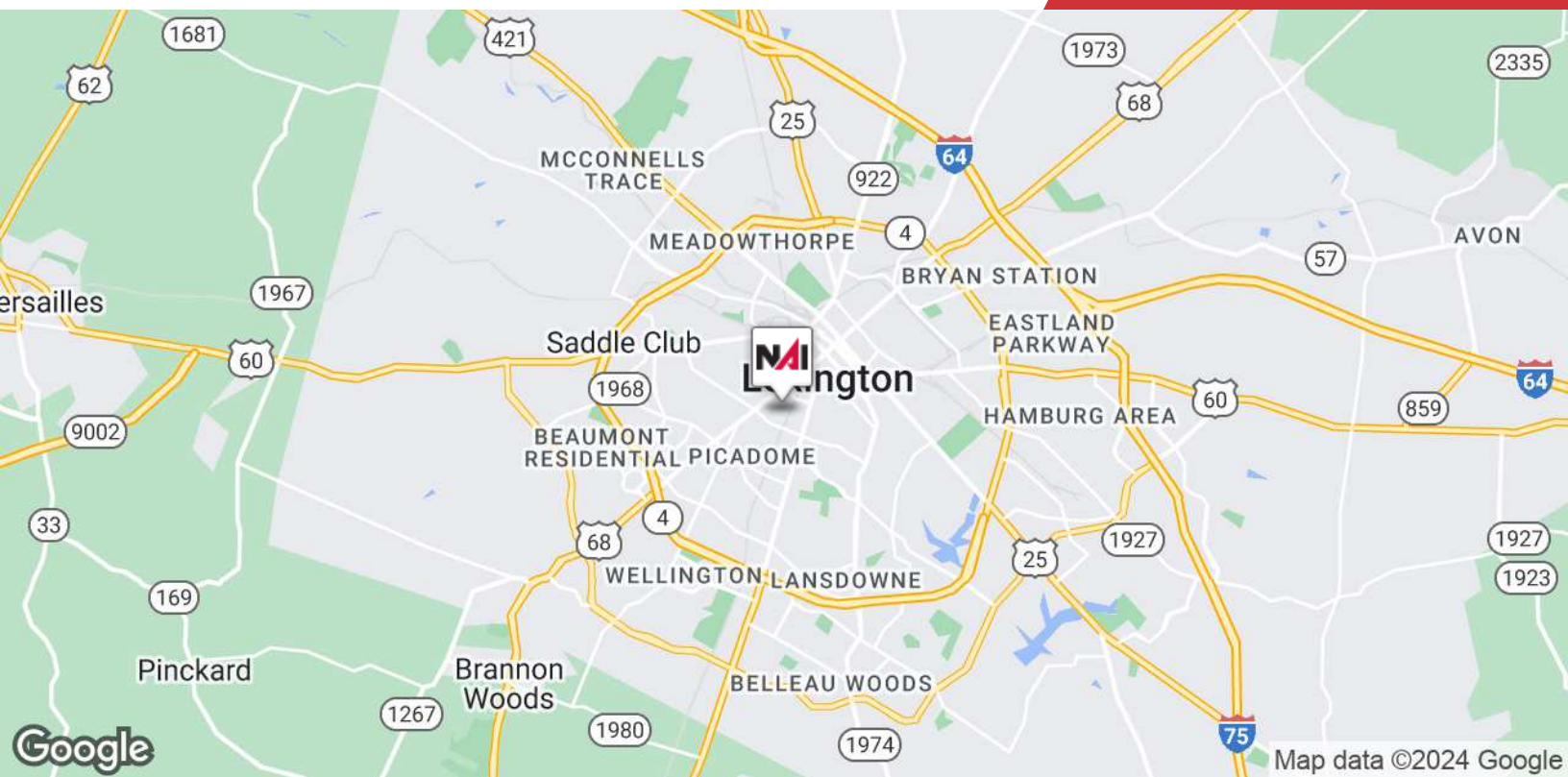


Lease Information

Lease Type:	MG (Modified Gross)	Lease Term:	Minimum 3 years
Total Space:	-	Lease Rate:	Negotiable

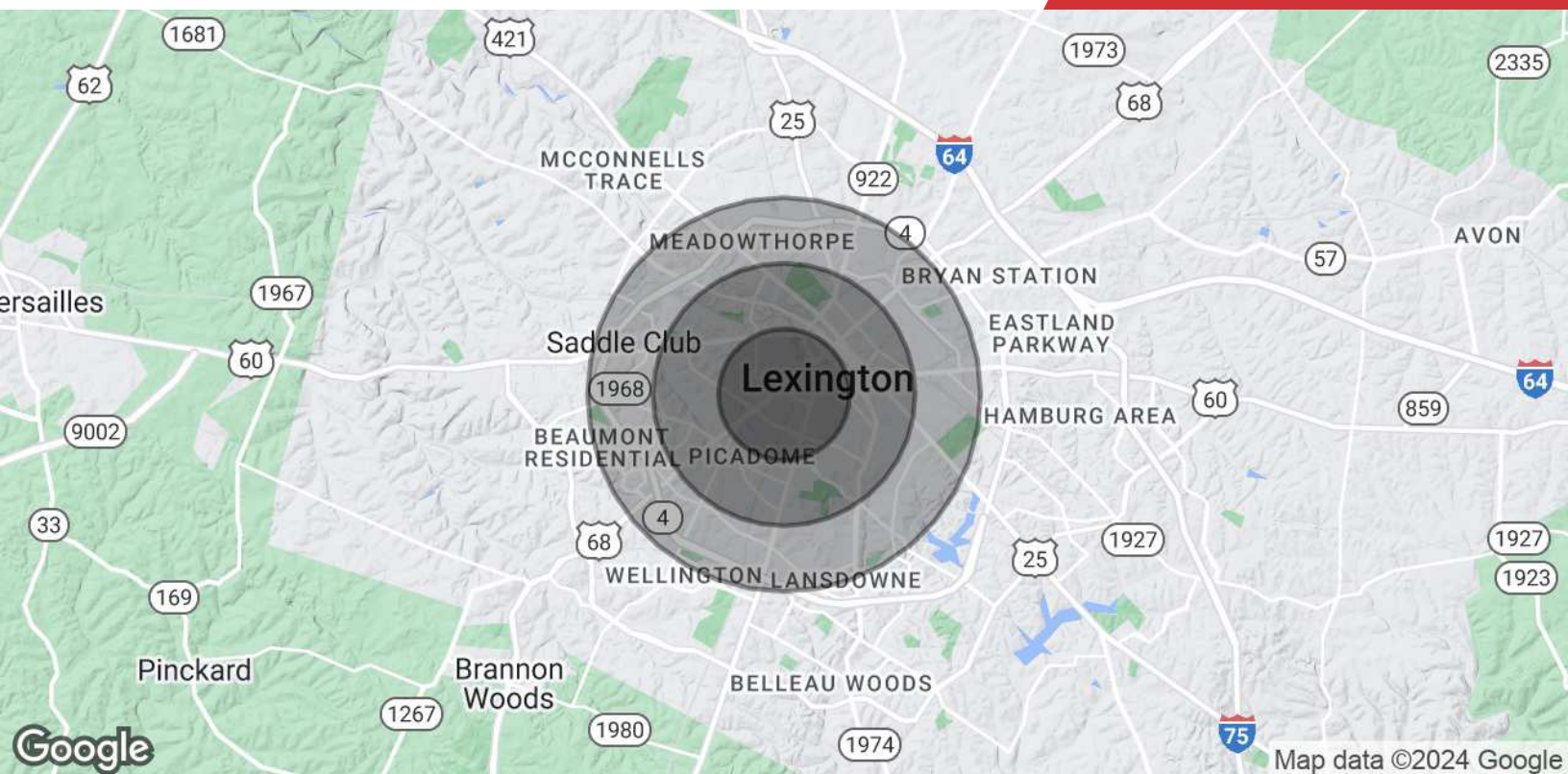
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Population	1 Mile	2 Miles	3 Miles
Total Population	22,108	61,130	110,134
Average Age	24.3	30.4	34.3
Average Age (Male)	24.1	29.3	33.3
Average Age (Female)	24.6	31.6	35.5
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	7,429	25,657	46,195
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$40,124	\$61,669	\$70,238
Average House Value	\$224,762	\$231,366	\$234,806

* Demographic data derived from 2021 STDB