



### South Broadway Marketplace Sublease

1030 South Broadway

Lexington, Kentucky 40504

#### Space

Suite 5

#### Rate

\$5,391 per month

#### Size

3,142 SF

### Property Highlights

- +/-3,142 SF for sublease
- Existing lease expires 3/31/2028
- Additional term available direct from Landlord
- Available within 60 days of lease execution; Existing tenant has outgrown the space and will be relocating
- Conveniently located near University of Kentucky, student housing complexes, Saint Joseph Hospital, Lexington Clinic and downtown Lexington
- Multiple entrances into the Center and adjacent to Simpson Center
- Join KSBar & Grille, Tilted Kilt, Jet's Pizza, Sonic and Dairy Queen
- +/-31,889 ('20) vehicles per day pass in front of the center
- Rental Rate: \$5,391.26 per month including NNN expenses

### For More Information

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Vice President

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## For Sublease

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Retail/Office Space

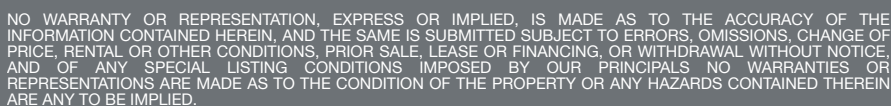


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771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



## Retail/Office Space



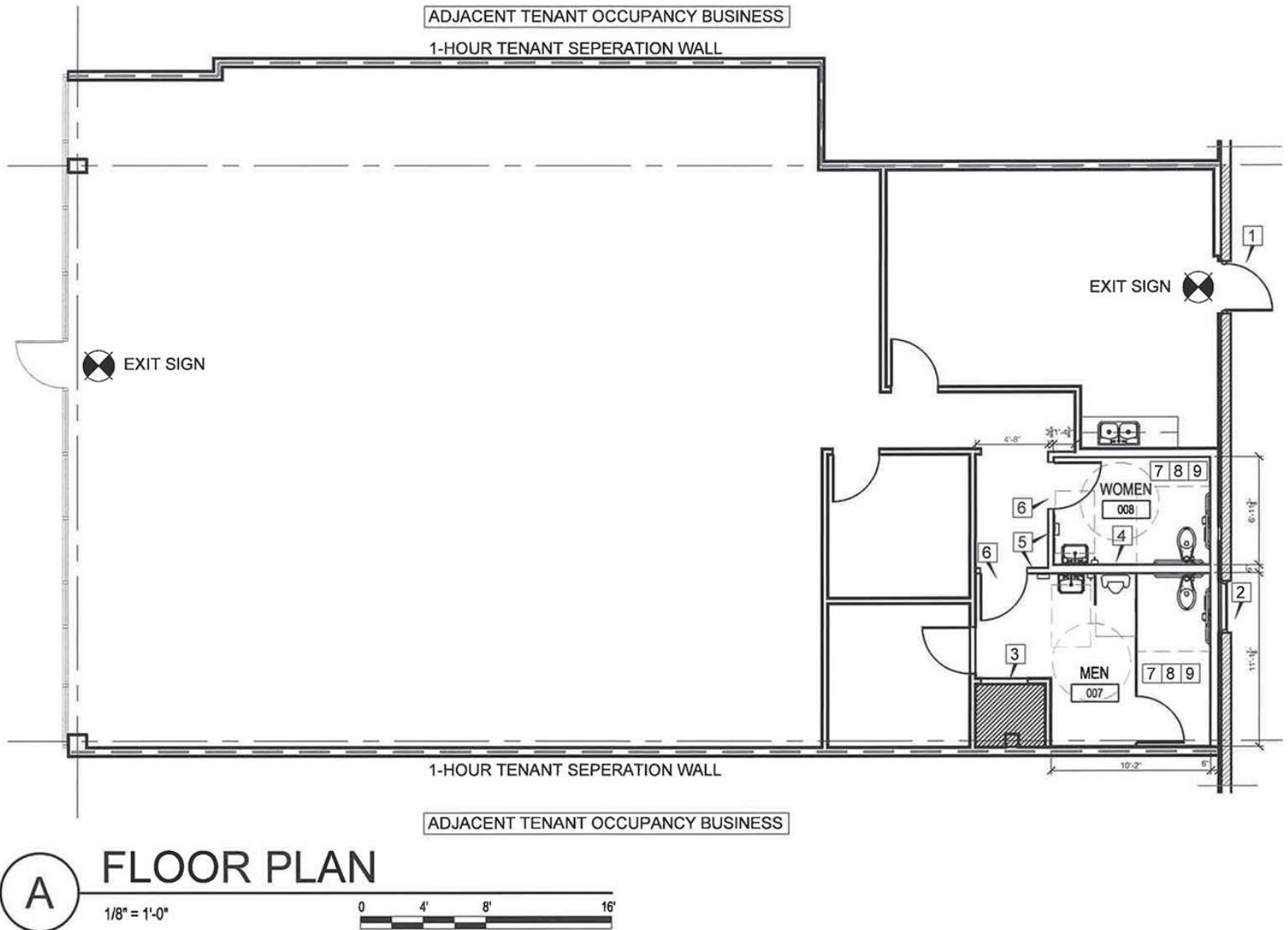
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Population	1 Mile	2 Miles	3 Miles
Total Population	20,498	59,651	108,798
Average Age	28	35	38
Average Age (Male)	29	35	37
Average Age (Female)	28	36	38
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	7,382	25,257	46,838
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$50,171	\$68,472	\$79,301
Average House Value	\$381,434	\$383,034	\$367,337

Demographics data derived from AlphaMap