

For Lease

CenterCourt



535 South Upper
Lexington, Fayette County, Kentucky, 40508

For More Information:

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NAI Isaac

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CenterCourt

Executive Summary



Property Details

| | |
|----------------------|--|
| Suite 125 | +/-1,573 SF |
| Suite 155/165 | +/-2,320 SF |
| Suite 175 | +/-1,975 SF |
| NNN's | Est To Be \$7.55 PSF |
| Building Size | +/-13,431 SF |
| Zoning | MU-2, Mixed-Use Neighborhood Corridor |

Property Highlights

- +/-13,431 SF retail center
- Retail center is on the first floor of the CenterCourt mixed-use development
- The 156 residential condominium units provide a built in customer base for CenterCourt's retail tenants
- Retail customers may also use any of the 62 dedicated parking spaces in the attached parking garage
- Hub on Campus Lexington, a new +/-273,412 SF luxury apartment complex, located across the street includes 154 units with 492 beds and a 19,981 SF small-format Target store, the first for Kentucky

Demographics

| | 1 Mile | 2 Miles | 3 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 8,789 | 26,525 | 48,509 |
| Total Population: | 23,521 | 64,348 | 115,271 |
| Average HH Income: | \$38,945 | \$53,167 | \$58,923 |
| Median HH Income: | \$19,515 | \$28,621 | \$35,063 |



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Complete Highlights

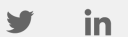
PROPERTY HIGHLIGHTS



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New Development Across South Upper



At the corner of South Upper & Pine Street

| | | | |
|------------|--|----------------|---------|
| YEAR | 2019 | GROSS SF | 273,412 |
| UNITS | 154 | RESIDENTIAL SF | 149,338 |
| BEDS | 492 | RETAIL SF | 19,981 |
| HIGHLIGHTS | • Located One Block from the University of Kentucky Campus | | |



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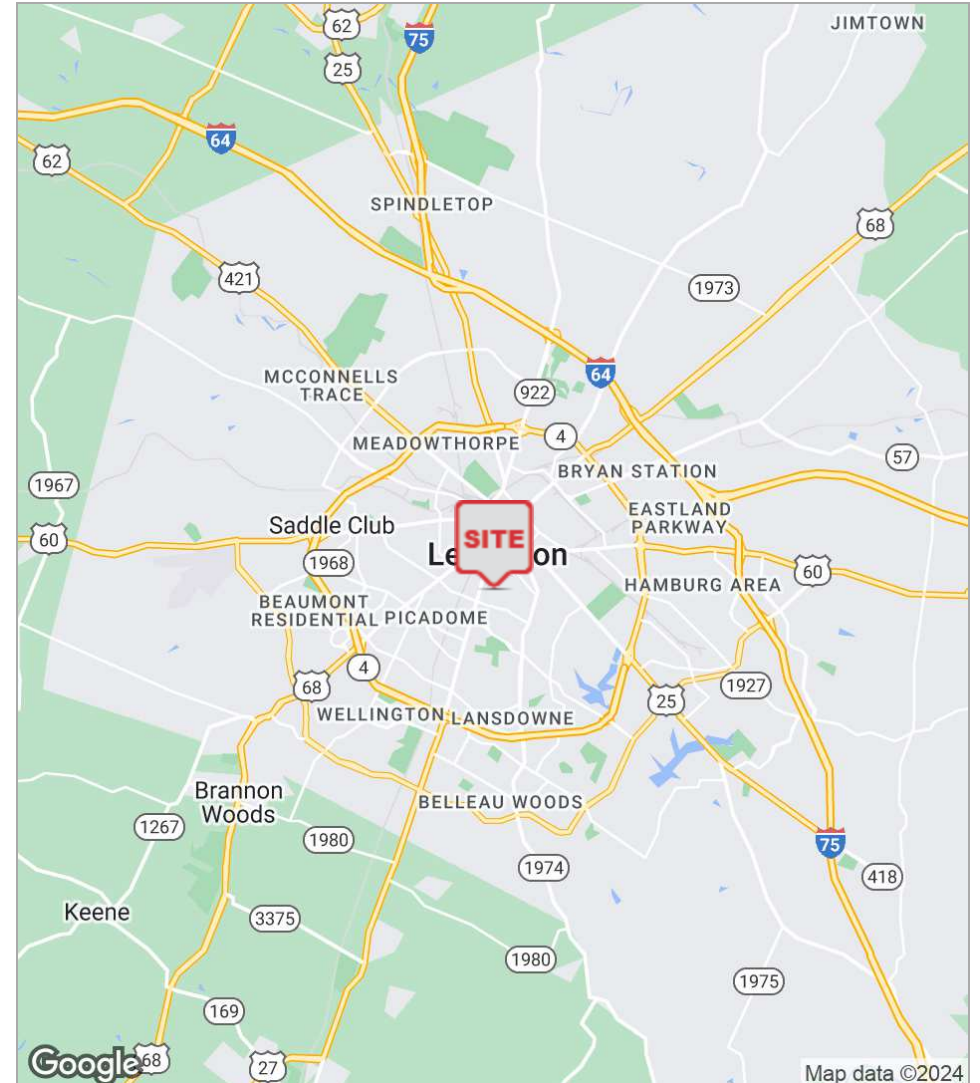
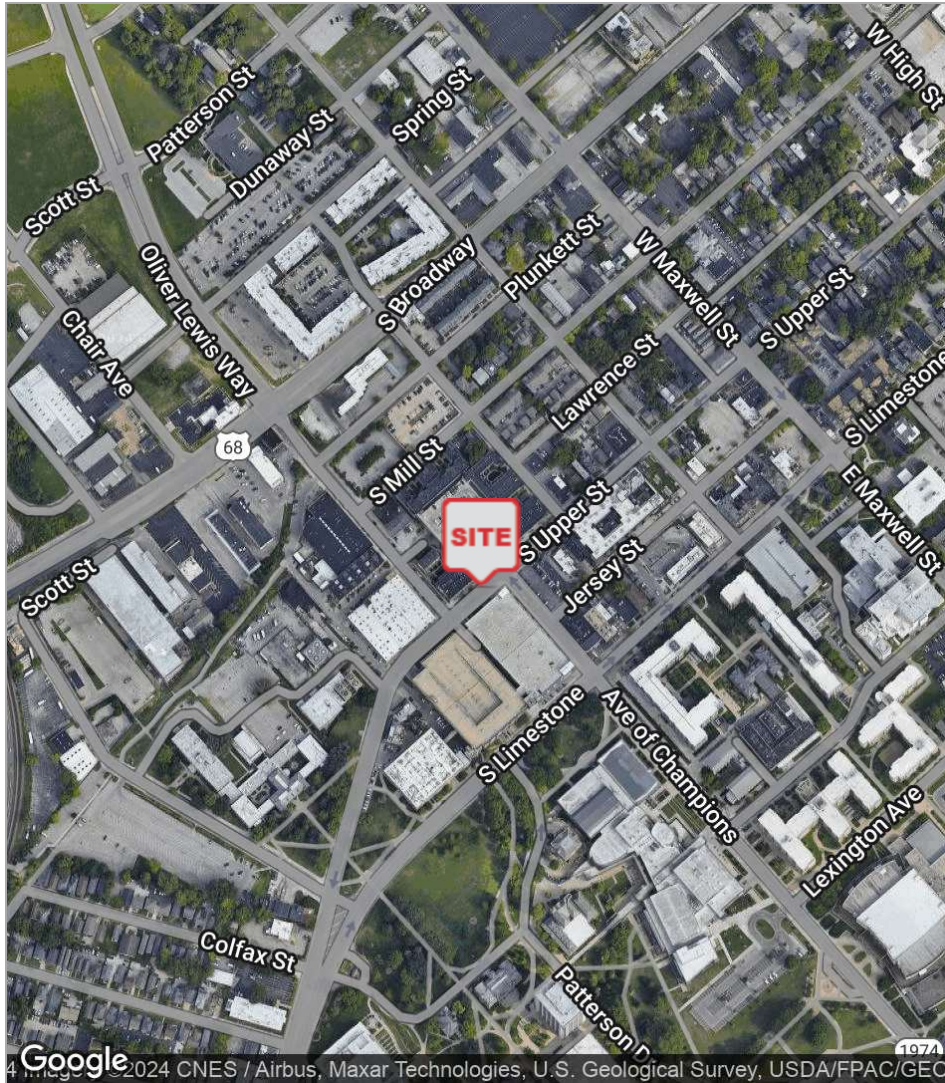
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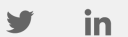
Location Maps



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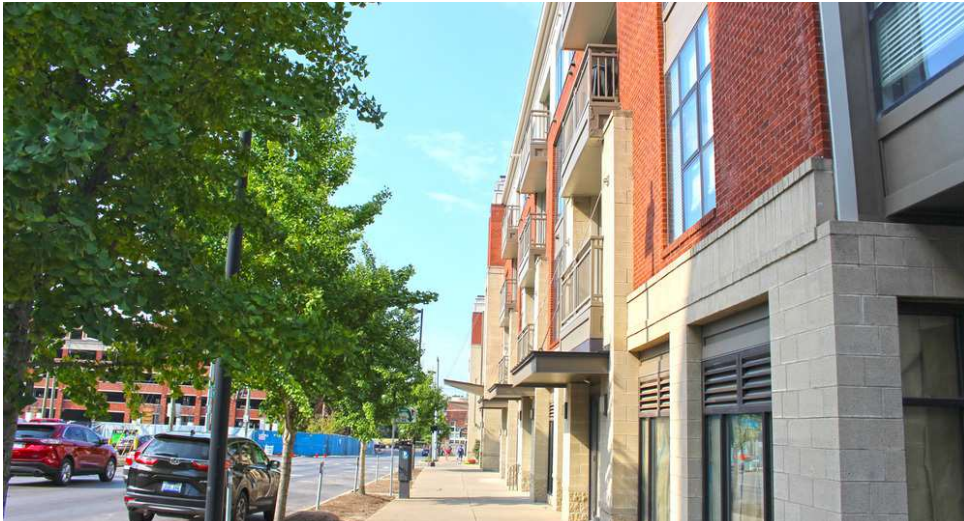
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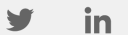
Additional Photos



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Retailer Map

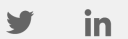


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Aerial Photographs



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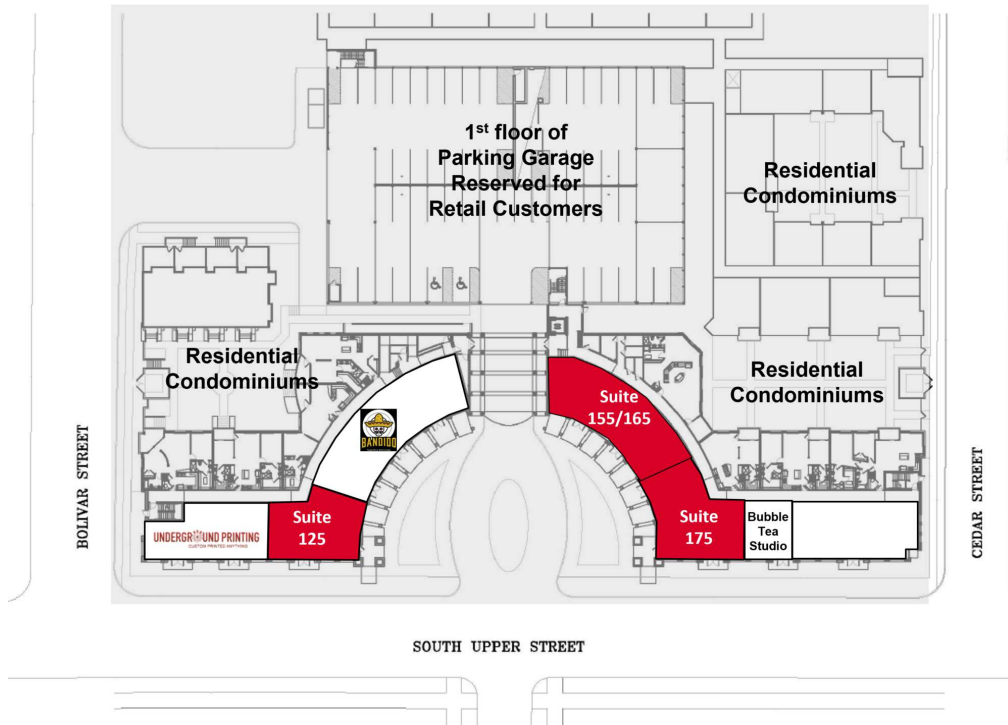
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Available Spaces



SUITE

SIZE

LEASE RATE

AVAILABILITY

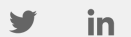
NNN's estimated to be \$7.55 PSF



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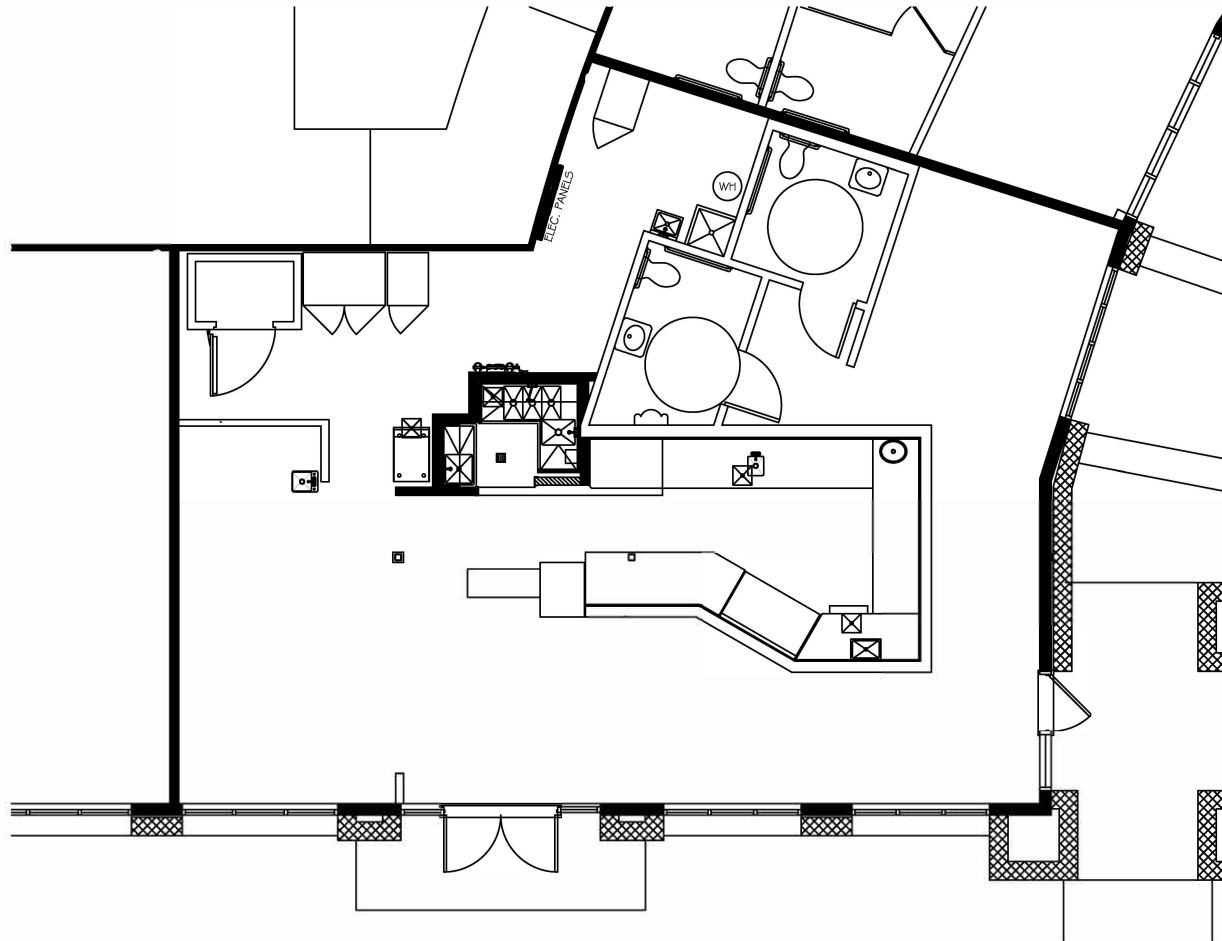
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Floor Plans - Suite 125



SUITE 125: +/-1,573 SF

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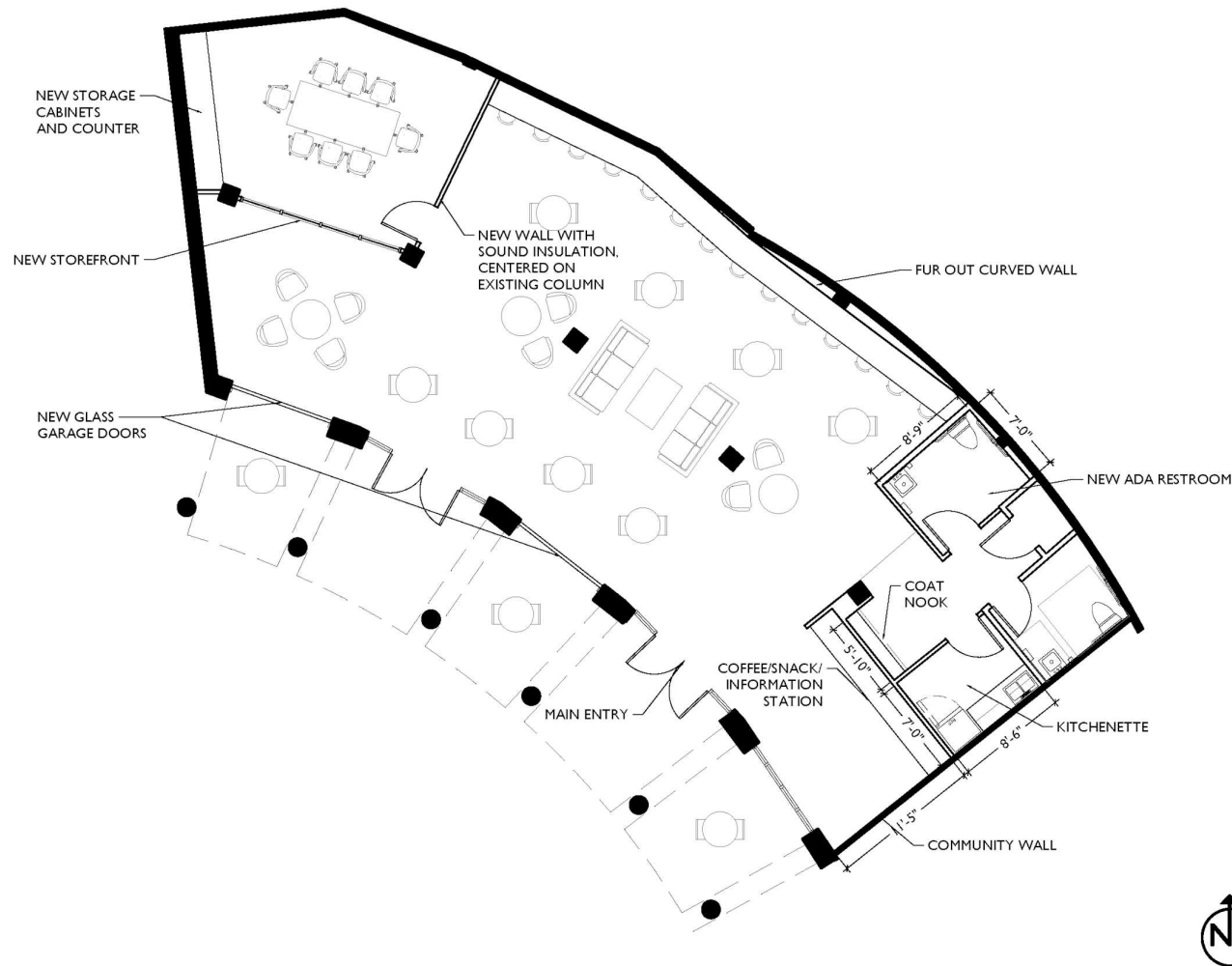
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Floor Plan - Suite 155/165



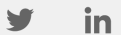
SUITE 155-165: +/-2,320 SF

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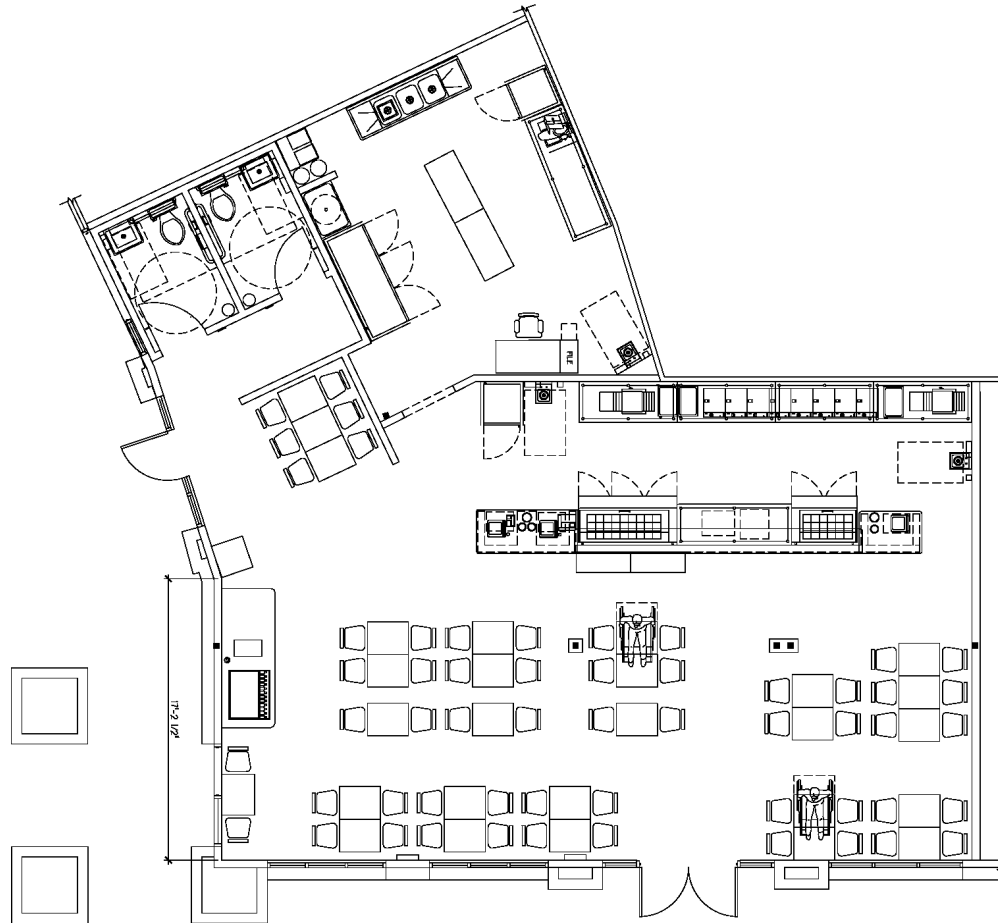
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Floor Plans - Suite 175



SUITE 175: +/-1,975 SF

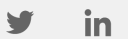
Excludes all furniture, fixtures and equipment; Former restaurant space without kitchen hood and access to grease trap

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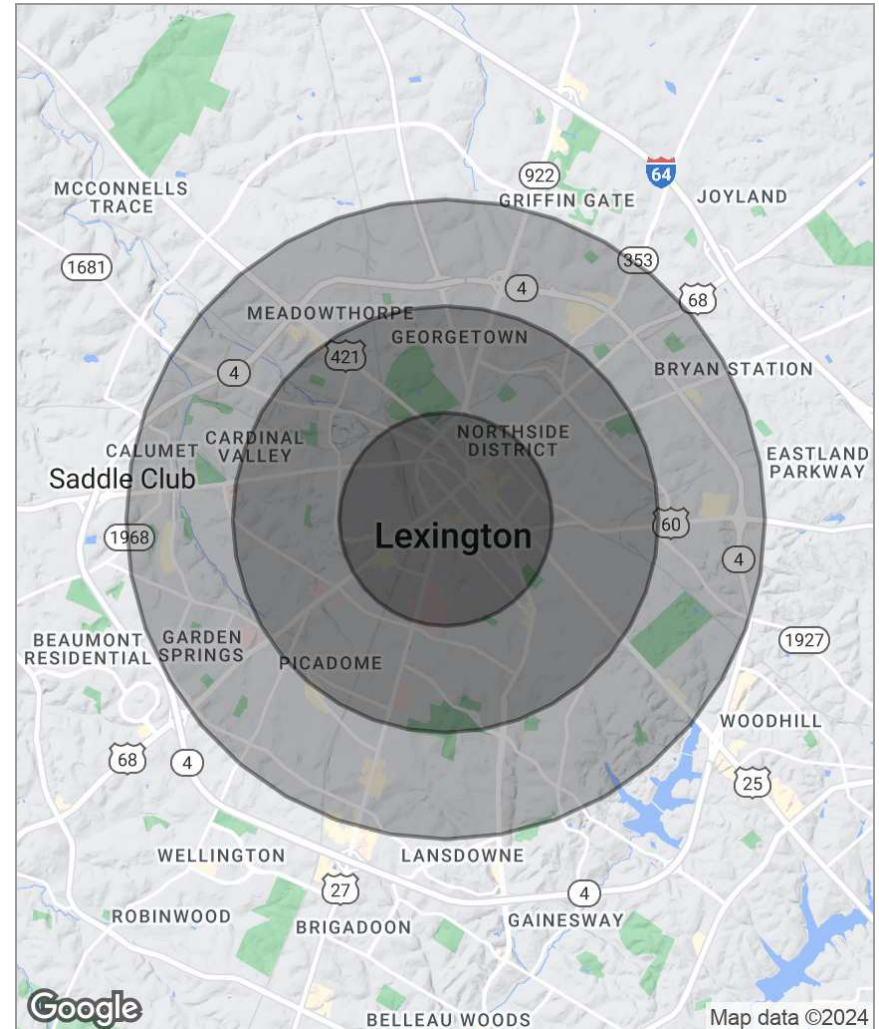


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Demographics Map

| Demographic Profile | 1 Mile | 2 Miles | 3 Miles |
|---------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 8,789 | 26,525 | 48,509 |
| TOTAL POPULATION | 23,521 | 64,348 | 115,271 |
| AVERAGE HH INCOME | \$38,945 | \$53,167 | \$58,923 |
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