

For Lease

Grand Central Place



2835 S Highway 27

Somerset, Pulaski County, Kentucky, 42503



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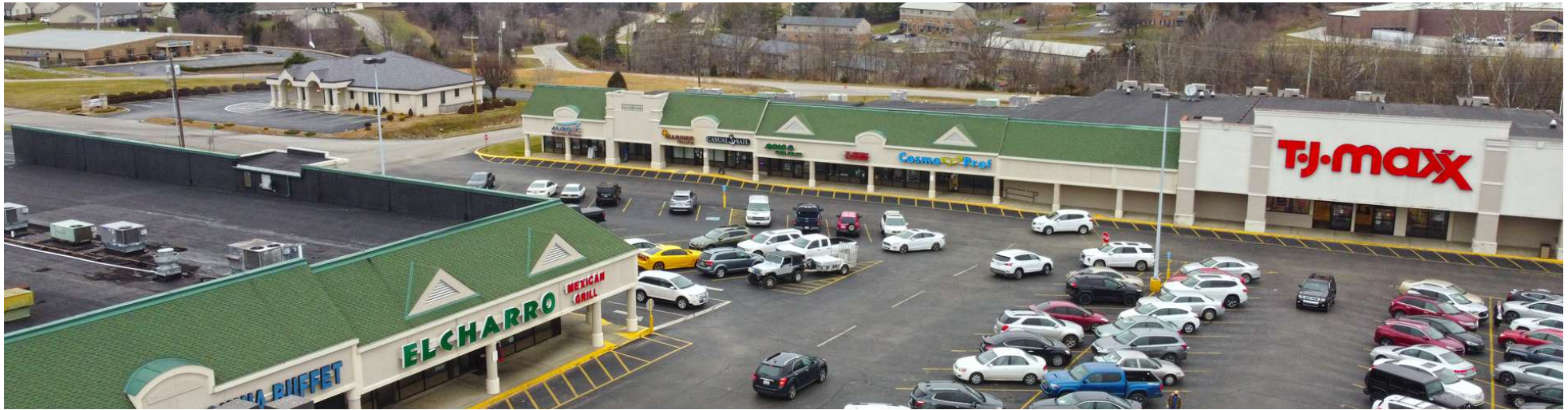
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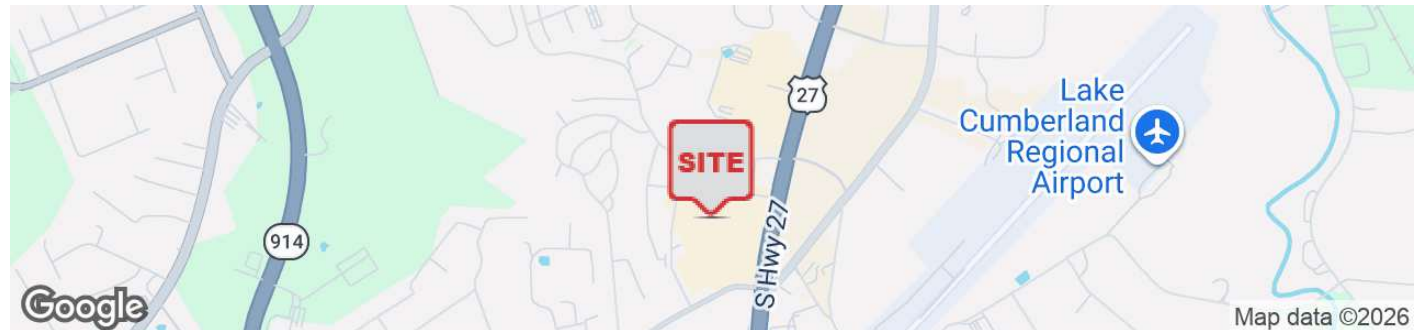
Executive Summary



Property Details

Lease Rate NEGOTIABLE
Building Size 293,613 SF

Location Map



Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	1,097	13,288	21,039
Total Population:	2,581	32,277	51,658
Average HH Income:	\$41,907	\$51,776	\$51,710
Median HH Income:	\$27,591	\$35,600	\$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.

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.

PROPERTY HIGHLIGHTS

- 293,613 SF regional shopping center anchored by Hobby Lobby, TJ Maxx and Dunham's Sports
- 1,000 – 25,000 SF available for lease
- Join Planet Fitness and Ollie's Bargain Outlet
- Excellent visibility and access from US Highway 27 (+26,818 '19 ADT)
- Regional retail trade area population of over 255,000*
- Lake Cumberland attracts more than 4 million visitors annually
- Pylon signage available
- Below market rental rates and flexible terms
- Renovated property with creative and aggressive ownership
- Professionally managed by NAI ISAAC Property Management Team



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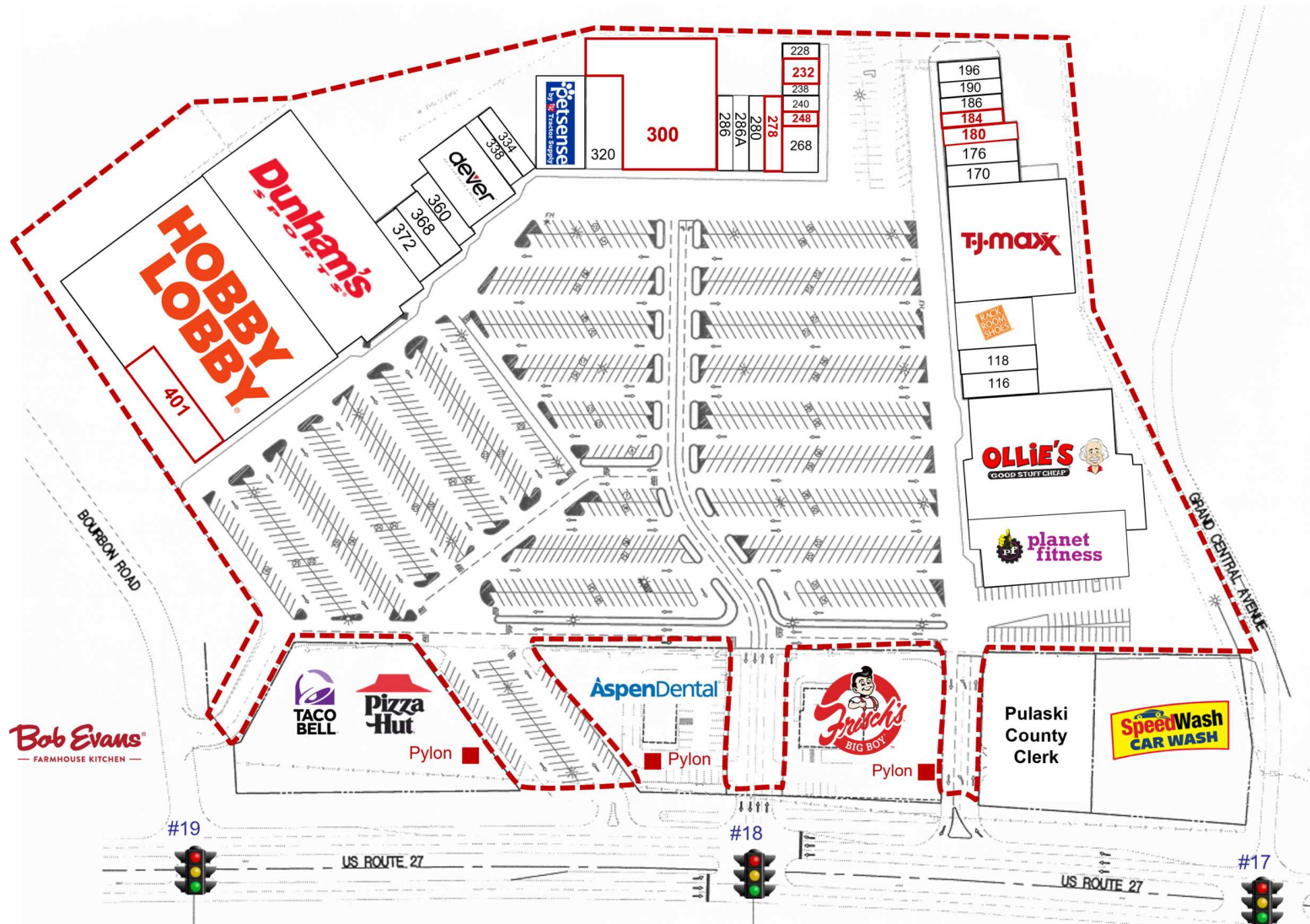


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Site Plan



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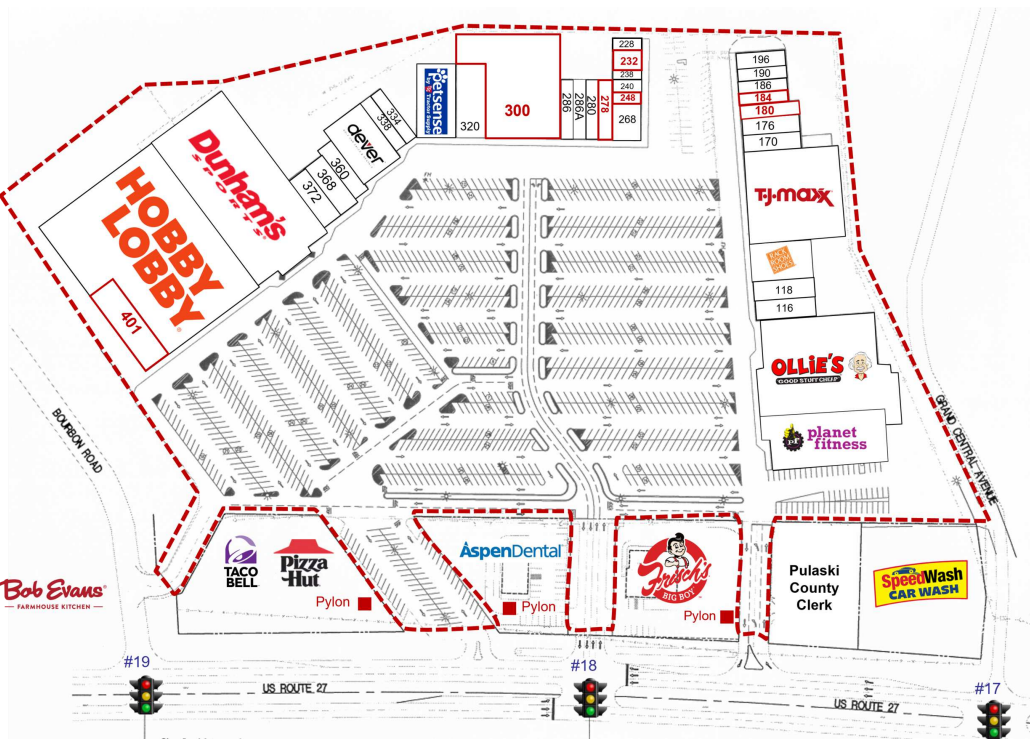


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Tenant Roster



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	AVAILABLE	1,200
Suite 186	Mariner Finance	1,600
Suite 190	Vinyl Revival Records, LLC	1,360
Suite 196	Magic Vapor Shop	2,800
Suite 228	Boost Mobile	1,000
Suite 232	AVAILABLE	1,750
Suite 238	Barber Shop	750
Suite 240	Sweet Things Bakery & Cafe	1,000
Suite 248	AVAILABLE	1,000
Suite 268	El Charro Mexican Restaurant	3,000
Suite 278	AVAILABLE	2,500
Suite 280	Signarama	2,400
Suite 286A	Warehouse Clothing	2,000
Suite 286	CORA Physical Therapy	2,000
Suite 300	AVAILABLE	25,000



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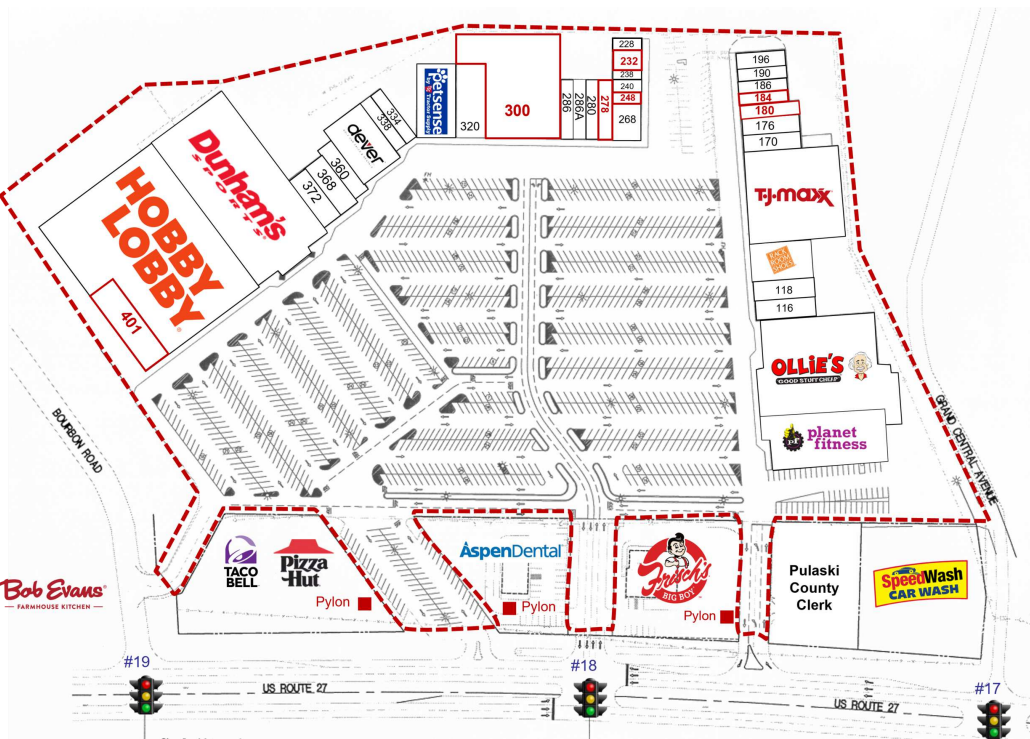


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Tenant Roster



SPACE	TENANT	SIZE (SF)
Suite 320	Mattress Overstock	5,038
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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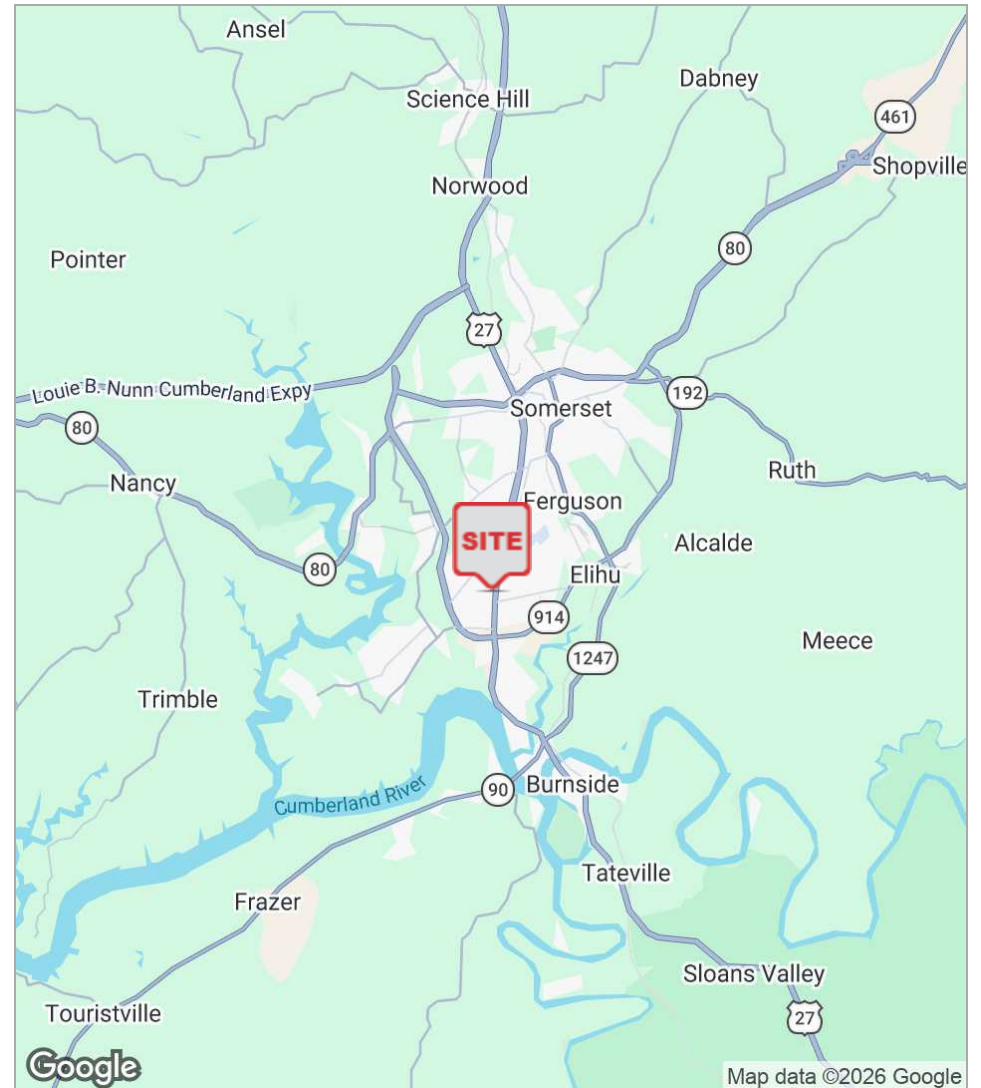
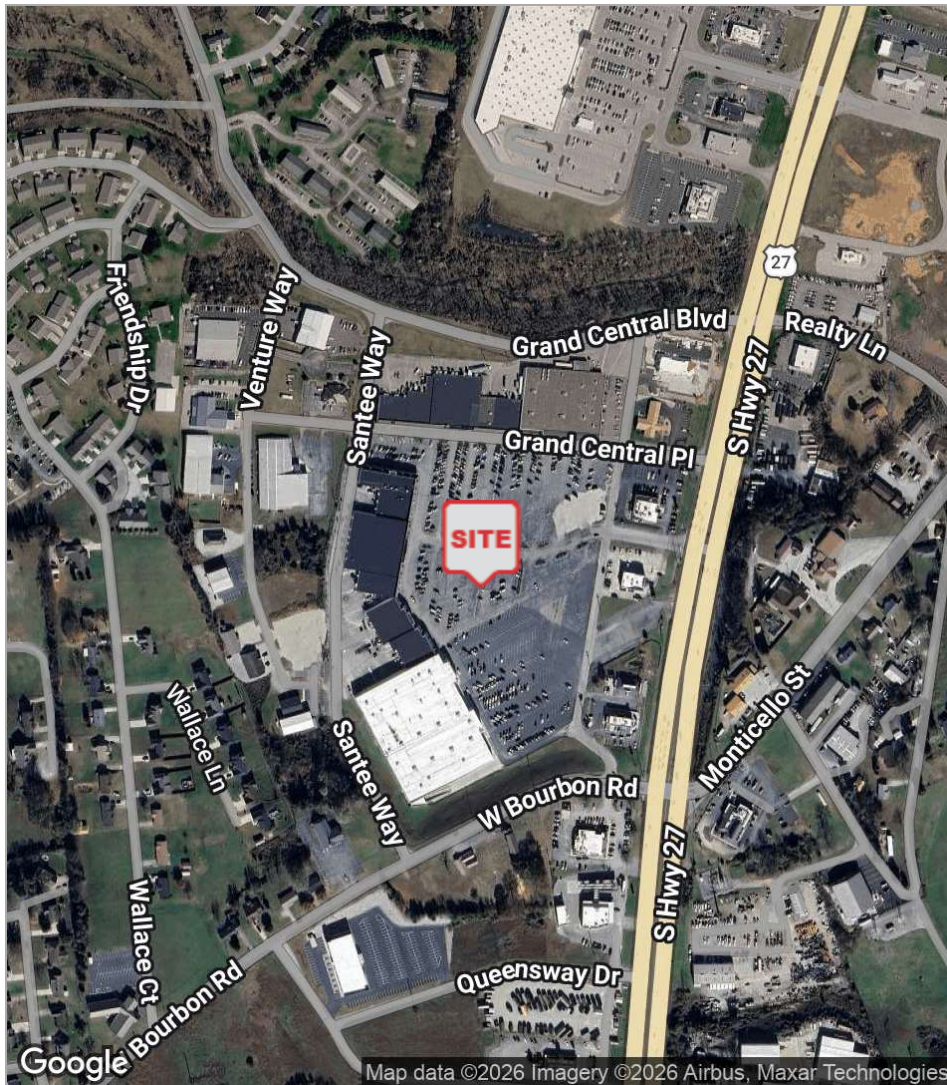


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Location Maps



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Aerial Photograph



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Additional Photos



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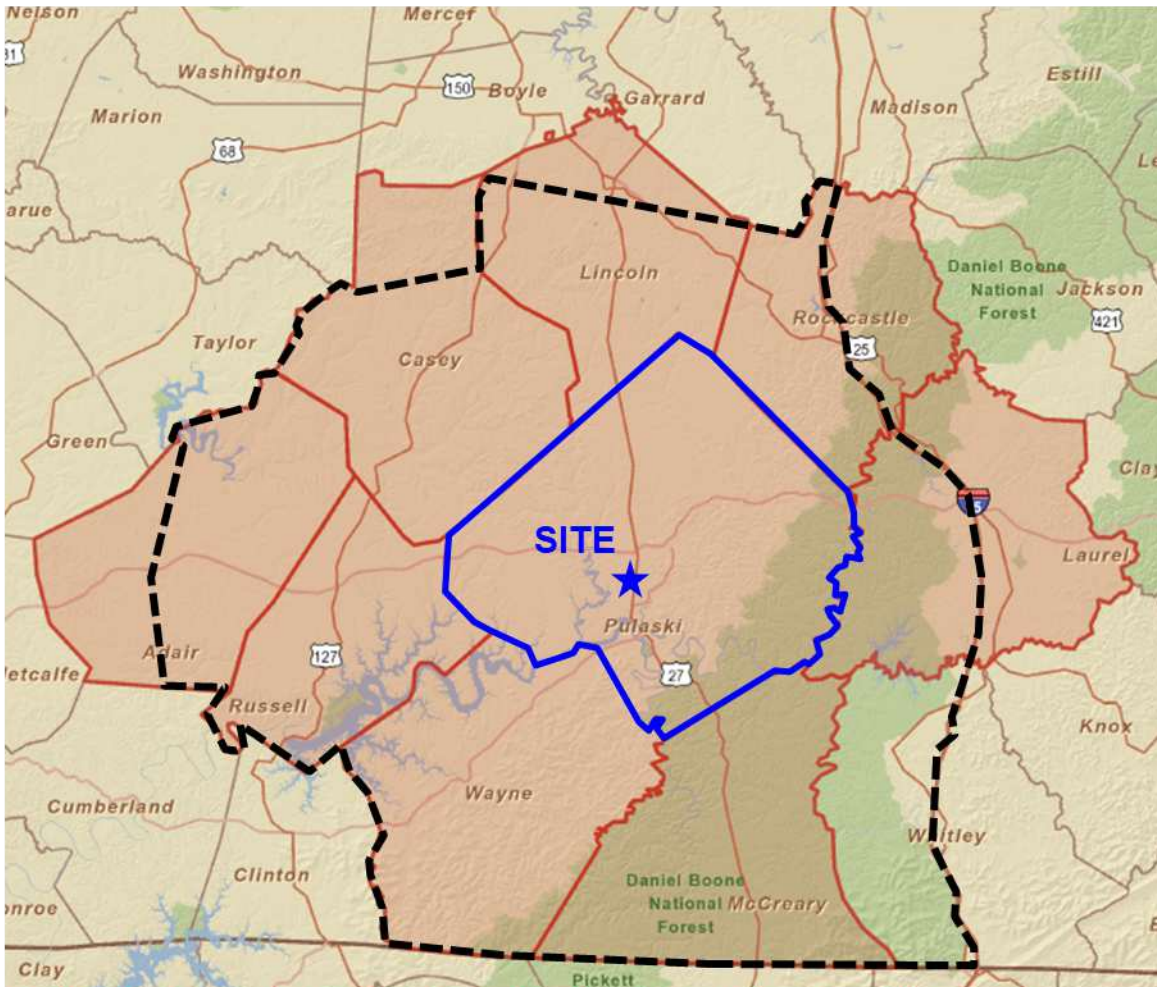


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Demographic Map

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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