



Simpson Center

1080 South Broadway
Lexington, Kentucky 40503

Property Highlights

- +/-22,171 SF retail center adjacent to South Broadway Marketplace
- Suite 204: +/-1,720 SF for sublease; Additional term available direct from Landlord
- 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, Jeff's Donuts, 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 \$5.30 PSF

Space

Suite 204

Rate

\$24.50 SF/yr

Size

1,720 SF

Sublease

For More Information

Paul Ray Smith, Jr

Executive Vice President
O: 859 422 4401
prsmith@naiisaac.com

Jim Kemper

Vice President
O: 859 422 4407
jimkemper@naiisaac.com



Commercial Real Estate Services, Worldwide.

For Lease

1,720 SF | \$24.50 SF/yr

Retail Space



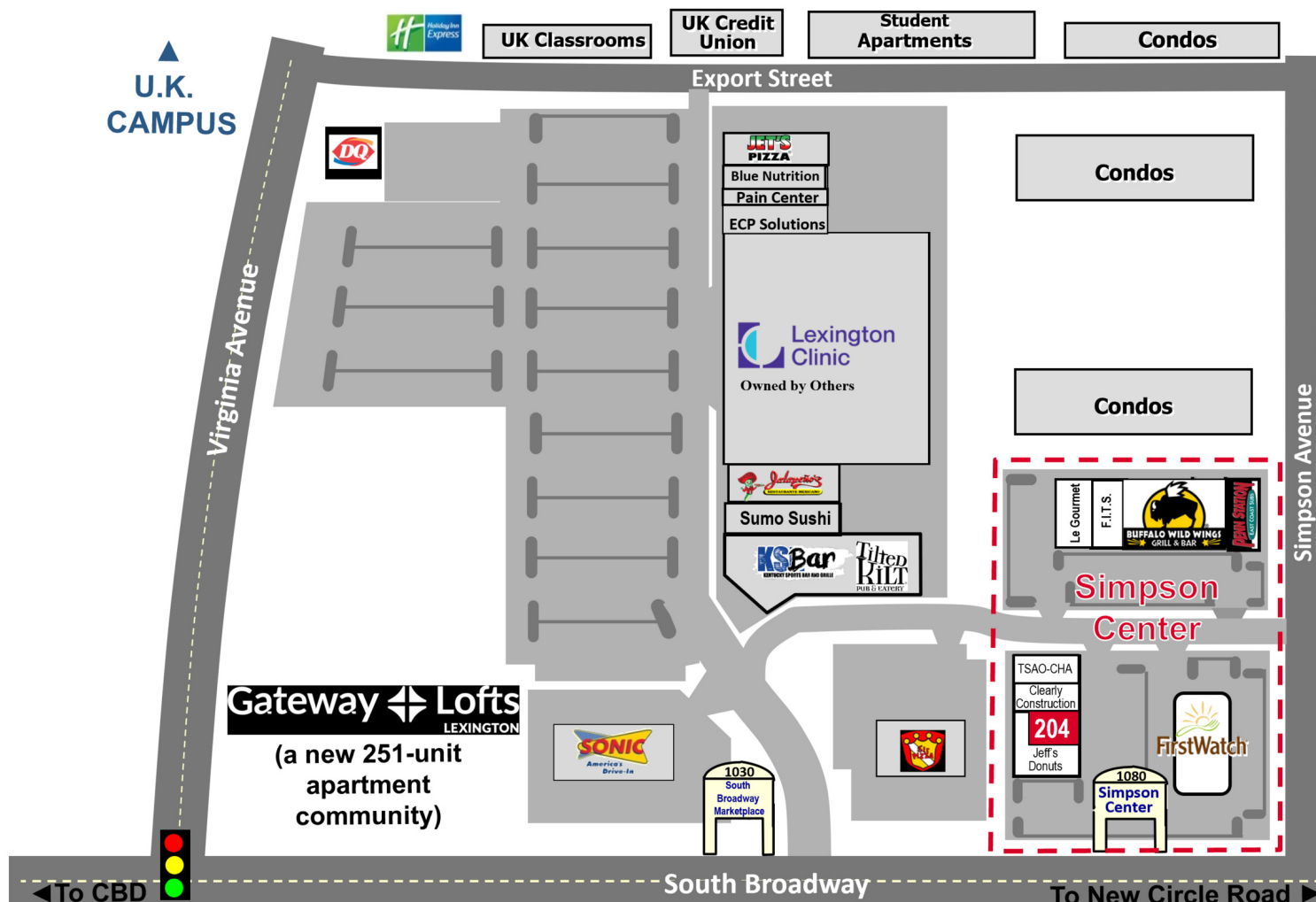
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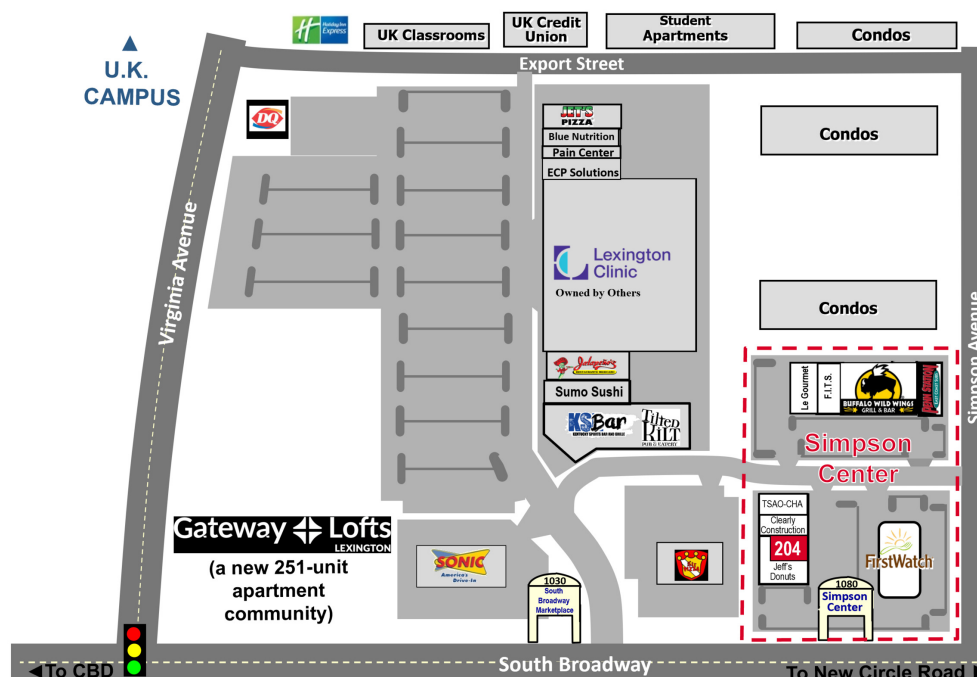
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

For Lease

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Retail Space





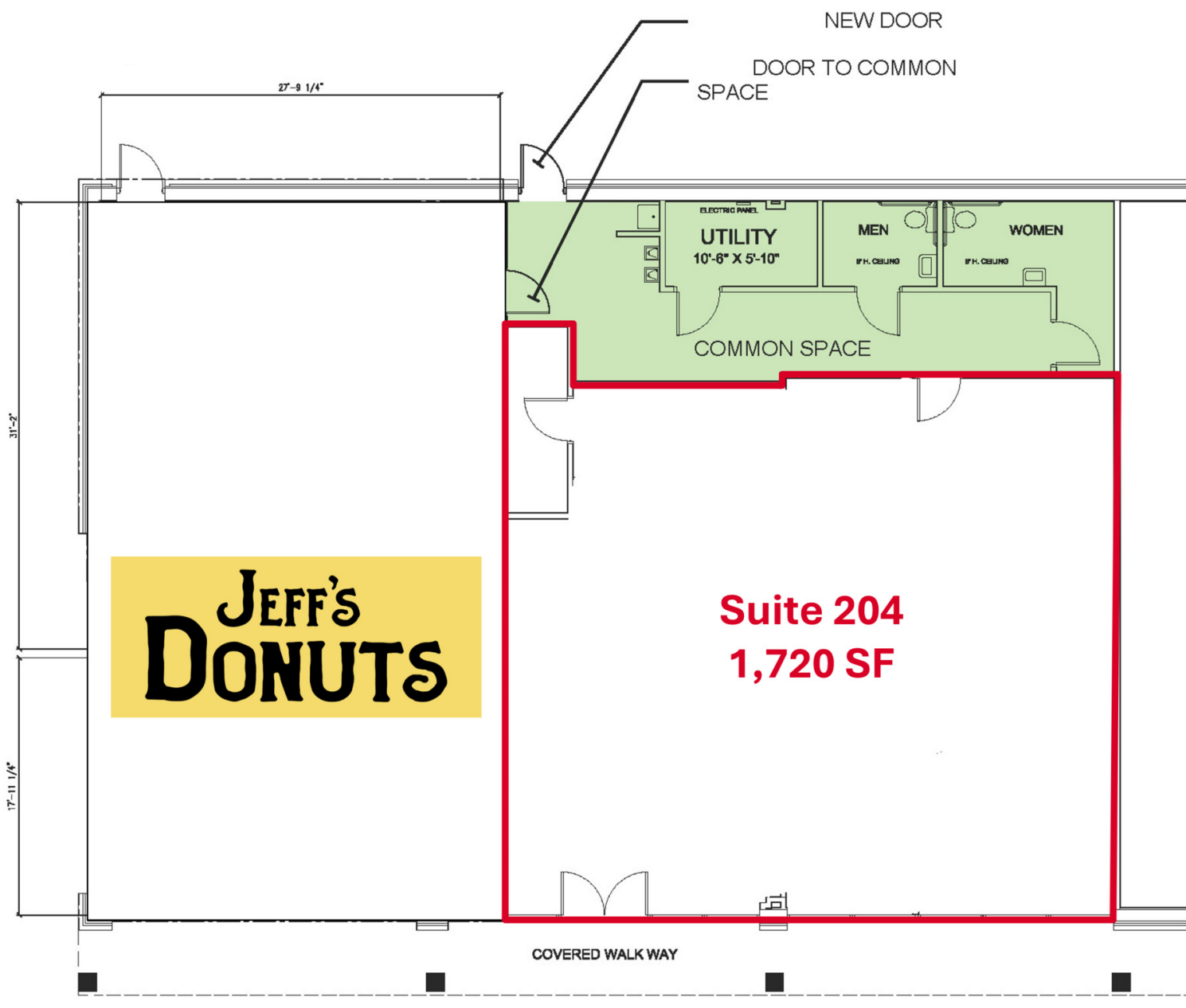
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,720 SF	Lease Rate:	\$24.50 SF/yr

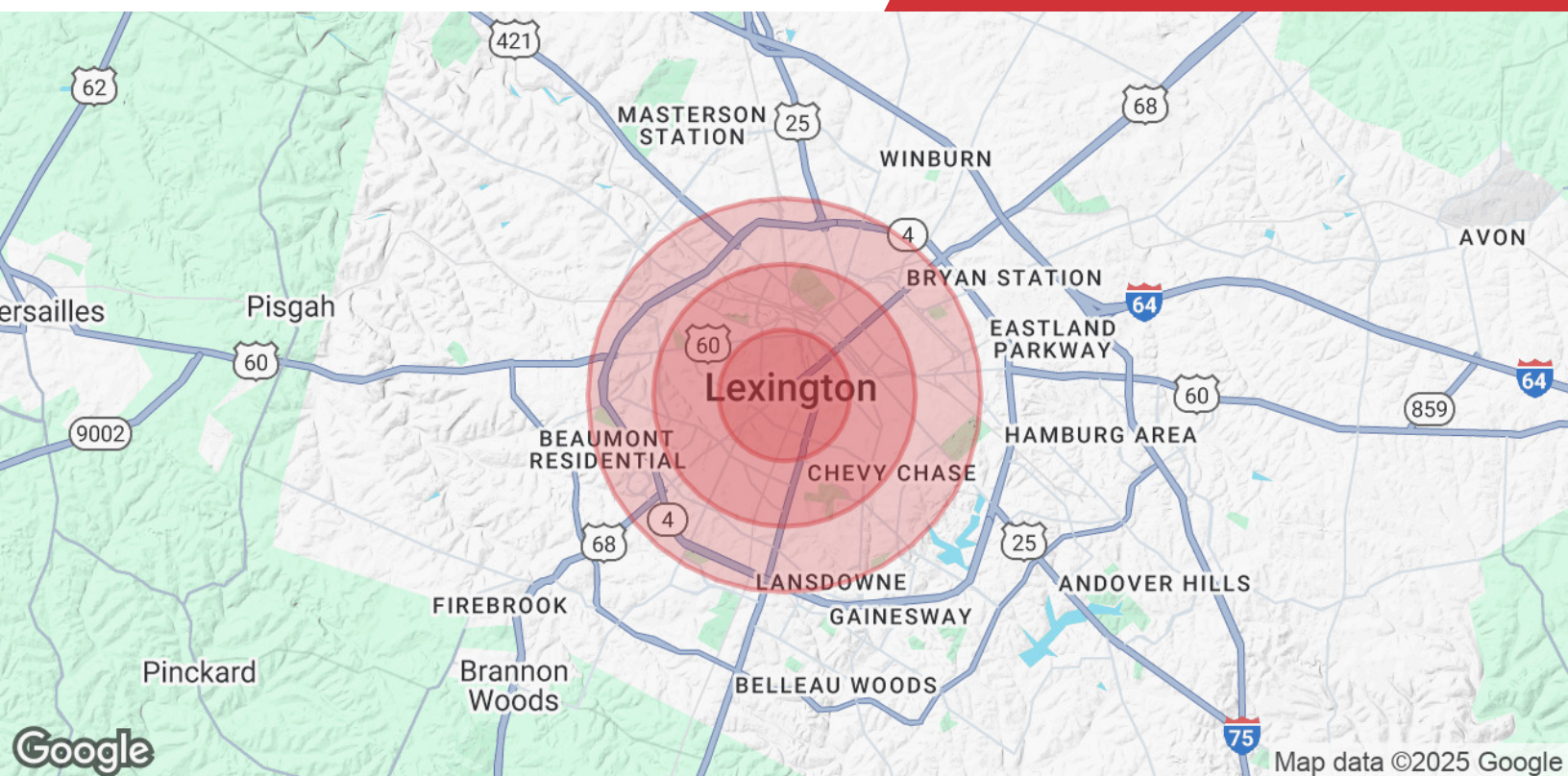
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 204	1,720 SF	NNN	\$24.50 SF/yr	Sublease; open floor plan









Population

	1 Mile	2 Miles	3 Miles
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

	1 Mile	2 Miles	3 Miles
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