



## Brighton 3050 Retail Sublease

2985 Liberty Rd  
Lexington, Kentucky 40509

Spaces	Rate	Size	Type
Suite 14105	\$30.00 SF/yr	1,426 SF	MG

### Property Highlights

- Brighton 3050 is a mixed-use development that features +/-9,780 SF first floor retail/office space and 372 luxury apartments
- Situated at the signalized intersection of Liberty and Old Todds Road
- Suite 14105: 1,426 SF for sublease; Existing lease expires 4/30/2030
- Fully built-out cafe/retail space
- Tenants include Hotworx, Fizz Bar, Sustaining Health Acupuncture and Thrive Pediatric Dental Studio
- This East Lexington location offers a host of shopping, fine dining, and entertainment opportunities nearby, as well as excellent access to Man O' War Boulevard, I-75, and Richmond Road

### For More Information

**Zach Smith, CCIM**

Senior Associate

O: 859 224 2000

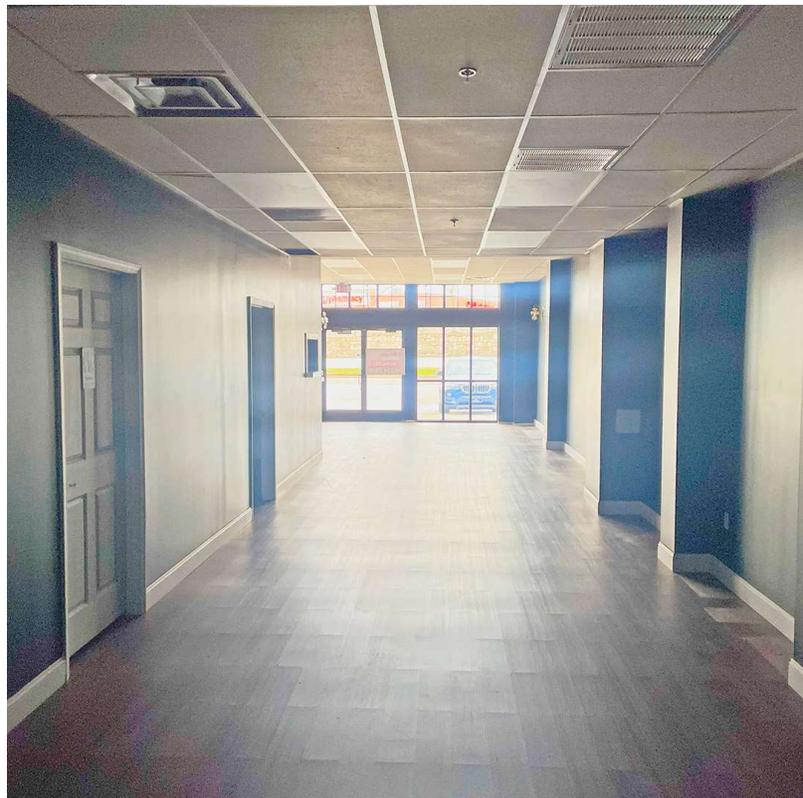
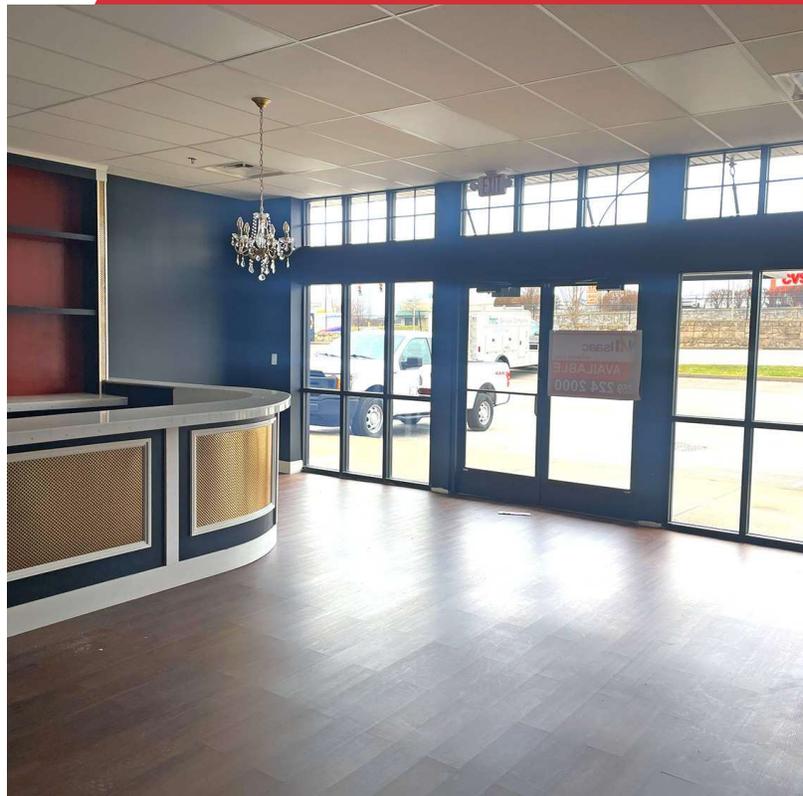
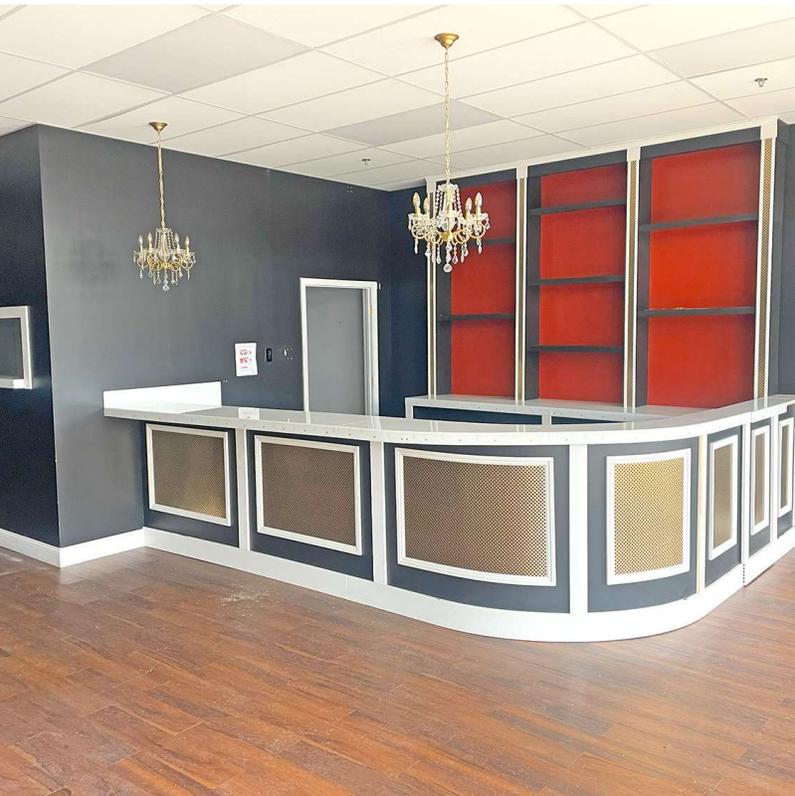
zachsmith@naiisaac.com



For Lease

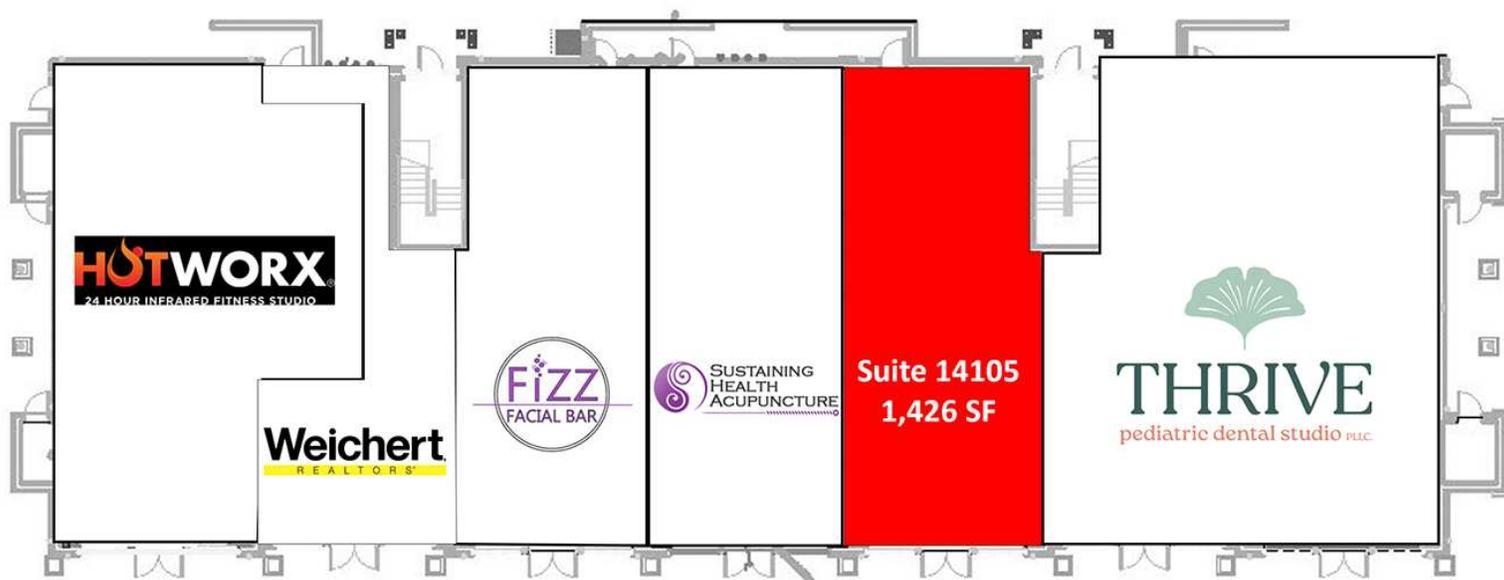
1,426 SF | \$30.00 SF/yr

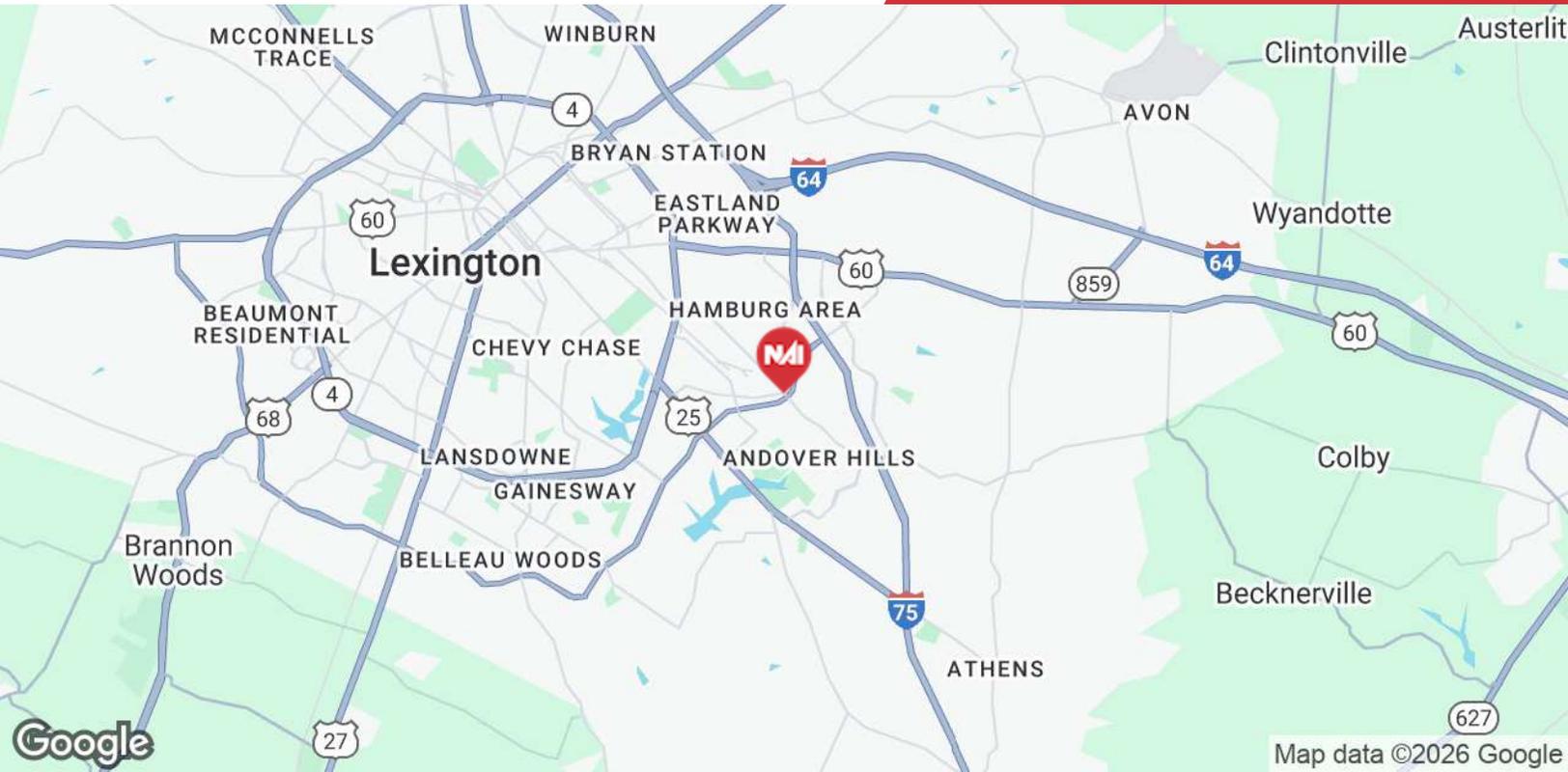
Retail Space



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.

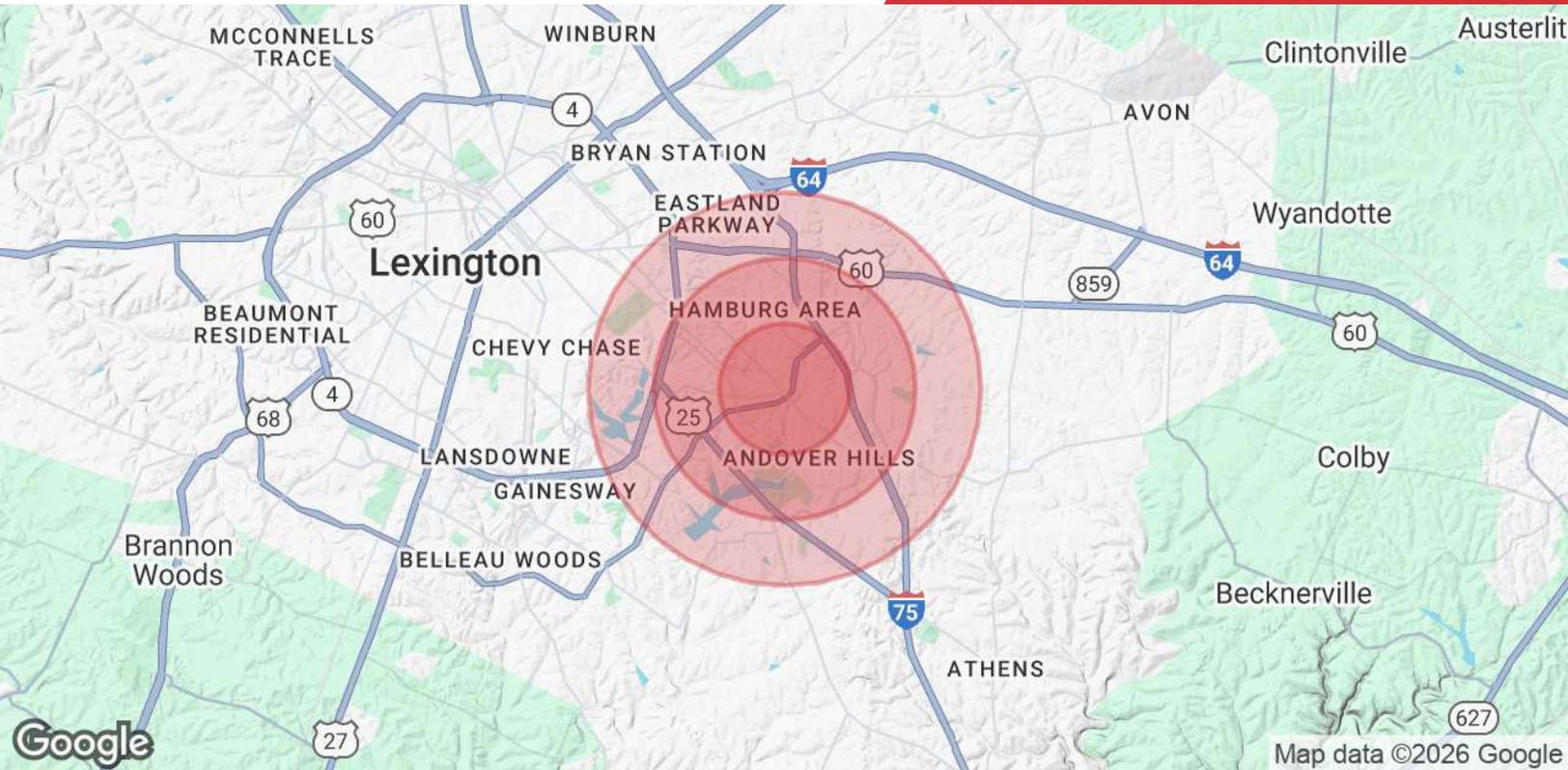
771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naisaac.com](http://naisaac.com)





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)



	1 Mile	2 Miles	3 Miles
<b>Population</b>			
Total Population	10,042	42,885	70,141
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	40	39	39
<b>Households &amp; Income</b>			
Total Households	4,610	18,107	29,885
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$105,304	\$109,496	\$105,672
Average House Value	\$357,513	\$335,335	\$343,291

\* Demographic data derived from 2025 STDB