



## Brighton Park Shopping Center

118 Brighton Park Boulevard  
Frankfort, Kentucky 40601

### Property Highlights

- +/-104,386 SF community center shadow-anchored by a top performing Kroger in the region
- +/-2,325 - 34,464 SF for lease
- Potential new anchor space available with +/-135 SF of frontage currently in place
- Center has undergone significant capital improvements over the last 18 months
- Excellent visibility on US Hwy 60 in Frankfort, 1 mile from I-64
- Tenants include Ace Hardware, Great Cilps, Modern Nails and more
- Area retailers include McDonald's, Arby's, Auto Zone, Advanced Auto Parts, Penn Station, Save-a-Lot, White Castle, Dollar General, Dollar Tree, Walgreen's and more
- Traffic count of +/-22,556 on US Highway 60 near the site
- Pylon signage opportunities available

### Suite

### Size

Suite 104	20,000 SF
Suite 110	3,200 SF
Suite 114	9,030 - 21,074 SF
Suite 116	9,225 - 34,464 SF
Suite 118	5,972 - 34,464 SF
Suite 120	2,325 SF
Suite 132	7,223 - 34,464 SF

### For More Information

#### Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

#### Zach Smith, CCIM

Senior Associate

O: 859 224 2000

zachsmith@naiisaac.com









Commercial Real Estate Services, Worldwide.

For Lease

2,325 - 34,464 SF | Negotiable

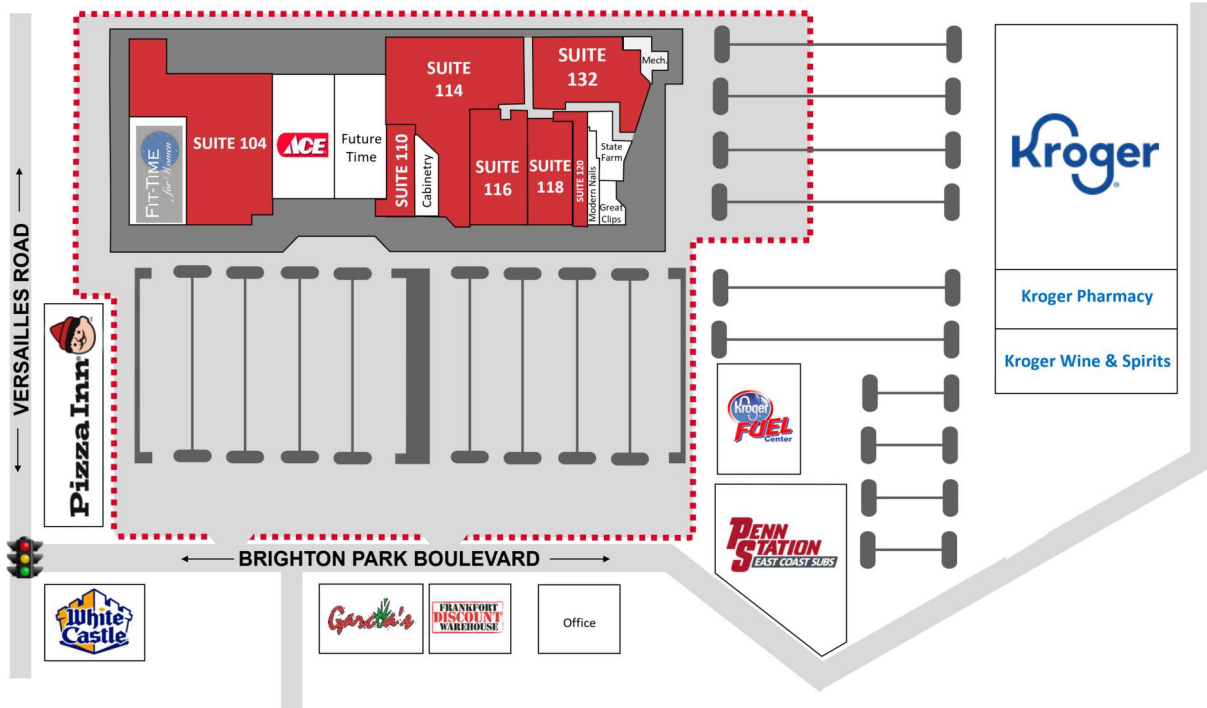
Retail Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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



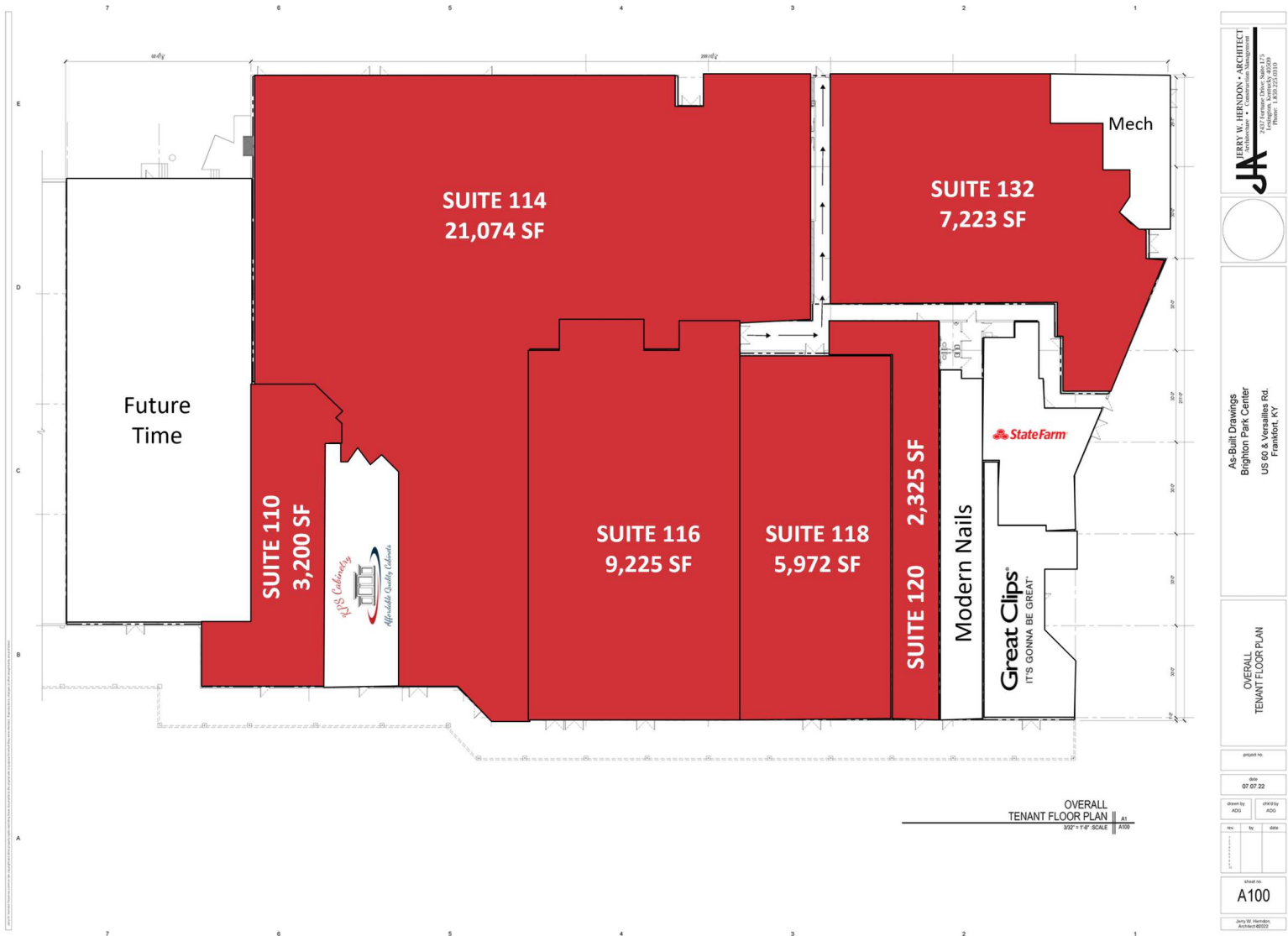


### Lease Information

<b>Lease Type:</b>	NNN; Ground	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,325 - 34,464 SF	<b>Lease Rate:</b>	Negotiable

### Available Spaces

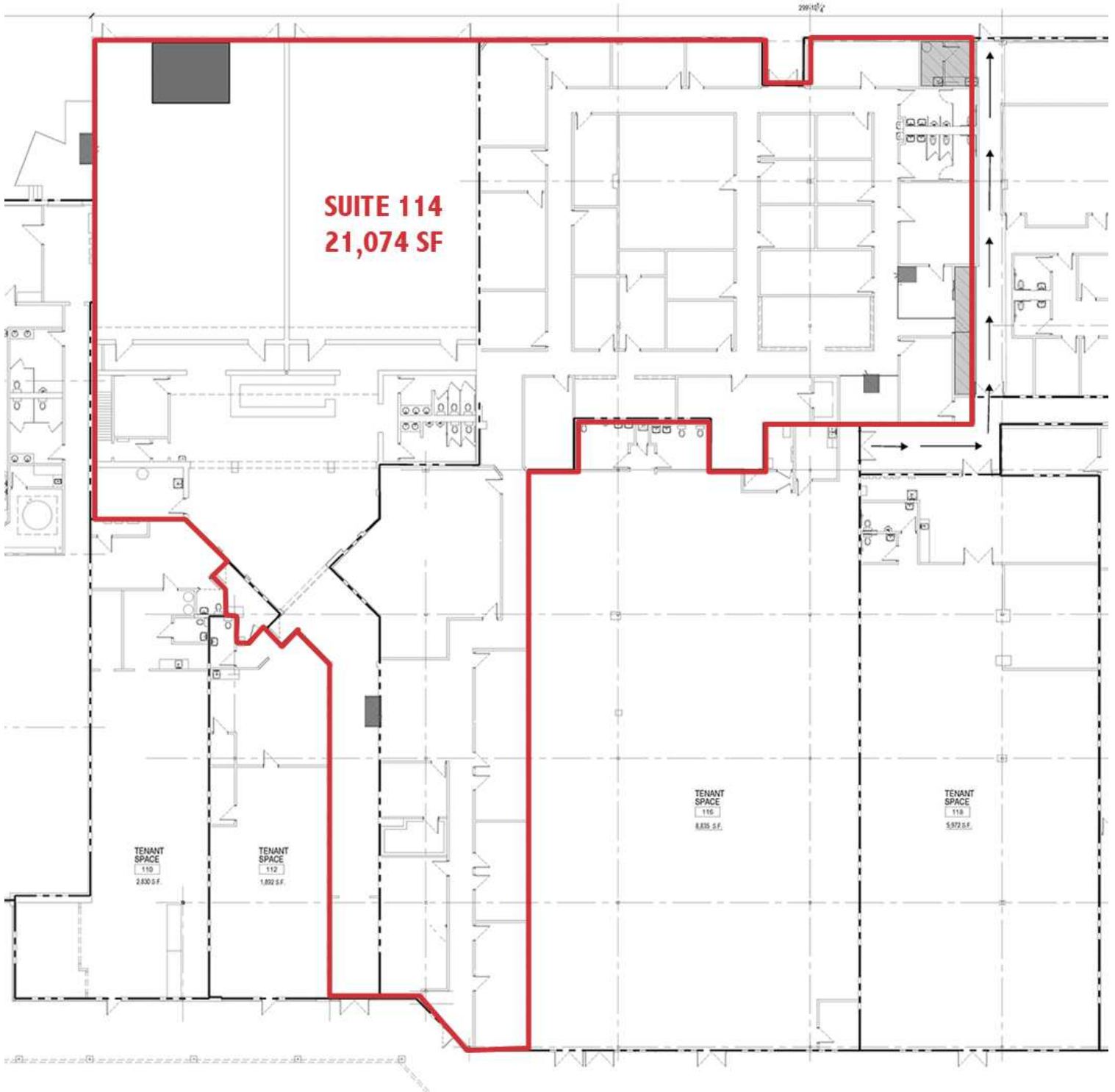
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 104	20,000 SF	NNN	Negotiable	-
Suite 110	3,200 SF	NNN	Negotiable	-
Suite 114	9,030 - 21,074 SF	NNN	Negotiable	Second Generation Entertainment Venue
Suite 116	9,225 - 34,464 SF	NNN	Negotiable	Can be combined with portion of Suite 114, 118 and 132
Suite 118	5,972 - 34,464 SF	NNN	Negotiable	Can be combined with portion of Suite 114, 116 and 132
Suite 120	2,325 SF	NNN	Negotiable	-
Suite 132	7,223 - 34,464 SF	NNN	Negotiable	Can be combined with portion of Suite 114, 116 and 118
Proposed Outparcel	0.5 Acres	Ground Lease	Negotiable	Exact location TBD

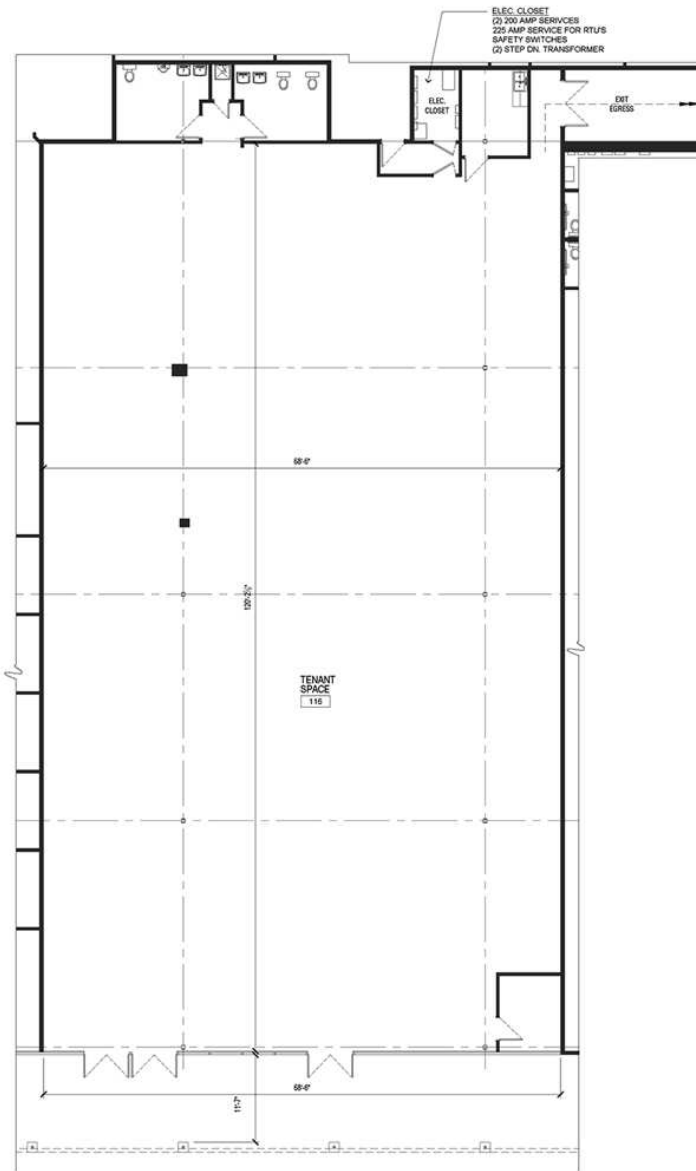




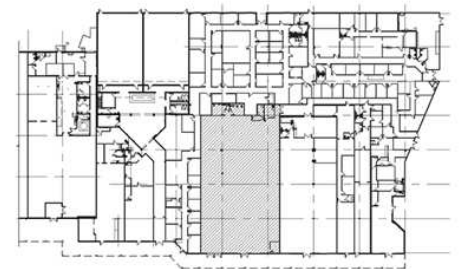
## For Lease

9,030 - 21,074 SF | Negotiable  
Suite 114





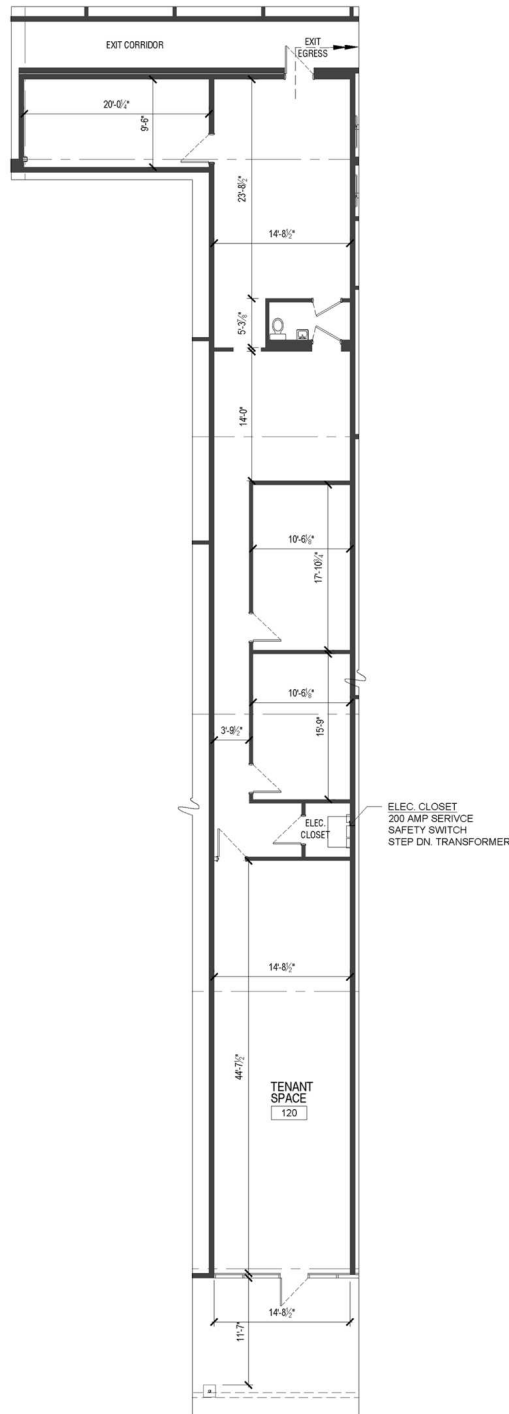
TENANT SPACE #116  
FLOOR PLAN  
1/8" = 1'-0" SCALE A1



KEY PLAN  
NTS SCALE



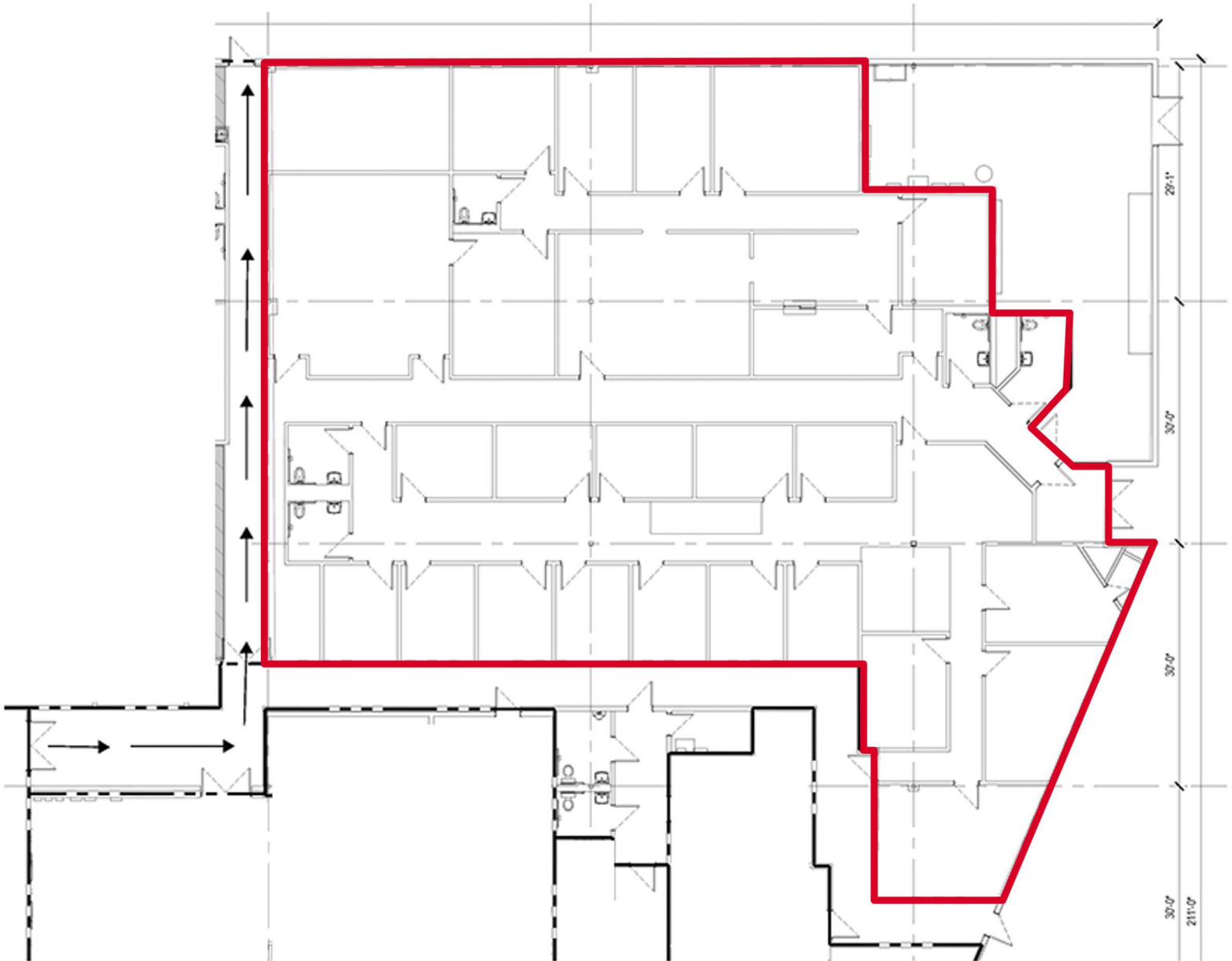


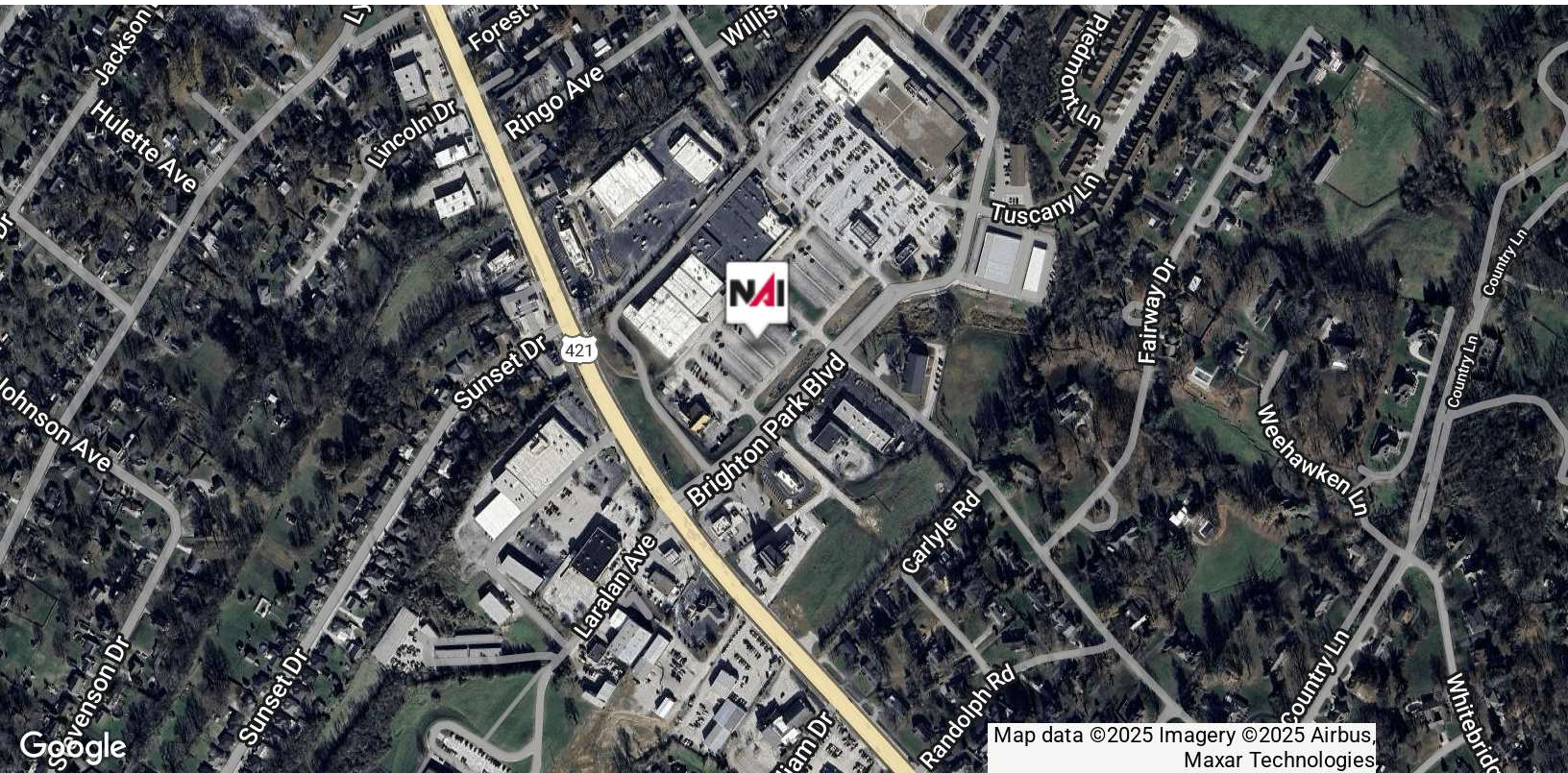
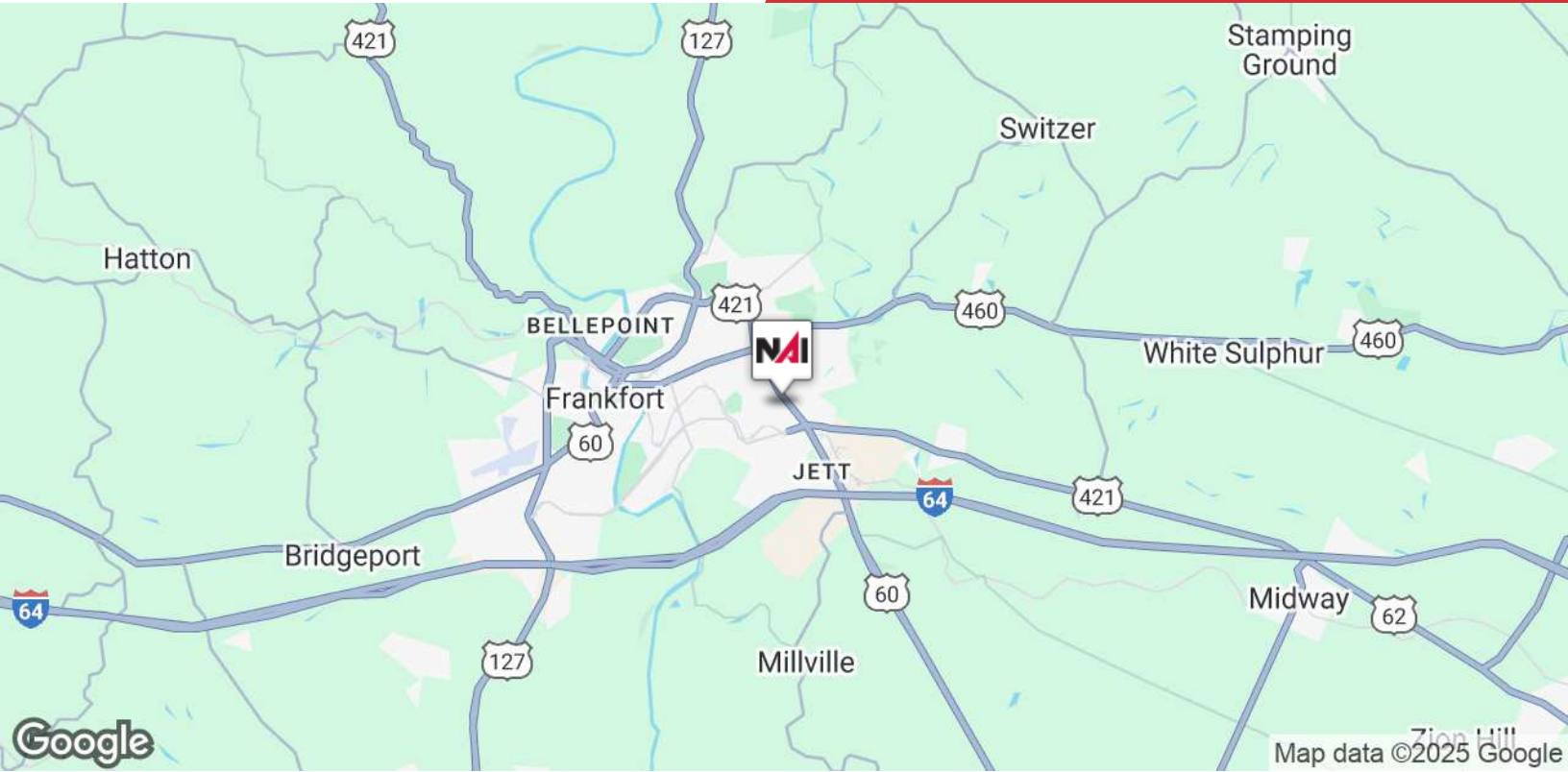


TENANT SPACE #120  
FLOOR PLAN

1/8" = 1'-0" SCALE | A7  
A101



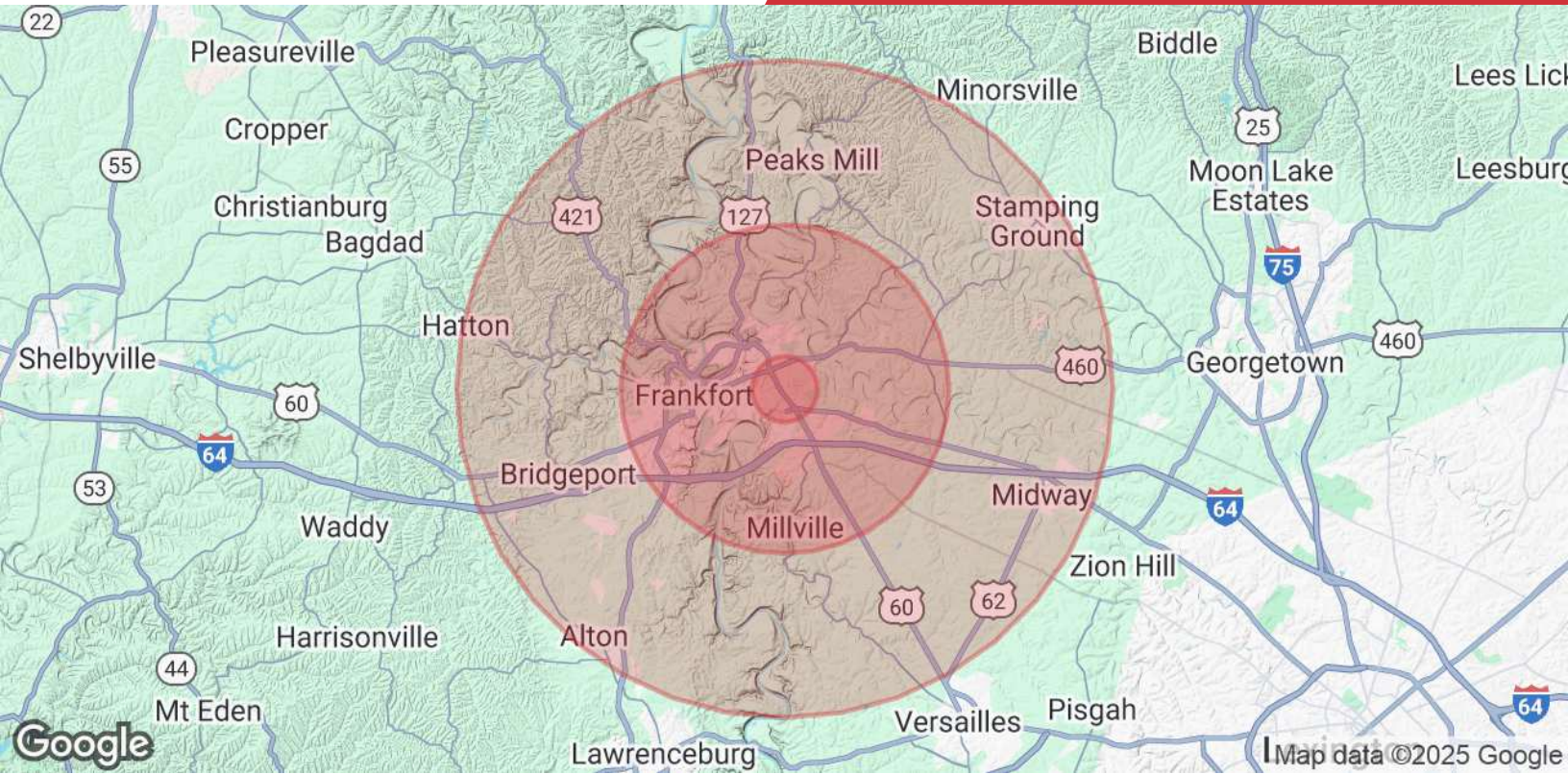




NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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





Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	1,976	38,040	68,710
<b>Average Age</b>	37.4	37.6	38.4
<b>Average Age (Male)</b>	37.0	36.6	37.5
<b>Average Age (Female)</b>	37.4	38.4	39.3
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	799	16,472	29,155
<b># of Persons per HH</b>	2.5	2.3	2.4
<b>Average HH Income</b>	\$70,125	\$58,985	\$62,501
<b>Average House Value</b>	\$143,280	\$146,208	\$158,672

\* Demographic data derived from 2021 STDB