

For Lease

# Century Plaza

**1127 US Hwy 127 S**  
Frankfort, Franklin County, Kentucky, 40601



For More Information:

**Paul Ray Smith, Jr, Executive Vice President**

+1 859.422.4401 • prsmith@naiisaac.com

**Jim Holbrook, Assistant Vice President**

+1 859.422.4415 • jholbrook@naiisaac.com

**Zach Smith, Senior Associate**

+1 859.422.4406 • zachsmith@naiisaac.com

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## Property Description

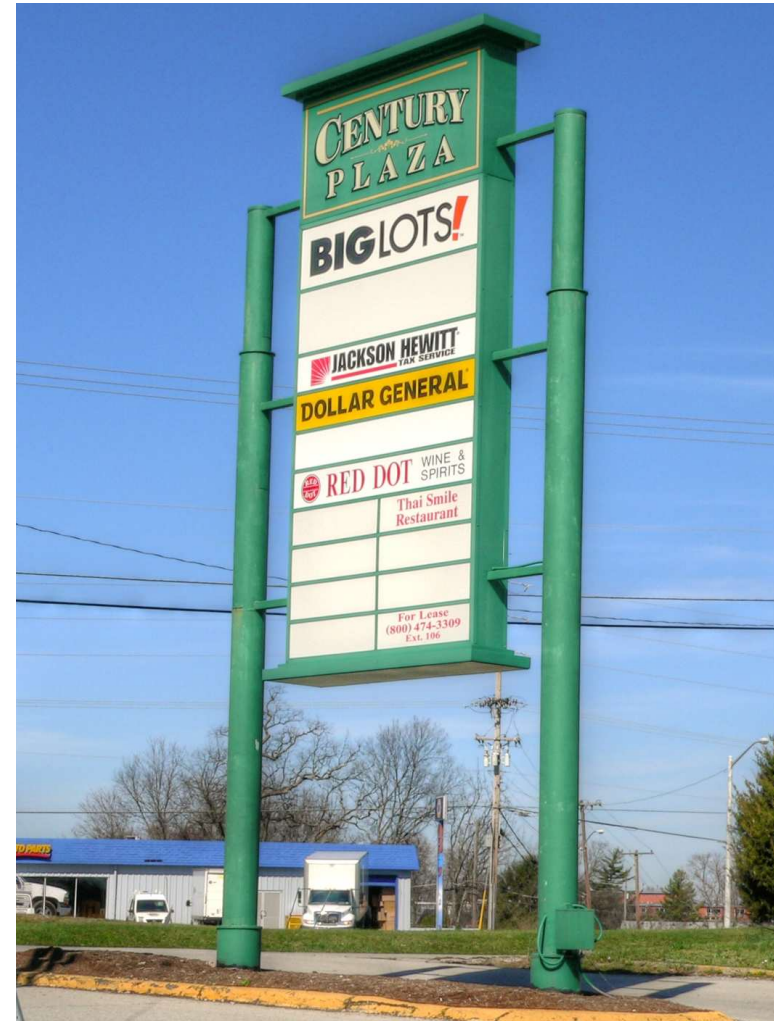
### PROPERTY OVERVIEW

NAI Isaac is pleased to present leasing opportunities at Century Plaza, a 85,000 SF recently renovated shopping center on 14.30 acres. Redevelopment opportunity for ground lease and a +/-0.37 AC outparcel for ground lease. Anchored by Dollar General and former Big Lots anchor space available. Area retailers include Lowe's, Home Depot and Walmart. Pylon signage available. Ample parking with 620 spaces. Excellent visibility and access from US 127 and within 1 mile of I-64. An average of 29,700 vehicles per day pass by the center. Strong demographic support with a population of 35,365 within a 5 mile radius and an average household income of \$53,832. Landlord will provide standard white box to tenants, including drywall ready for paint, concrete ready for flooring, acoustical tile ceiling, lighting and restrooms. Competitive rates and flexible terms!

### LOCATION OVERVIEW

Century Plaza is located approximately 1 mile off of I-64 at Exit 53B in Frankfort, KY. The property is situated in a high traffic area on US 127, Frankfort's major retail corridor. Frankfort, the Capitol of the Commonwealth, is bisected by the Kentucky River and is the midway point between Kentucky's two largest markets of Lexington and Louisville. Frankfort is 29 miles west of Lexington, 54 miles east of Louisville and 107 miles southwest of Cincinnati.

Frankfort is home to Kentucky State University, a four year liberal arts college, with an enrollment of 2,400 students. The city of Frankfort has grown steadily, relying on state government, manufacturing and spirits distilling to provide a strong employment base.



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## Complete Highlights

### 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 building
- 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
- +/-24,769 vehicles per day in front of the center
- Landlord will provide standard white box finish
- COMPETITIVE RATES AND FLEXIBLE TERMS!



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## Available Spaces



SUITE	SIZE	LEASE RATE	AVAILABILITY
Major A (former Big Lots)	30,000 SF	\$4.00 - 6.00 psf	Ground lease/BTS
Major B	50,000 SF	Call for details	VACANT
Suite 1	8,450 SF	\$8.00 psf	VACANT
Suite 2	3,200 SF	\$10.00 psf	VACANT
Suite 3	7,864 SF	\$10.00 psf	VACANT
Suite 4	4,000 SF	\$10.00 psf	VACANT
Suite 7	6,000 SF	\$10.00 psf	VACANT
Suite 8	1,200 SF	\$10.00 psf	VACANT
Suite 10	0.37 AC	\$1,800 per month	VACANT
Suite 12	5,000 SF	\$10.00 psf	VACANT
Outparcel	0.37 ACRES	per month	VACANT

NNN's estimated to be \$1.20 PSF



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## Site Plan



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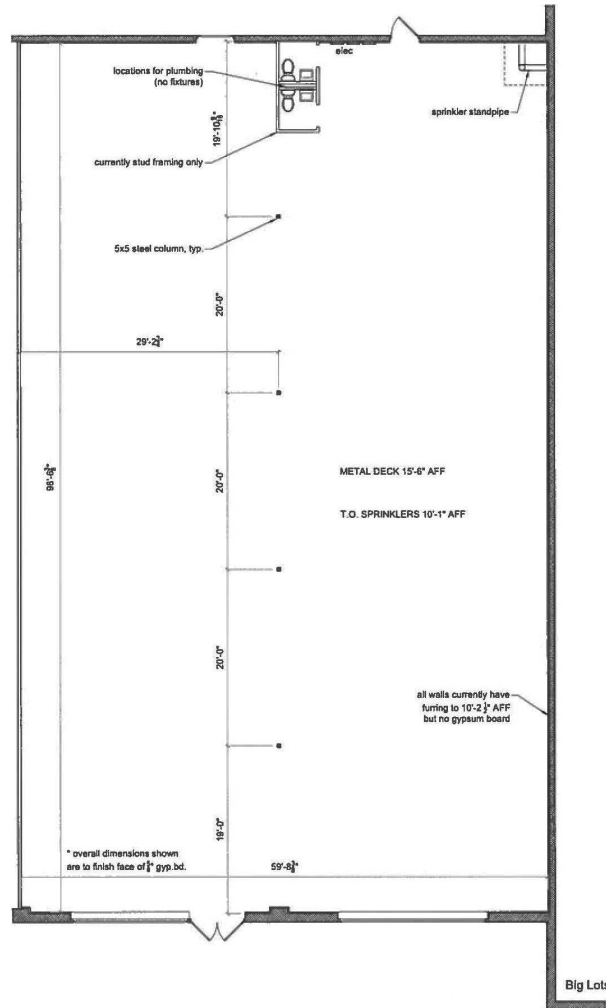
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## Floor Plans



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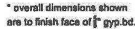
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# Floor Plans



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## Additional Photos



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Additional  
**Photos**

**REDEVELOPMENT OPPORTUNITY!  
FOR GROUND LEASE OR BUILD-TO-SUIT**



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# Aerial Photographs



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## Retailer Map



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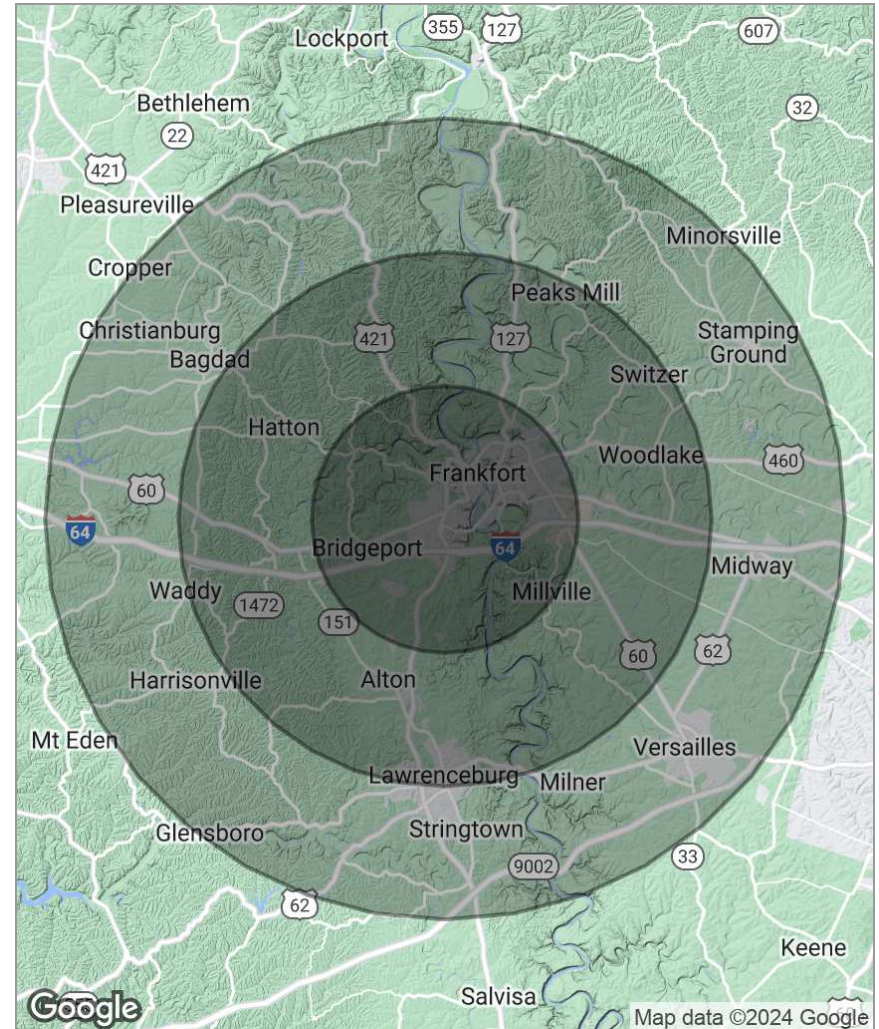
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## Demographics Map

Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	39,591	65,999	110,999
MEDIAN AGE	40.5	38.4	37.0
MEDIAN AGE (MALE)	42.3	37.9	35.9
MEDIAN 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



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