NAI Isaac
Commercial Real Estate Services, Worldwide.

For Lease

3,200 - 34,464 SF | Negotiable
Retail Space



Brighton Park Shopping Center

118 Brighton Park Boulevard
Frankfort, Kentucky 40601

Property Highlights

- +/-104,386 SF community center shadow-anchored by a top performing Kroger in the region
- +/-3,200 - 34,464 SF for lease
- Potential new anchor space available with +/-135 SF of frontage currently in place
- Center has undergone significant capital improvements over the last 18 months
- Excellent visibility on US Hwy 60 in Frankfort, 1 mile from I-64
- Tenants include Ace Hardware, American Freight, Great Cilps, Modern Nails and more
- Area retailers include McDonald's, Arby's, Auto Zone, Advanced Auto Parts, Penn Station, Save-a-Lot, White Castle, Dollar General, Dollar Tree, Walgreen's and more
- Traffic count of +/-22,556 on US Highway 60 near the site
- Pylon signage opportunities available

Suite	Size
Suite 110	3,200 SF
Suite 114	9,030 - 21,074 SF
Suite 116	9,225 - 34,464 SF
Suite 118	5,972 - 34,464 SF
Suite 132	7,223 - 34,464 SF
Proposed Outparcel	0.5 Acres

For More Information

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Executive Vice President
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prsmith@naiisaac.com | KY #183529

Zach Smith
Senior Associate
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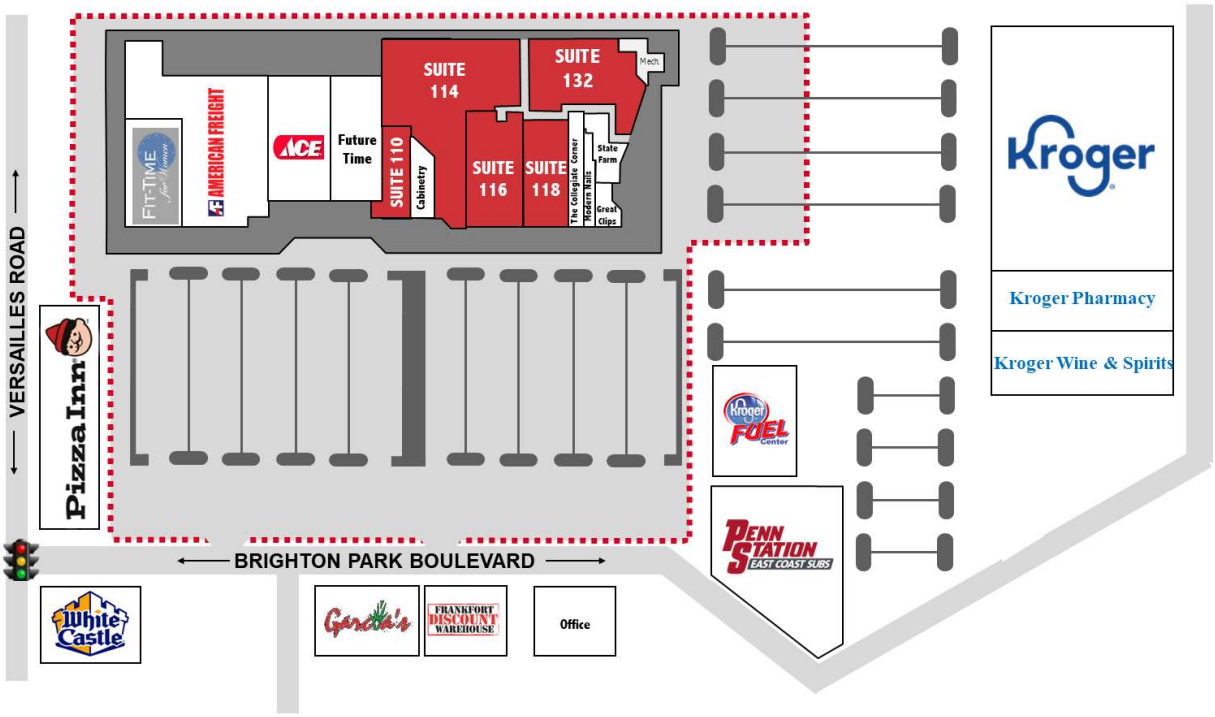
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Retail Space



Lease Information

Lease Type:	NNN; Ground	**Lease Term:**	Negotiable
Total Space:	3,200 - 34,464 SF	**Lease Rate:**	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 110	3,200 SF	NNN	Negotiable	-
Suite 114	9,030 - 21,074 SF	NNN	Negotiable	Second Generation Entertainment Venue
Suite 116	9,225 - 34,464 SF	NNN	Negotiable	Can be combined with portion of Suite 114, 118 and 132
Suite 118	5,972 - 34,464 SF	NNN	Negotiable	Can be combined with portion of Suite 114, 116 and 132
Suite 132	7,223 - 34,464 SF	NNN	Negotiable	Can be combined with portion of Suite 114, 116 and 118
Proposed Outparcel	0.5 Acres	Ground Lease	Negotiable	Exact location TBD

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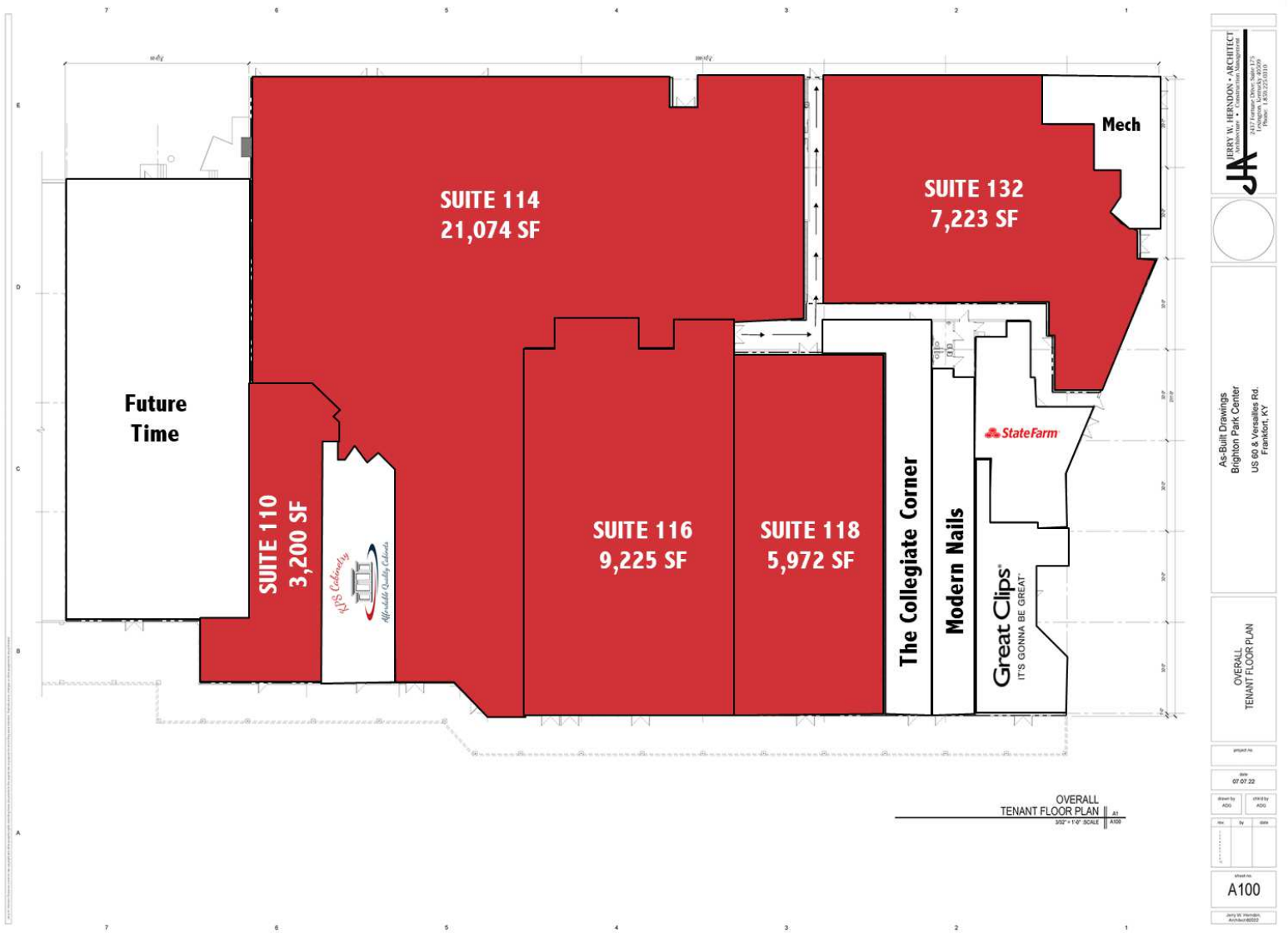
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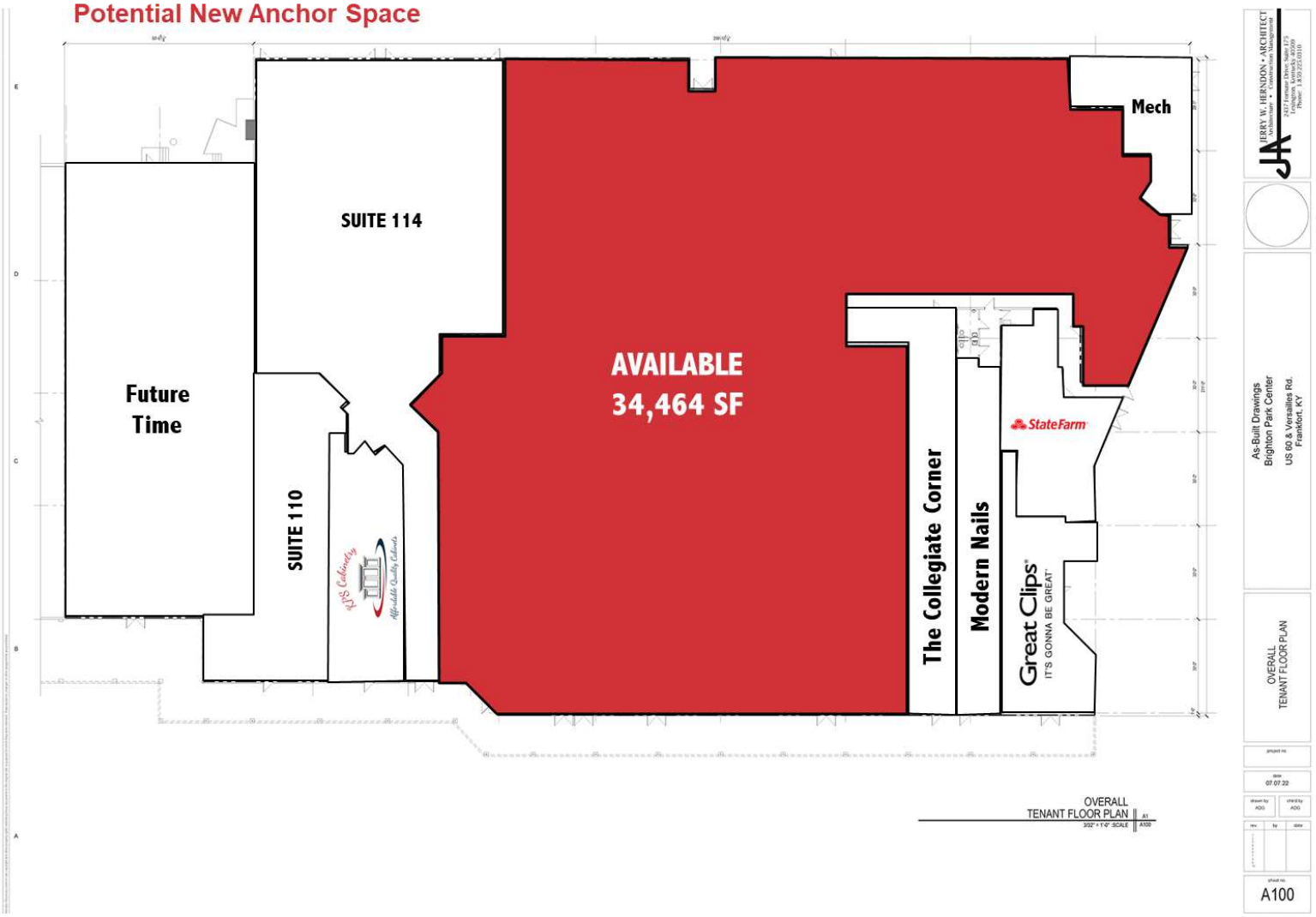
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For Lease

34,464 SF | Negotiable
Potential New Anchor Space

Potential New Anchor Space



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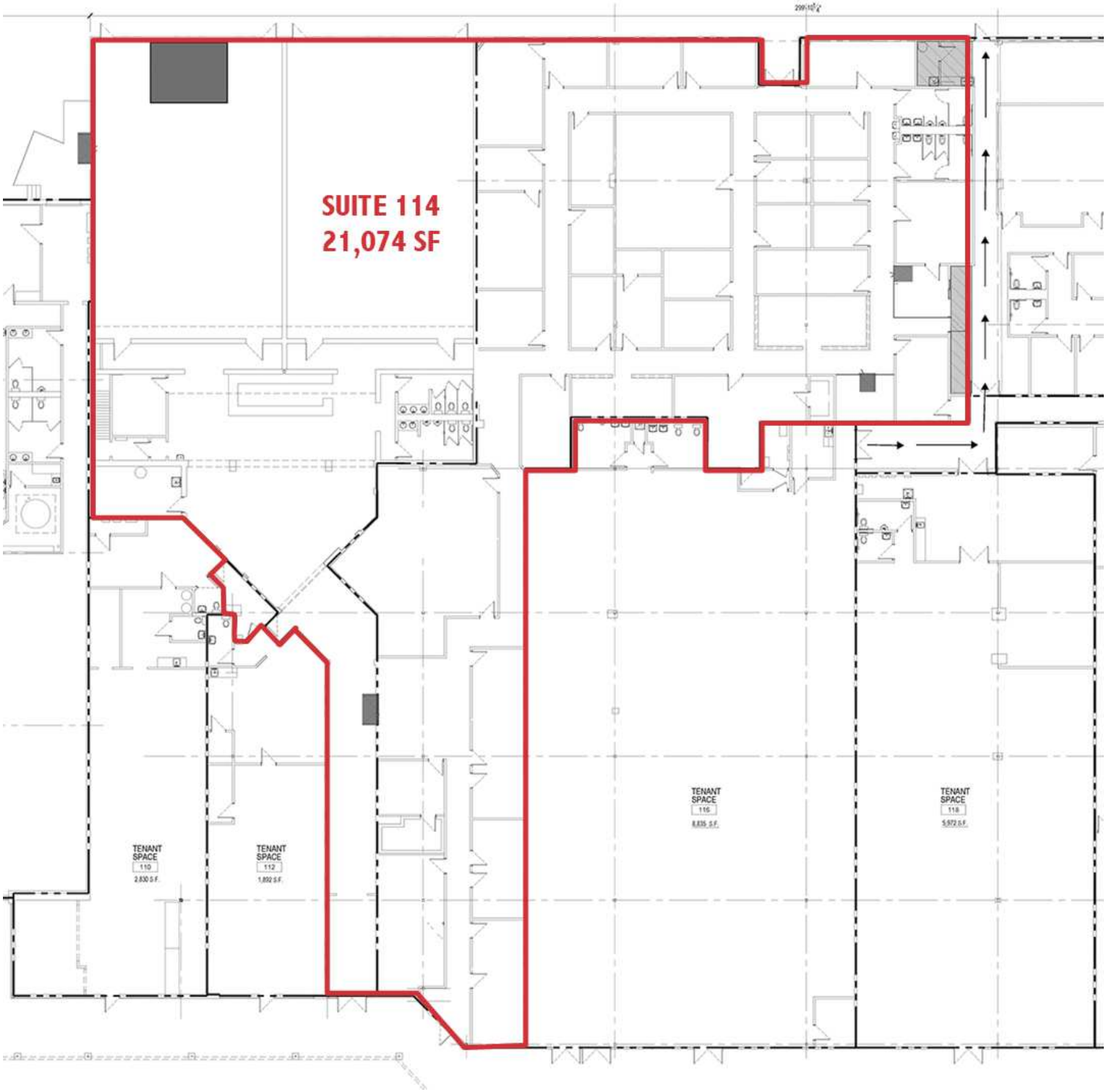
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For Lease

9,030 - 21,074 SF | Negotiable

Suite 114



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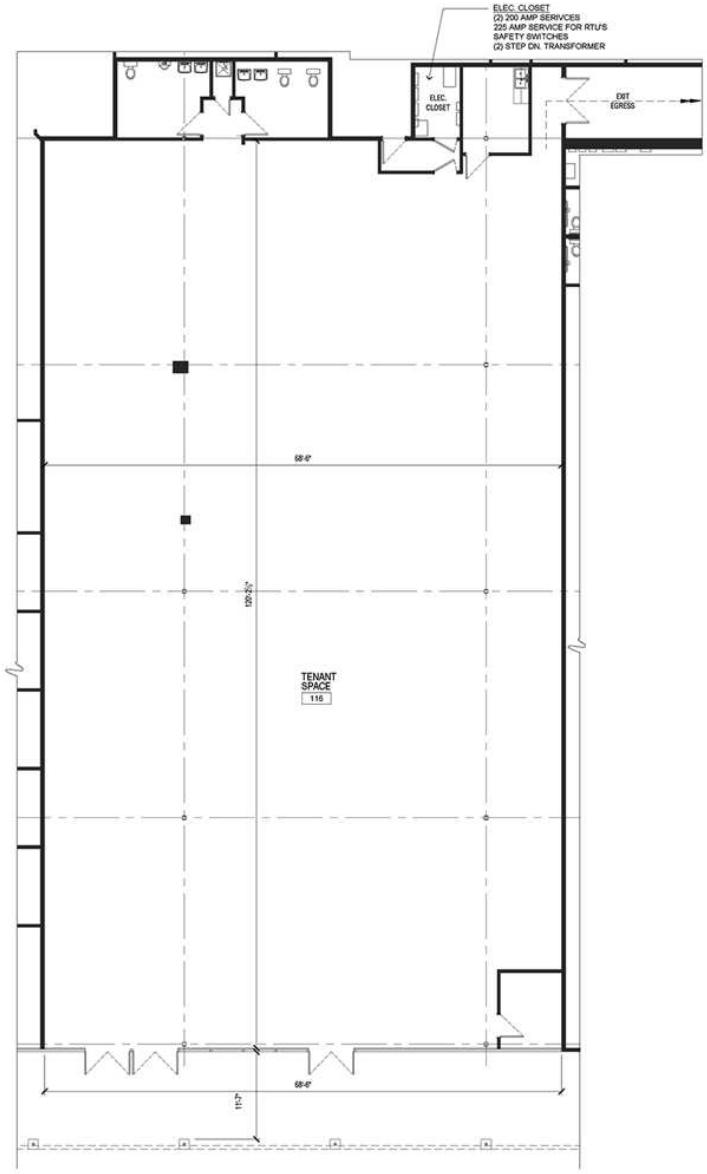
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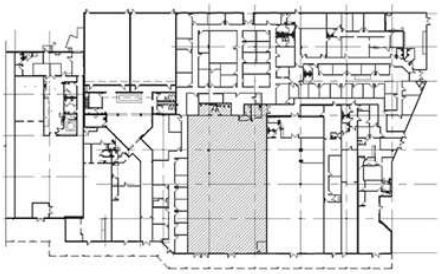
For Lease

9,225 SF | Negotiable

Suite 116



TENANT SPACE #116
FLOOR PLAN | A1
1/8" = 1'-0" :SCALE | A101



KEY PLAN
NTS :SCALE

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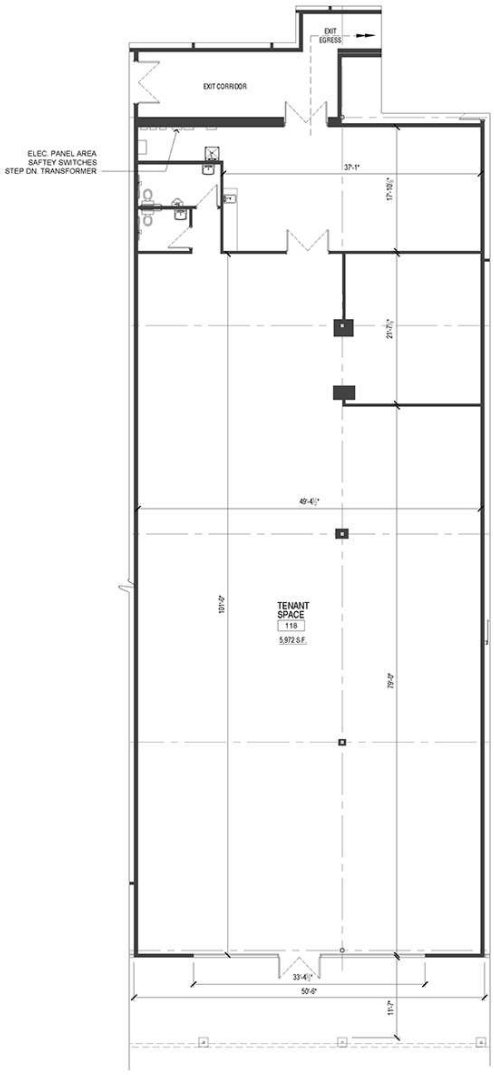
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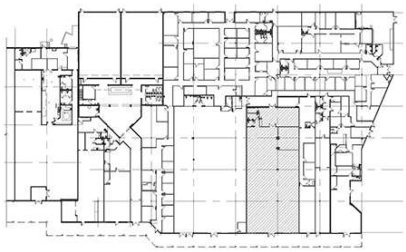
For Lease

5,972 SF | Negotiable

Suite 118



TENANT SPACE #118
FLOOR PLAN
1/8" = 1'-0" :SCALE
A1
A101



KEY PLAN
NTS :SCALE

5 4 3 2 1

JERRY W. HERNDON • ARCHITECT
Architecture • Construction Management
2437 Fortune Drive, Suite 175
Lexington, Kentucky 40509
Phone: 1.859.225.0310

As-Built Drawings
Brighton Park Center
US 60 & Versailles Rd.
Frankfort, KY

TENANT FLOOR PLAN

project no.

date
08.01.22

drawn by ADG | chk'd by ADG

rev.	by	date

sheet no.
A101

Jerry W. Herndon, Architect ©2022

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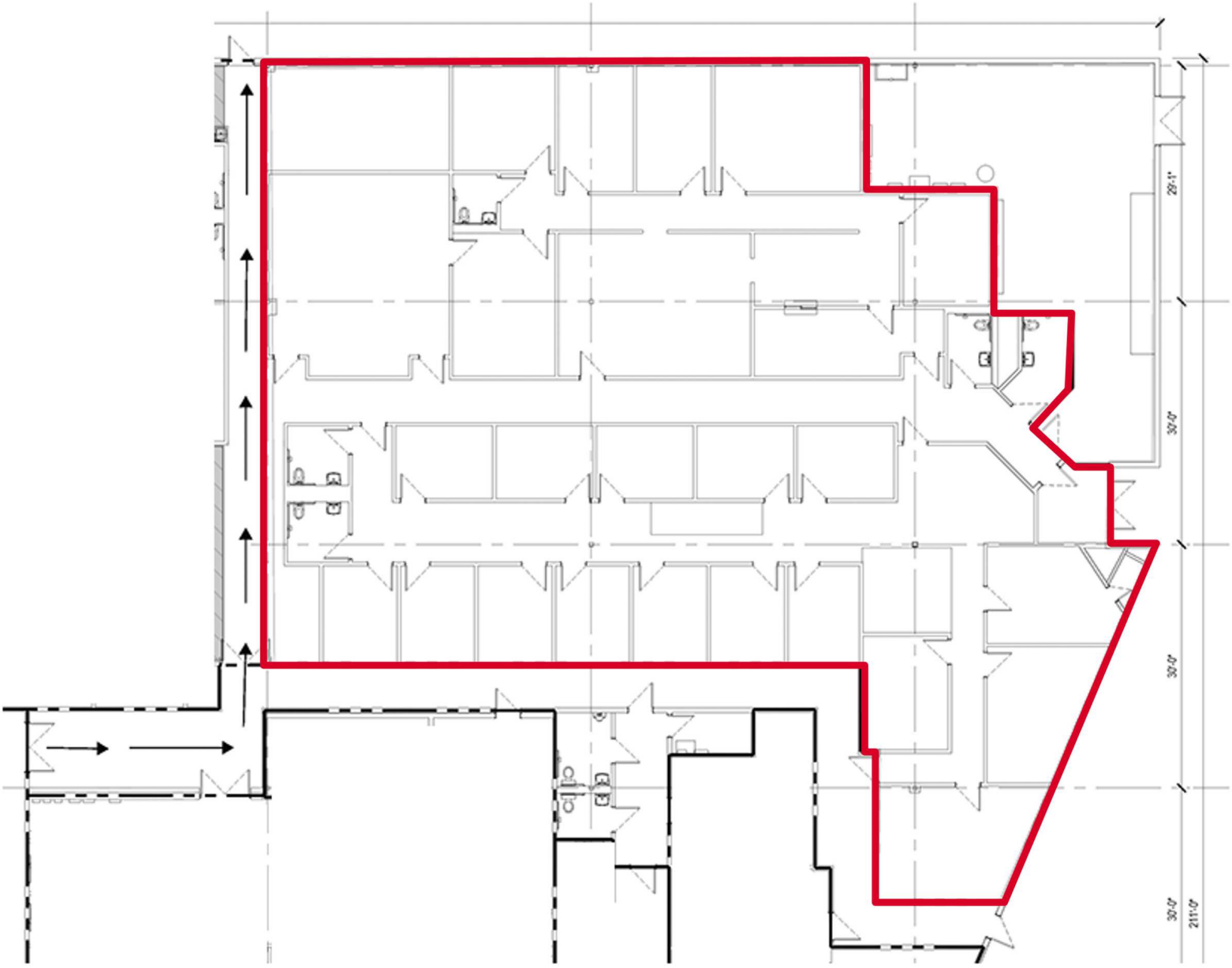
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7,223 SF | Negotiable

Suite 132



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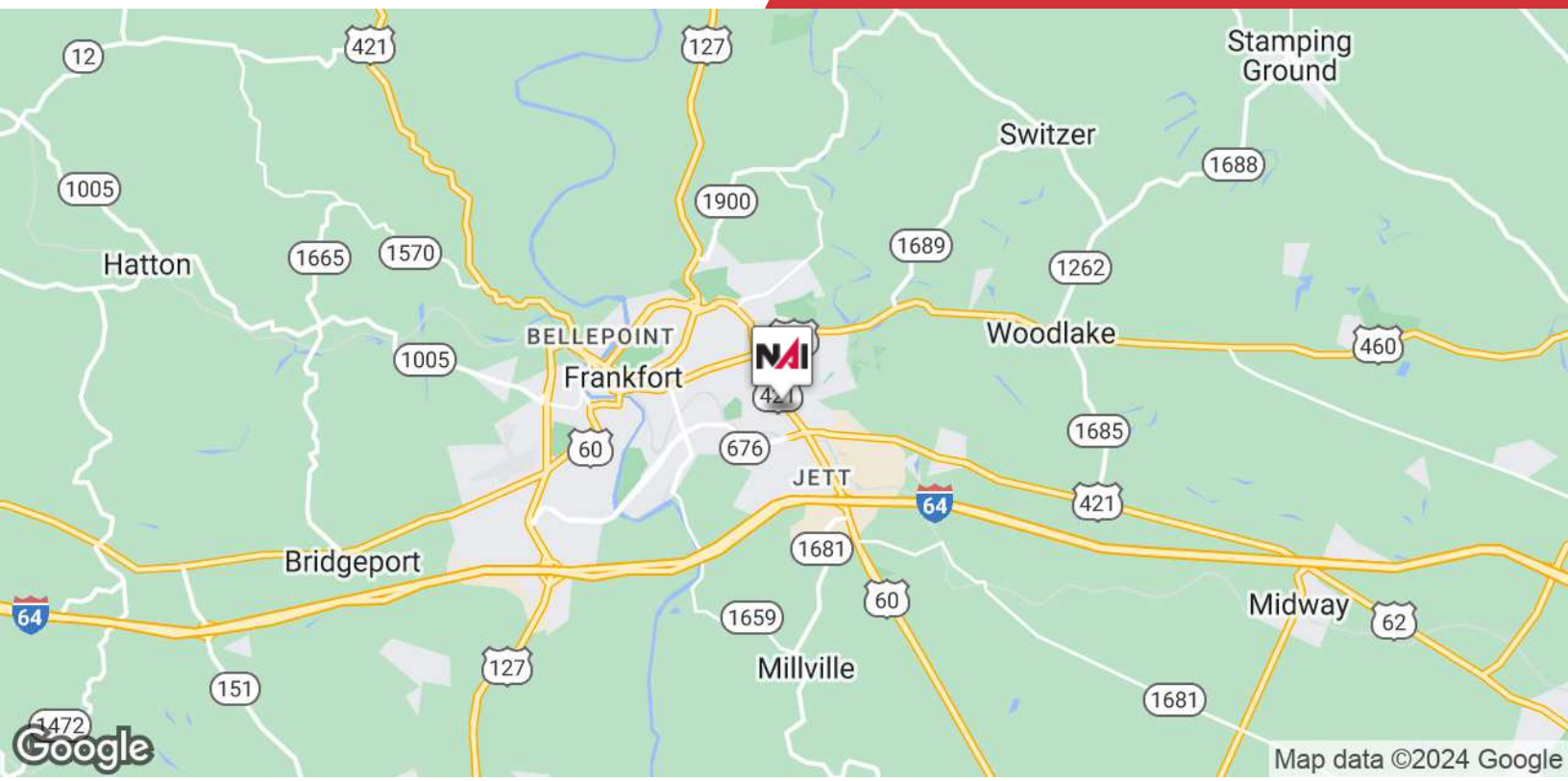
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Retail Space





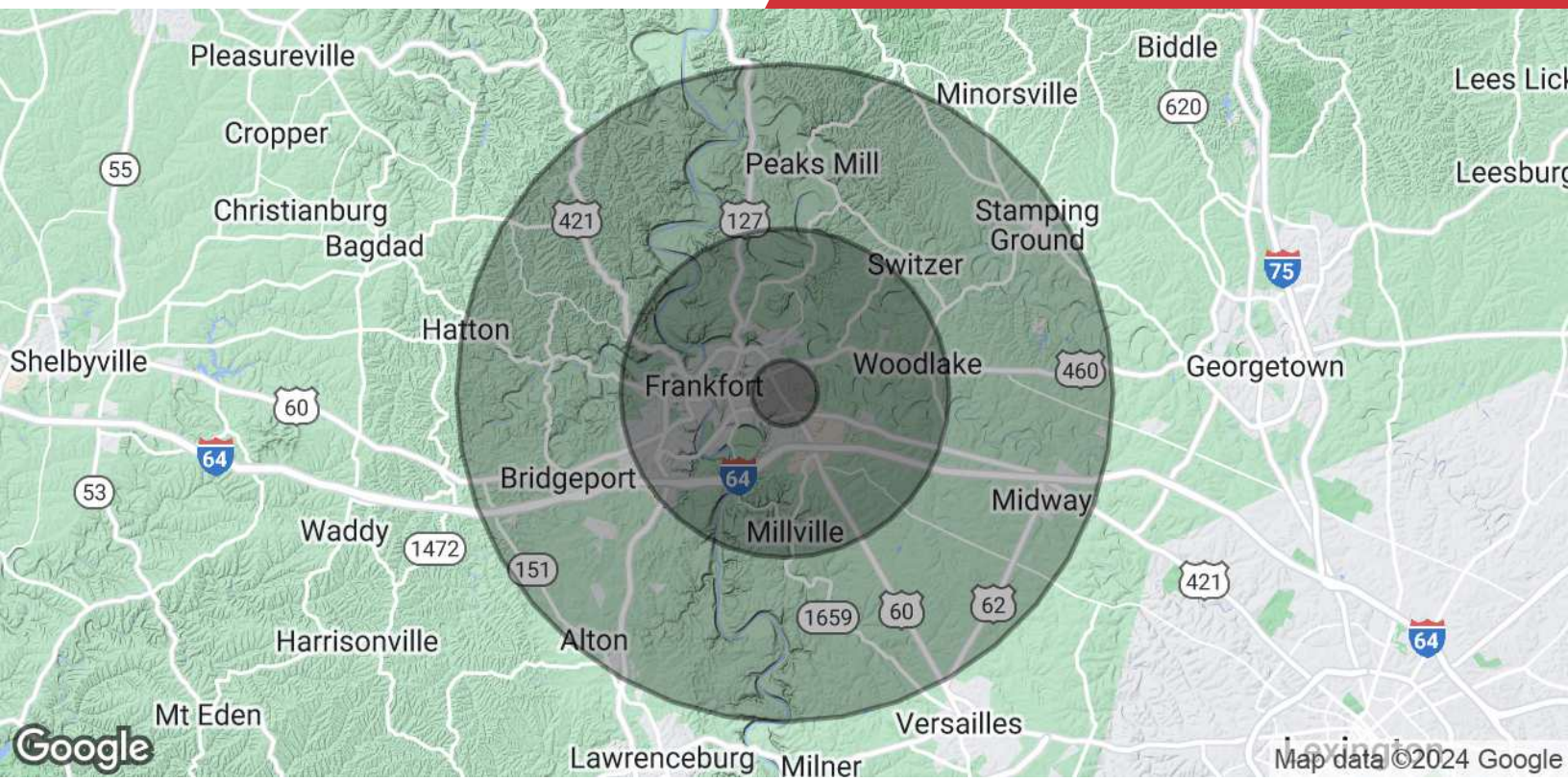
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,976	38,040	68,710
Average Age	37.4	37.6	38.4
Average Age (Male)	37.0	36.6	37.5
Average Age (Female)	37.4	38.4	39.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	799	16,472	29,155
# of Persons per HH	2.5	2.3	2.4
Average HH Income	$70,125	$58,985	$62,501
Average House Value	$143,280	$146,208	$158,672

** Demographic data derived from 2021 STDB*

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