

For Lease

3,600 - 4,800 SF | \$21.00 SF/yr

Retail Space



Simpson Center

1080 South Broadway

Lexington, Kentucky 40503

Property Highlights

- +/-22,171 SF retail center adjacent to South Broadway Marketplace
- Suite 204: +/-3,600 or 4,800 SF endcap for lease
- Conveniently located near the main University of Kentucky campus, several major student housing complexes, Saint Joseph Hospital and Lexington Clinic main campus
- Approximately 1.5 miles from downtown Lexington
- Multiple access points
- Join First Watch, Buffalo Wild Wings, Penn Station Subs, and more
- +/-31,889 ('20) vehicles per day pass in front of the center
- Strong demographic area with population over 108,000 within a 3 mile radius
- Zoned B-1, Neighborhood Business
- Rental Rate: \$21.00 PSF
- NNN estimated at \$4.63 PSF

Space

Suite 204

Rate

\$21.00 SF/yr

Size

3,600 - 4,800 SF

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



Commercial Real Estate Services, Worldwide.

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Retail Space



Suite 204



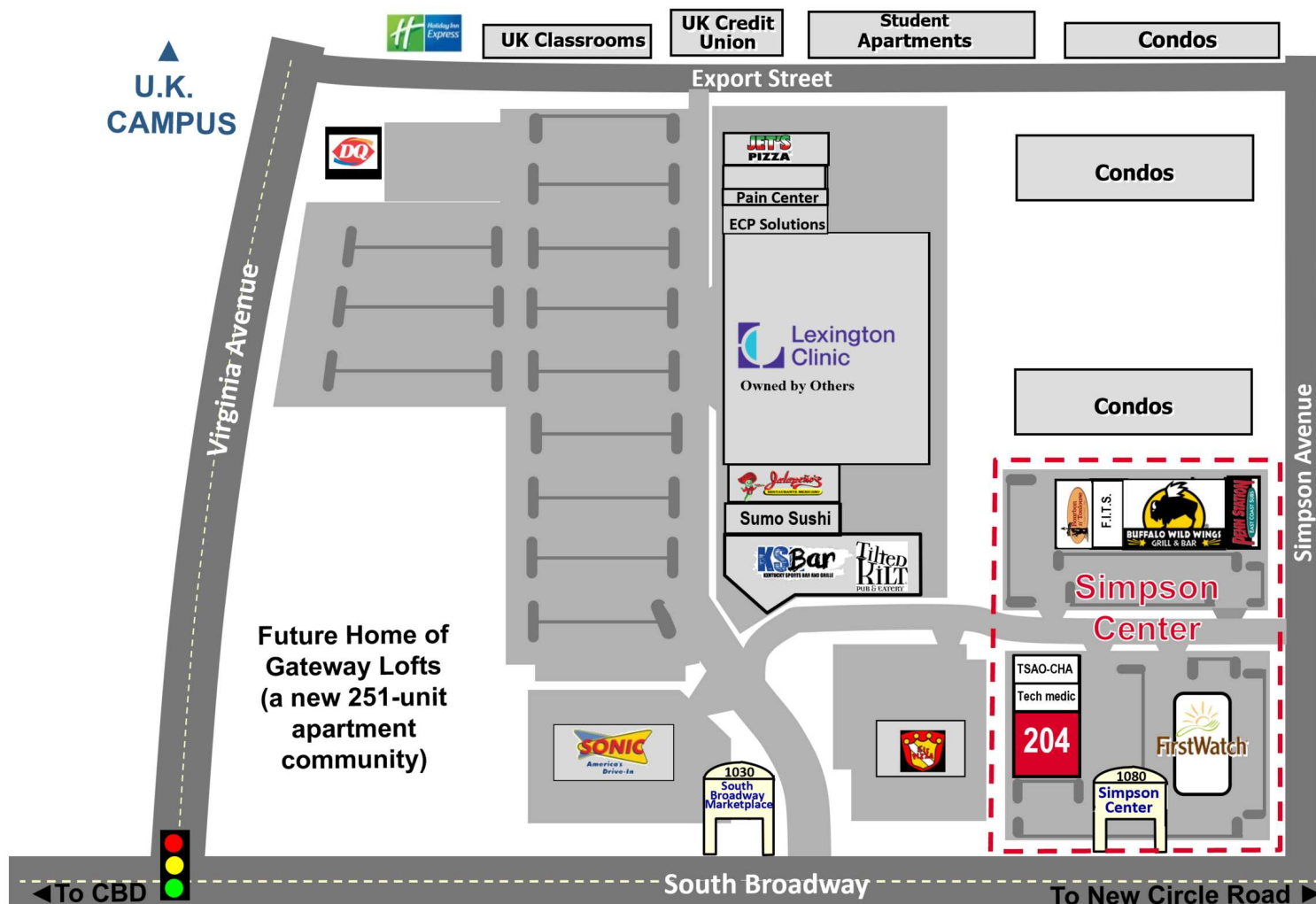
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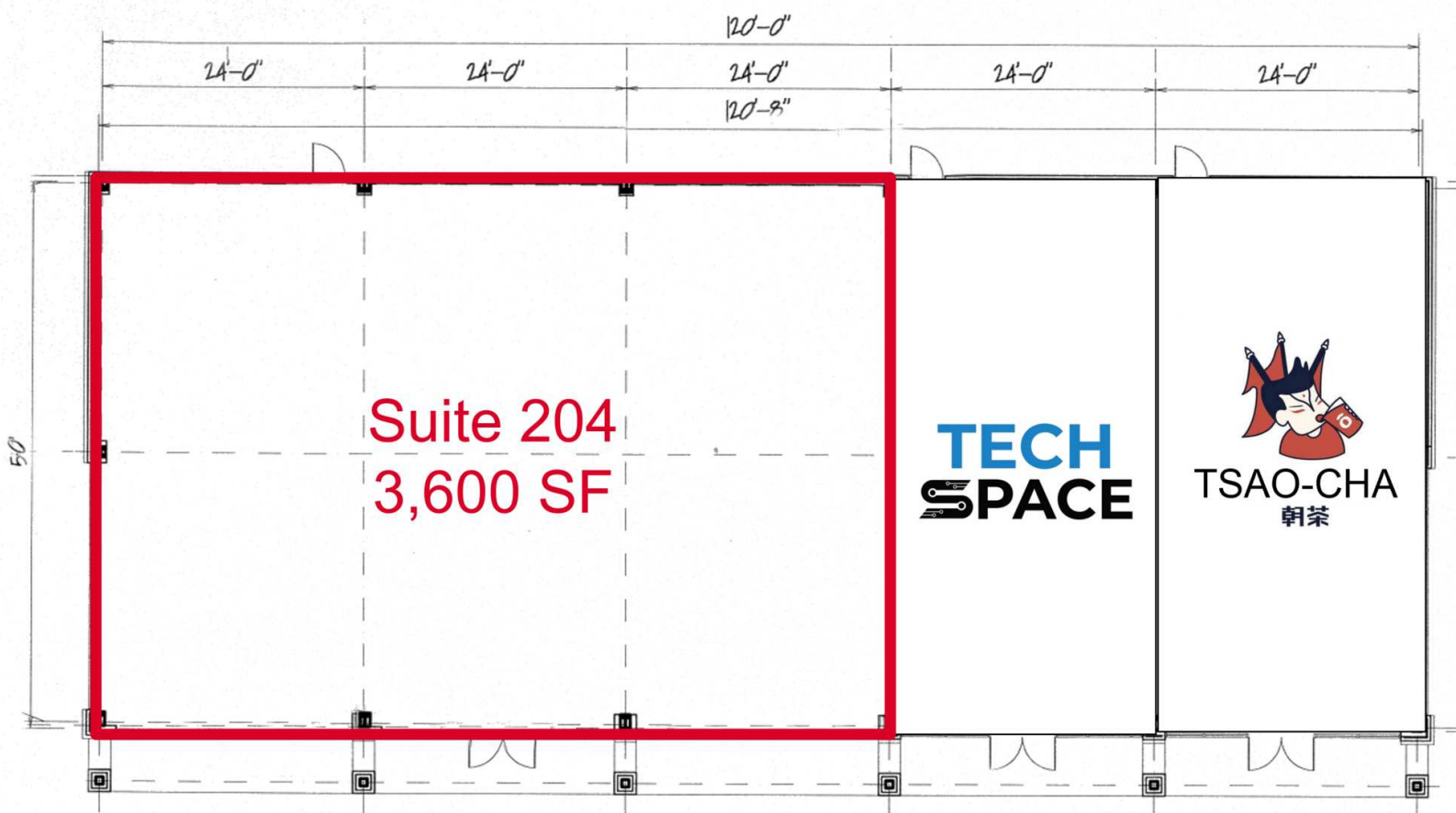
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Lexington, KY 40503
859 224 2000 tel
naiisaac.com

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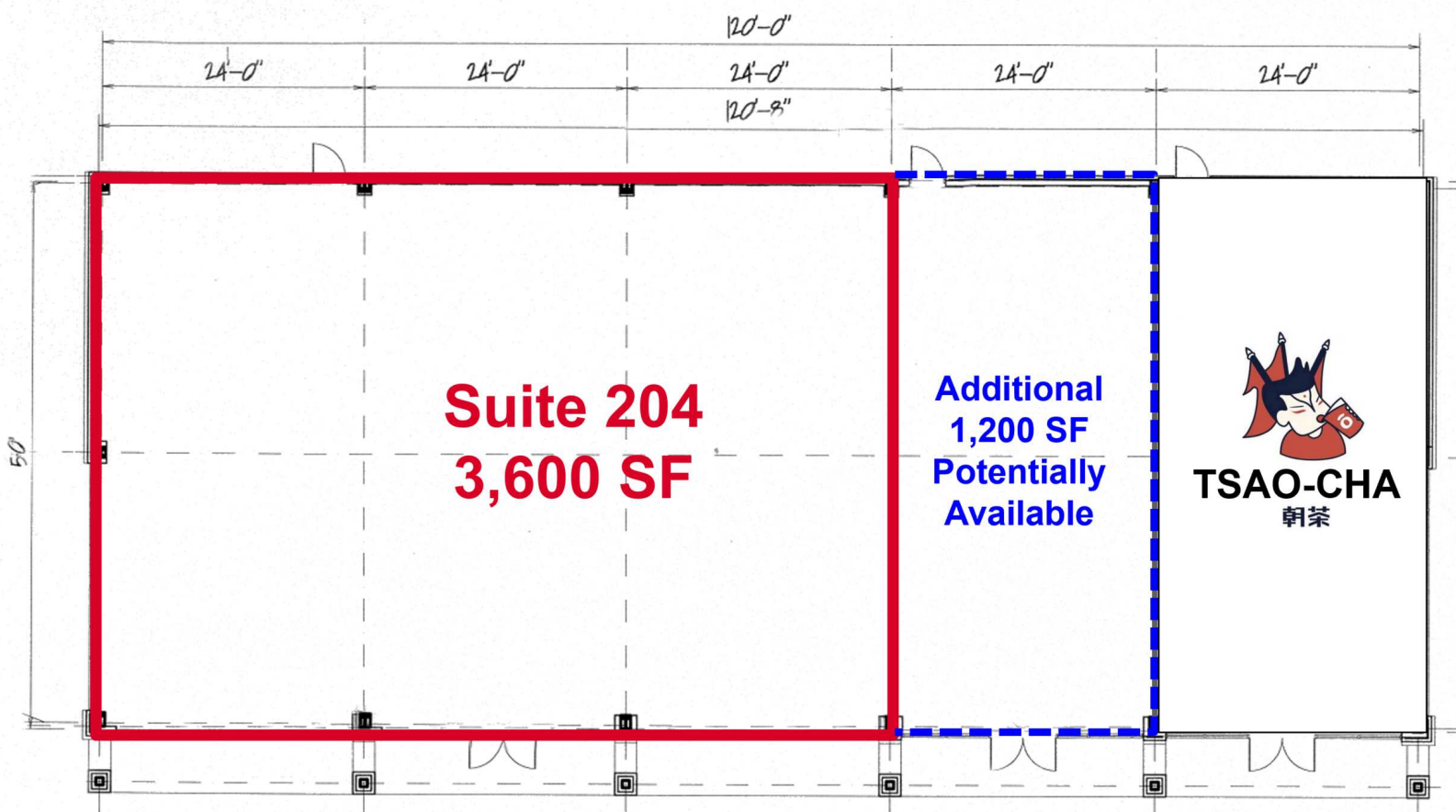




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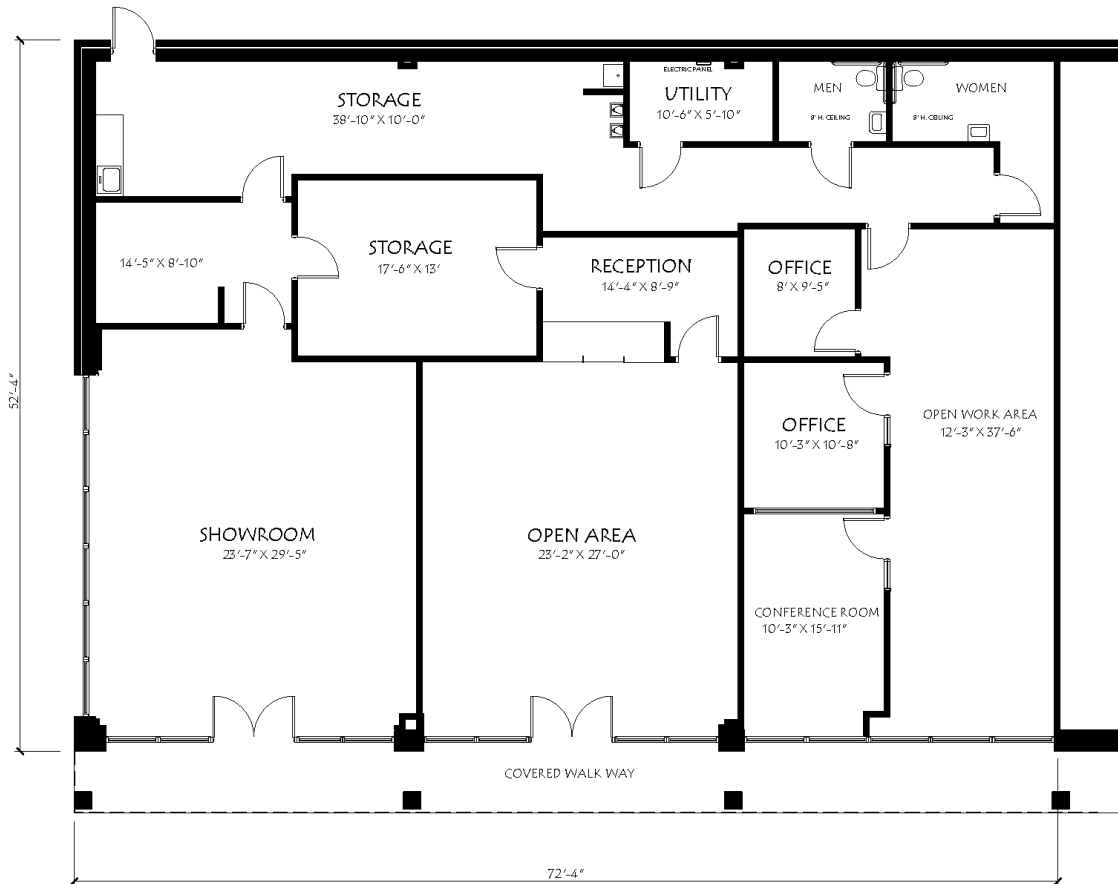
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Floor Plan



NOTE:

- ALL 2X4 CEILING TILES AT 9'-11" HIGH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESS ARE ASSUMED 4 5/8". FIELD VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.
- DOCUMENT IS FOR REPRESENTATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.
- WALLS AND DEMISING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 4 5/8"
- ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.



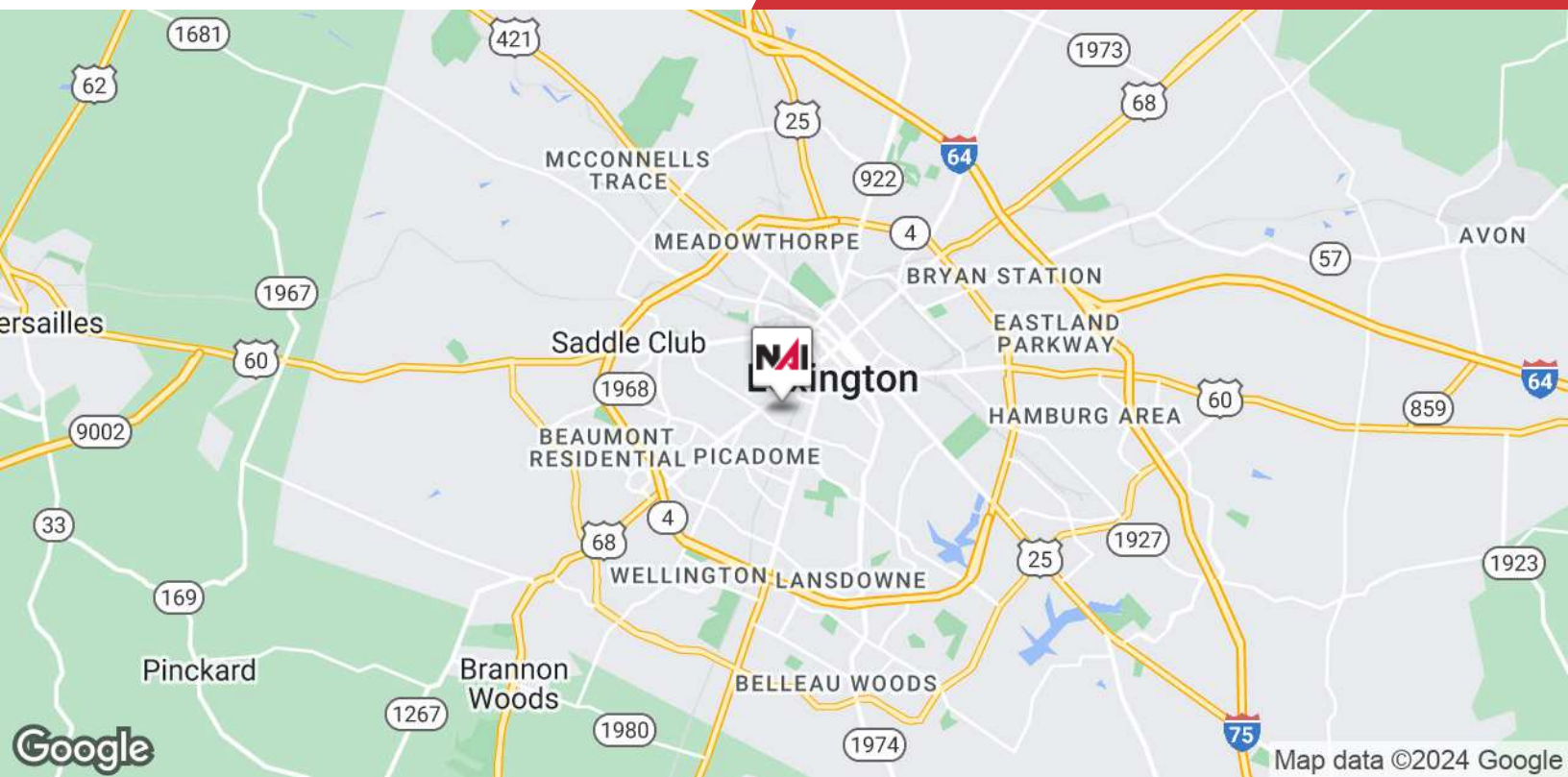


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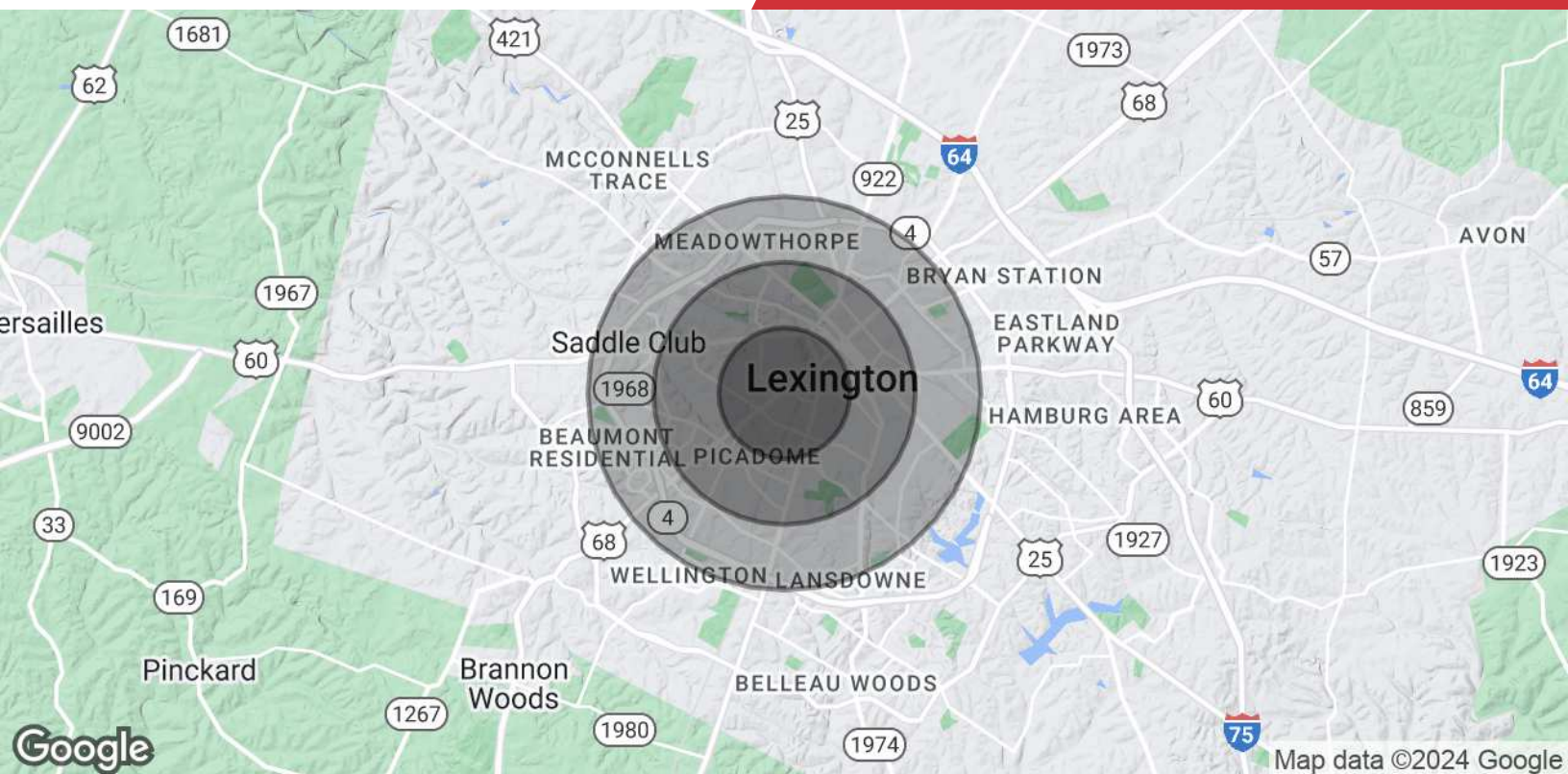
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Population

	1 Mile	2 Miles	3 Miles
Total Population	19,286	60,623	108,588
Average Age	24.9	30.5	34.3
Average Age (Male)	24.6	29.3	33.3
Average Age (Female)	25.3	31.8	35.5

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	6,743	25,348	46,023
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$45,700	\$67,899	\$79,030
Average House Value	\$202,469	\$221,489	\$233,923

* Demographic data derived from 2022