

For Lease

# Grand Central Place



**2835 S Highway 27**  
Somerset, Pulaski County, Kentucky, 42503



For More Information:

**Paul Ray Smith, Jr, Executive Vice President**  
+1 859.422.4401 • [prsmith@naiisaac.com](mailto:prsmith@naiisaac.com)

**Jim Kemper, Vice President**  
+1 859.422.4407 • [jimkemper@naiisaac.com](mailto:jimkemper@naiisaac.com)

**Zach Smith, Senior Associate**  
+1 859.422.4406 • [zachsmith@naiisaac.com](mailto:zachsmith@naiisaac.com)

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771 Corporate Drive, Suite 500  
Lexington, KY 40503  
+1 859 224 2000  
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# Grand Central Place

## Executive Summary



### Property Details

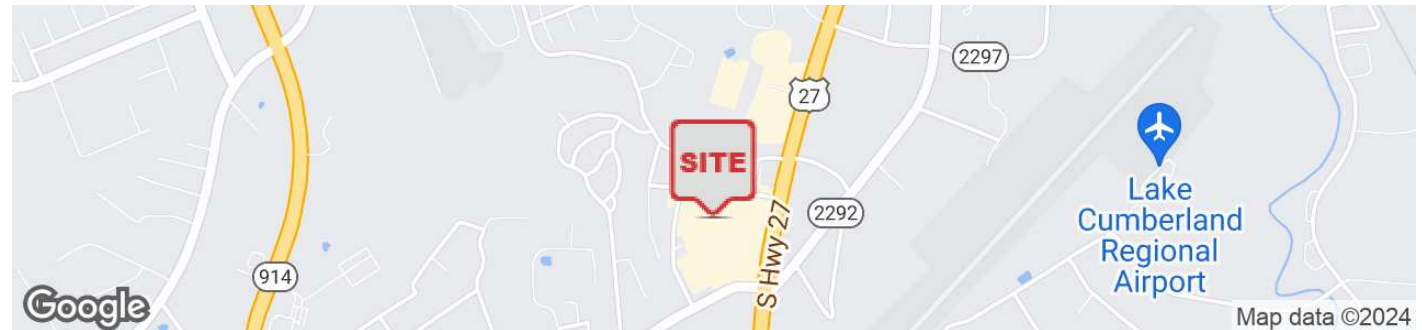
**Lease Rate**

NEGOTIABLE

**Building Size**

293,613 SF

### Location Map



### Demographics

Total Households:

Total Population:

Average HH Income:

Median HH Income:

1 Mile

1,097

2,581

\$41,907

\$27,591

5 Miles

13,288

32,277

\$51,776

\$35,600

10 Miles

21,039

51,658

\$51,710

\$35,604



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## Property Description

### PROPERTY OVERVIEW

NAI Isaac is pleased to present Grand Central Place, a recently renovated 293,613 SF retail shopping center with 1,000 SF and up available for lease. Excellent visibility and access from US 27 with monument signage available for anchor tenants and below market rental rates and flexible terms. Grand Central Place is anchored by Hobby Lobby, Dunham Sports and TJ Maxx. Planet Fitness and Ollie's Bargain Outlet NOW OPEN!

Grand Central Place is located in the city of Somerset on US Hwy 27, 73 miles south of Lexington, Kentucky and 129 miles north of Knoxville, Tennessee. Somerset is located at the convergence of Knox, Laurel and Whitley Counties and serves a regional trade area population of 195,000 plus. Lake Cumberland also provides considerable tourist/weekend shoppers.

### LOCATION OVERVIEW

Grand Central Place is located in the city of Somerset on US Hwy 27, 73 miles south of Lexington, Kentucky and 129 miles north of Knoxville, Tennessee. Somerset is located at the convergence of Knox, Laurel and Whitley Counties and serves a regional trade area population of 195,000 plus. Lake Cumberland also provides considerable tourist/weekend shoppers.



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# Site Plan



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# Grand Central Place

## Tenant Roster



SPACE	TENANT	SIZE (SF)
Suite 80	Planet Fitness	17,586
Suite 92	Ollie's Bargain Outlet	33,488
Suite 116	Honey Baked Ham	3,000
Suite 118	Bath & Body Works	3,500
Suite 130	Rack Room Shoes	2,000
Suite 136	Rack Room Shoes	4,700
Suite 154	TJ Maxx	24,000
Suite 170	Cosmo Prof	3,000
Suite 176	Simply The Best	2,500
Suite 180	AVAILABLE	2,000
Suite 184	Casual Sail	1,200
Suite 186	Mariner Finance	1,600
Suite 190	AVAILABLE	1,360
Suite 196	Magic Vapor Shop	2,800
Suite 228	AVAILABLE	1,000
Suite 232	Keller Williams Commonwealth	1,750
Suite 238	AVAILABLE	750
Suite 240	AVAILABLE	1,000
Suite 268	El Charro Mexican Restaurant	3,000
Suite 278	AVAILABLE	3,500
Suite 280	Signarama	2,400
Suite 286A	Warehouse Clothing	2,000
Suite 286	CORA Physical Therapy	2,000
Suite 300	AVAILABLE	25,000
Suite 320	AVAILABLE	5,038



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## Tenant Roster



SPACE	TENANT	SIZE (SF)
Suite 330	Petsense	7,800
Suite 334	Great Clips	2,000
Suite 338	Proactive Spine Care	2,000
Suite 346	Dever Golf Carts	8,250
Suite 360	Lincare	3,000
Suite 368	Somerset Nails Salon	3,500
Suite 372	Expressions Tea & Gifts	3,500
Suite 390	Dunham's Sports	44,895
Suite 400	Hobby Lobby	60,044
Suite 401	AVAILABLE	7,167



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## Location Maps



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## Aerial Photograph



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## Additional Photos



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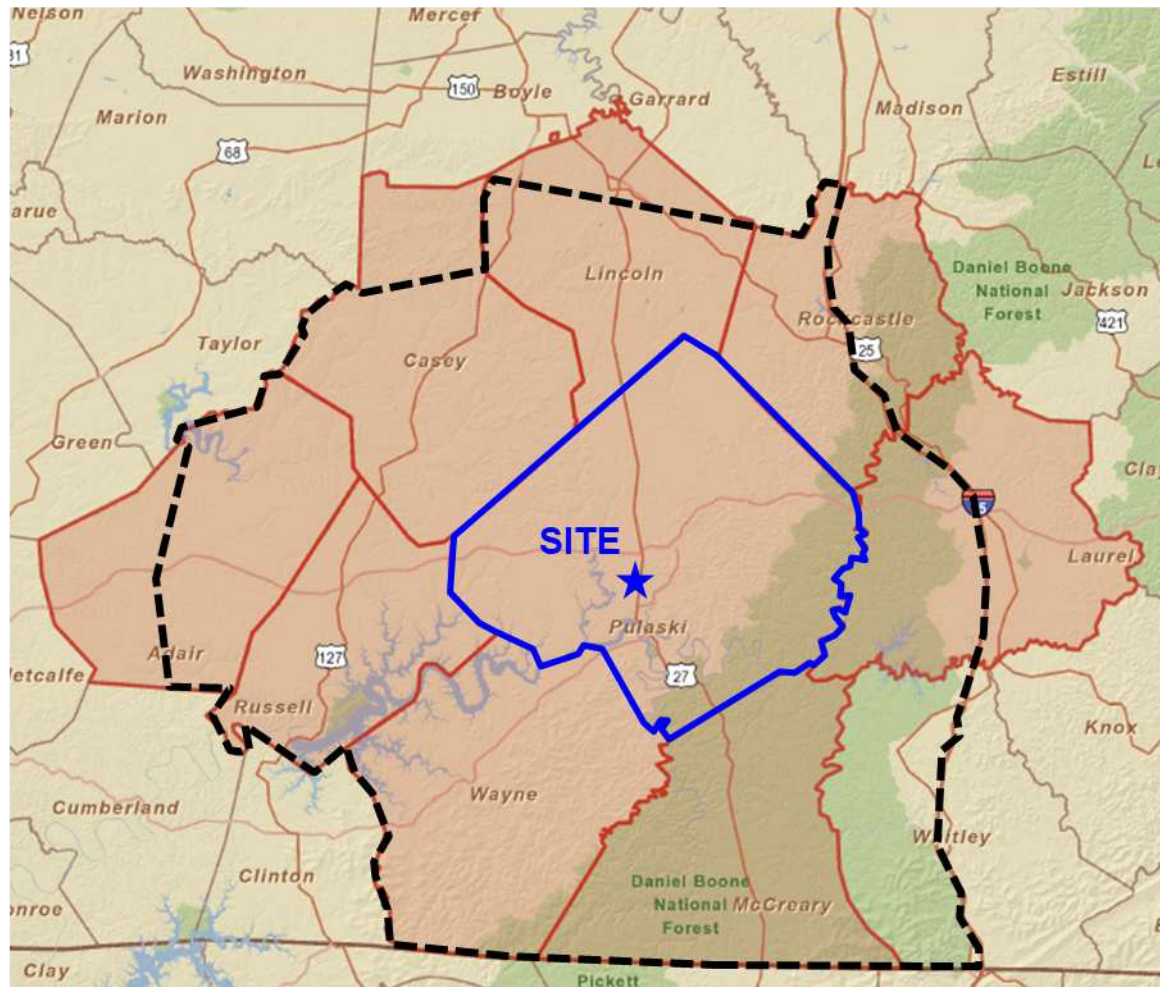


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## Demographic Map

### Pulaski County, Labor Market & Retail Trade Area Demographic Map



\*Labor Market Area includes the following counties: Adair, Casey, Laurel, Lincoln, McCreary, Rockcastle, Russell & Wayne

### Labor Market Area Summary\*

Population	255,005
Total Households	101,423

Source: STDB

### Retail Trade Area

Population	217,943
Total Households	86,341

Source: STDB

### Pulaski County Summary

Population	65,627
Total Households	26,553
Average HH Inc	\$57,861
Median HH Inc	\$41,213
Per Capita Inc	\$23,437

Source: STDB



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