



Simpson Center

1080 South Broadway
Lexington, Kentucky 40503

Property Highlights

- +/-22,171 SF retail center adjacent to South Broadway Marketplace
- Suite 107: +/-1,740 SF second generation restaurant endcap; Available 1/1/25
- 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
- +/-37,680 ('23) 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
- NNN estimated at \$4.63 PSF

Space	Rate	Size	Available
Suite 107	\$20.00 SF/yr	1,740 SF	1/1/25

For More Information

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Executive Vice President

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Vice President

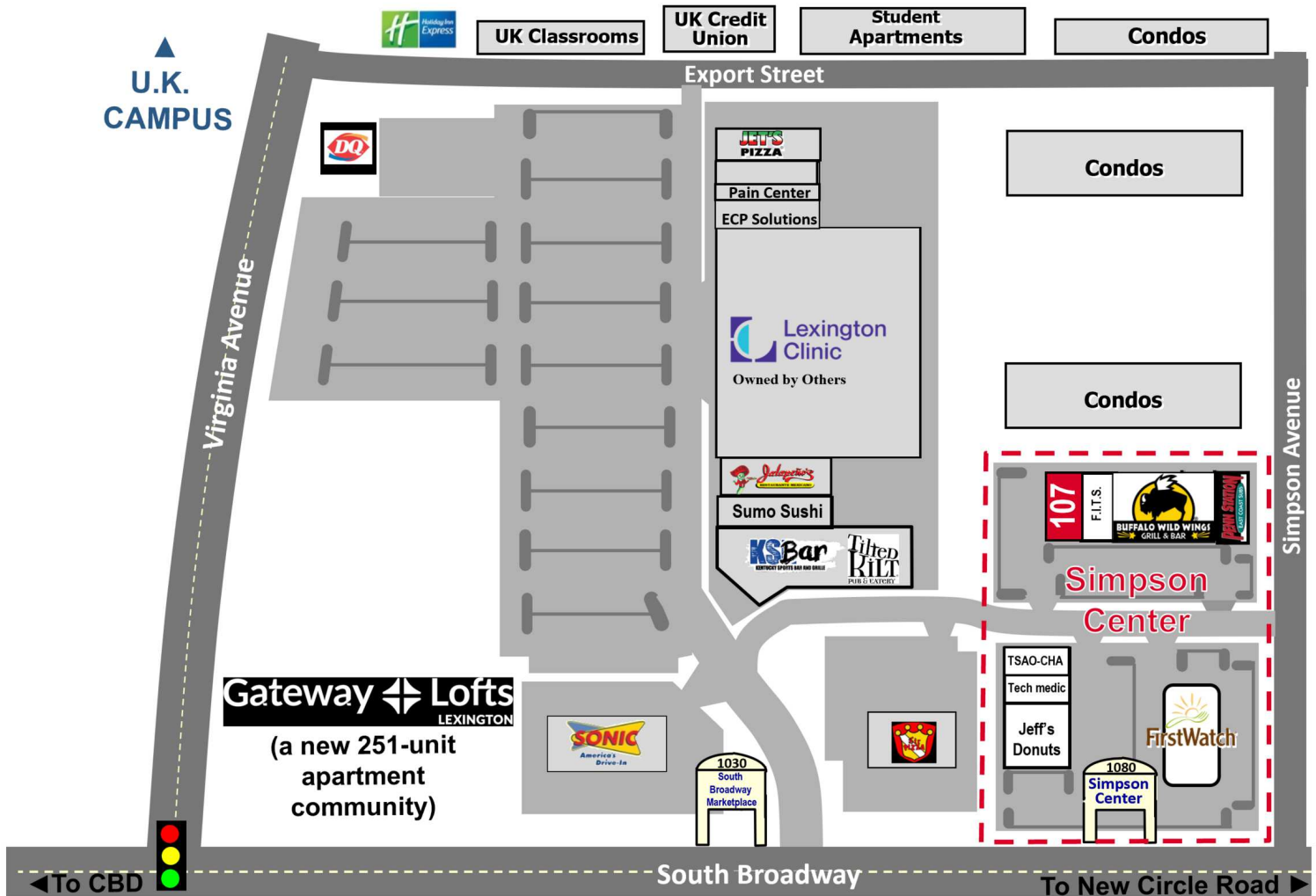
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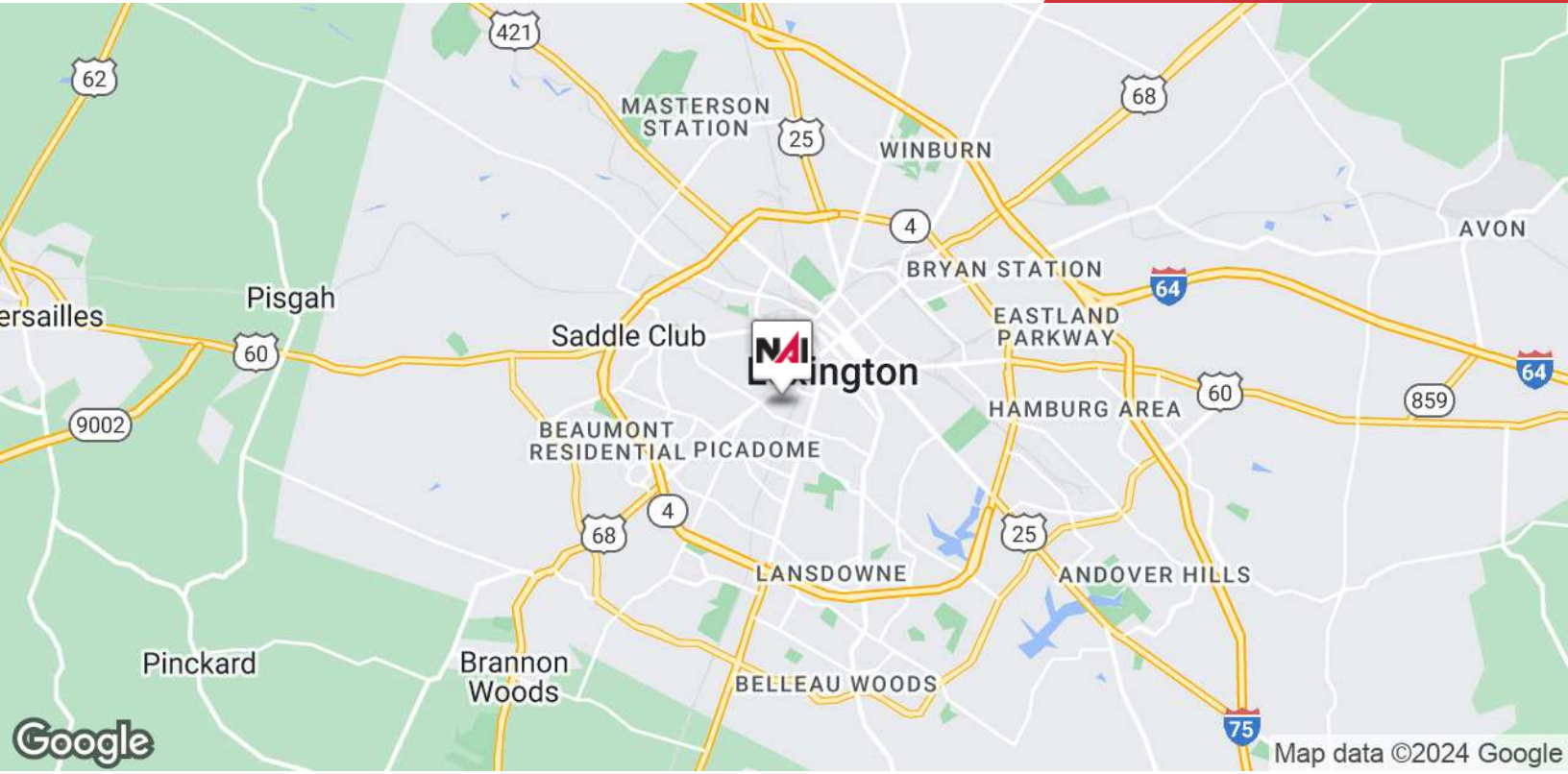
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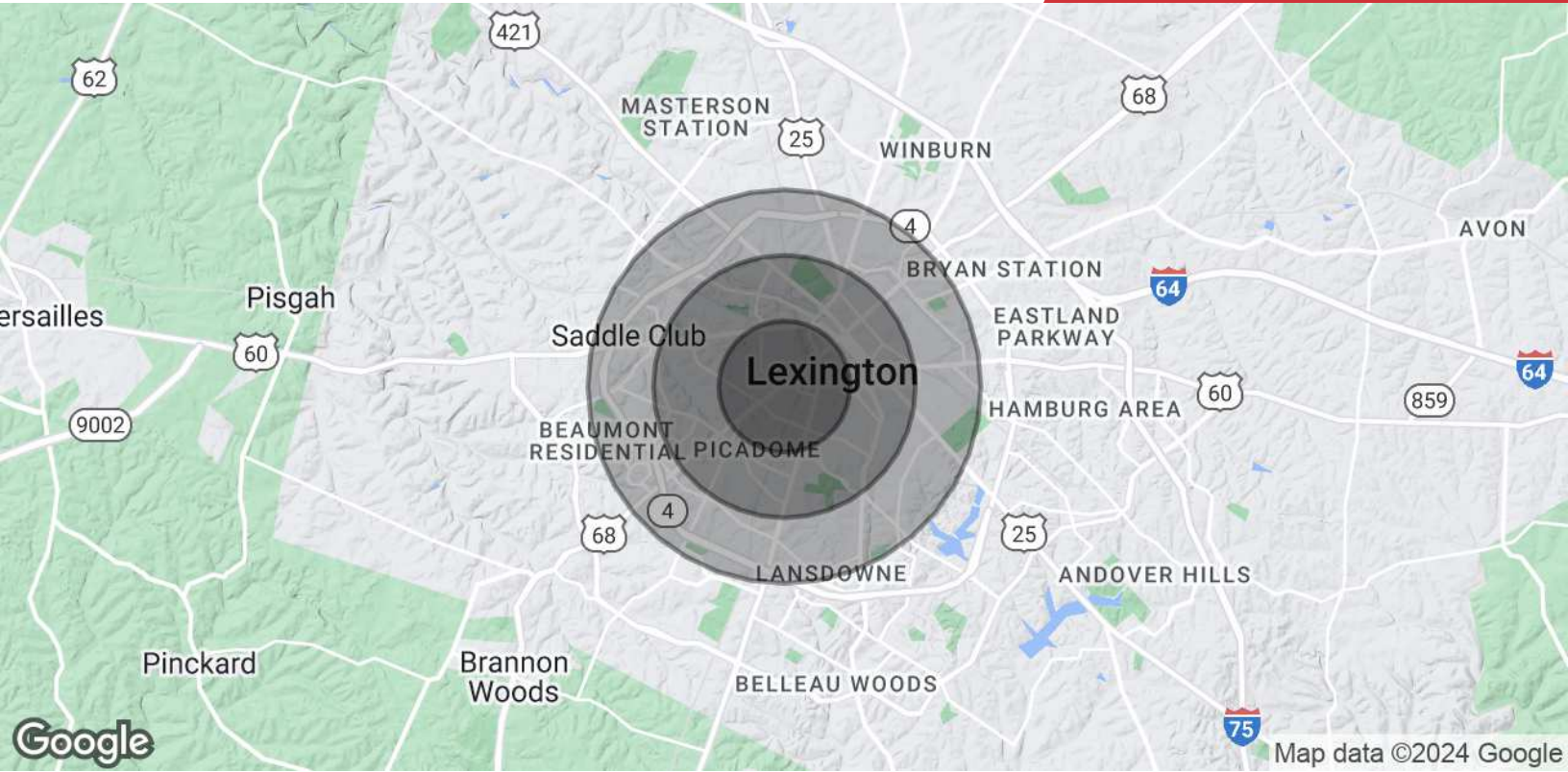
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	1 Mile	2 Miles	3 Miles
Population			
Total Population	17,946	59,115	106,454
Average Age	24.9	30.5	34.3
Average Age (Male)	24.6	29.3	33.3
Average Age (Female)	25.3	31.8	35.5
Households & Income			
Total Households	6,407	25,239	45,717
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$50,835	\$73,676	\$88,776
Average House Value	\$202,469	\$221,489	\$233,923

* Demographic data derived from STDB 2024