



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
- +/-3,200 - 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, American Freight, 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 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 132	7,223 - 34,464 SF
Proposed Outparcel	0.5 Acres

For More Information

Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

Zach Smith

Senior Associate

O: 859 422 4406

zachsmith@naiisaac.com

For Lease

3,200 - 34,464 SF | Negotiable
Retail Space



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Commercial Real Estate Services, Worldwide.

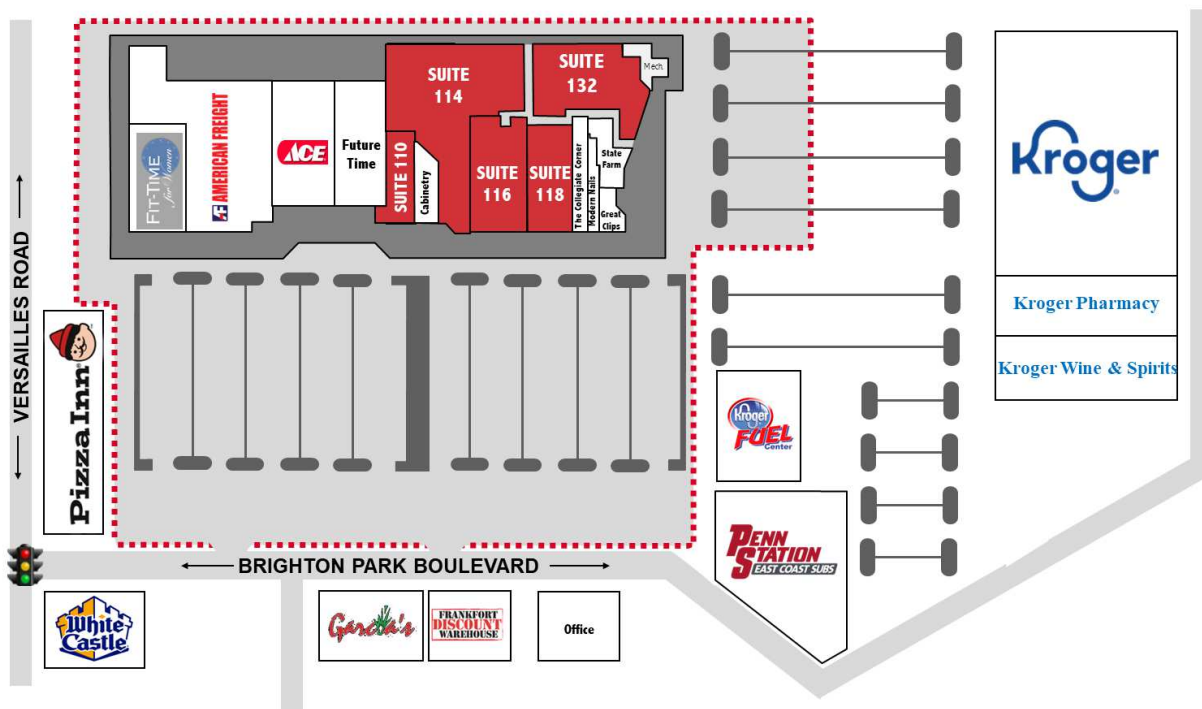
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Lease Information

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	3,200 - 34,464 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
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 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

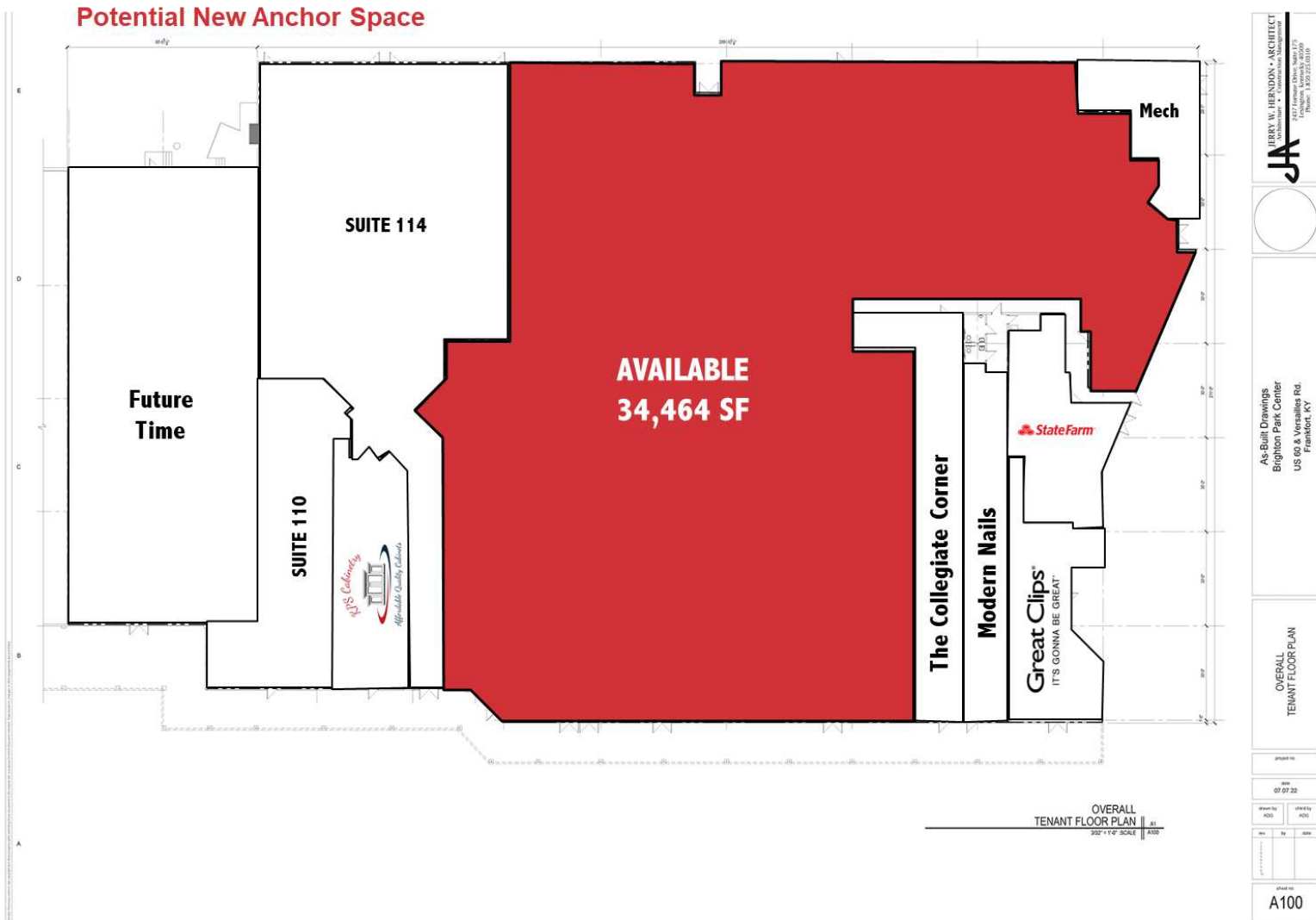
3,200 - 34,464 SF | Negotiable
Retail Space



For Lease

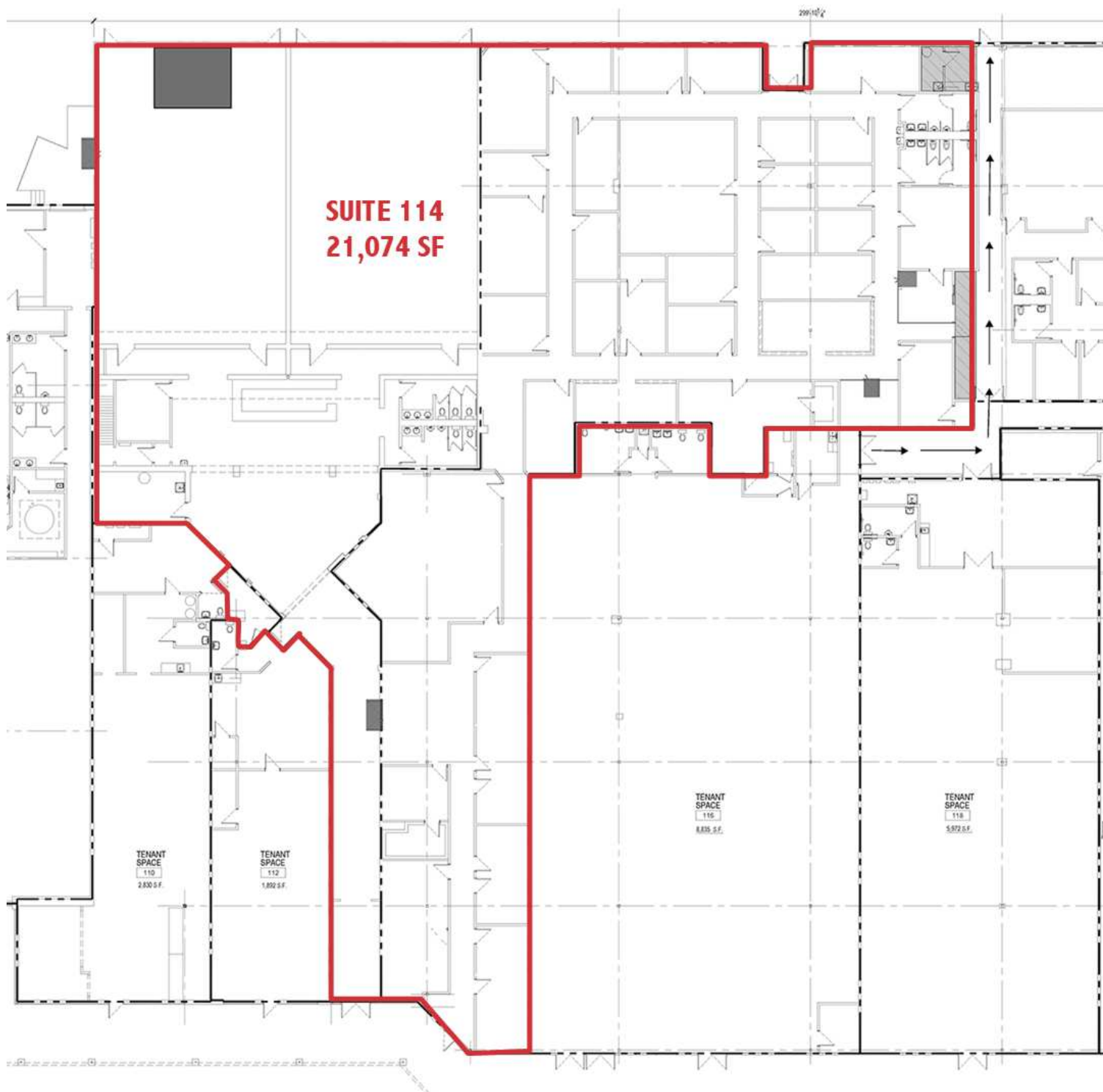
34,464 SF | Negotiable

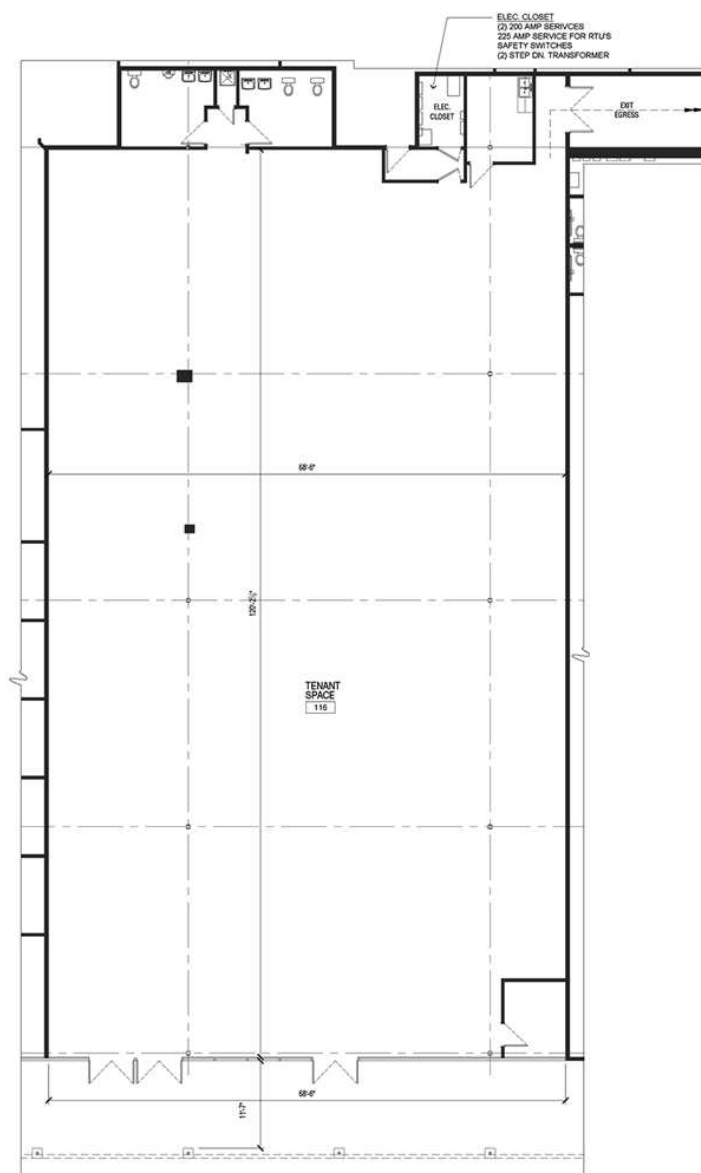
Potential New Anchor Space



For Lease

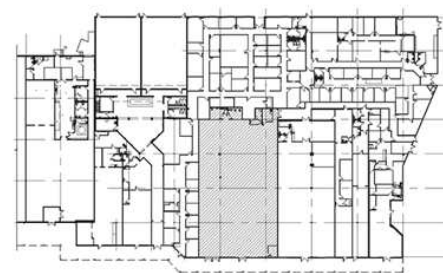
9,030 - 21,074 SF | Negotiable
Suite 114





TENANT SPACE #116
FLOOR PLAN

1/8" = 1'-0" SCALE A1 A101



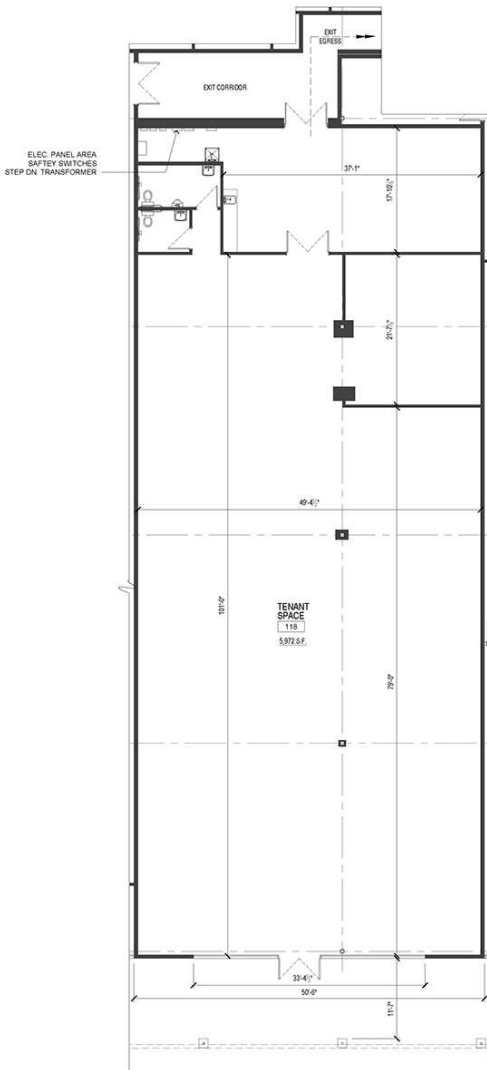
KEY PLAN

NTS SCALE

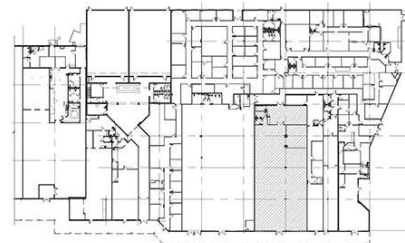
For Lease

5,972 SF | Negotiable

Suite 118



TENANT SPACE #118
FLOOR PLAN
1/8" = 1'-0" SCALE A1
A101



KEY PLAN
NTS SCALE

JERRY W. HERNDON • ARCHITECT
Architecture • Construction Management
2437 Fortune Drive, Suite 175
Lexington, KY 40503
Phone: 1.859.225.0310

As-Built Drawings
Brighton Park Center
US 60 & Versailles Rd.
Frankfort, KY

TENANT FLOOR PLAN

project no.

date
08.01.22

drawn by
ADG

chk'd by
ADG

rev. by date

sheet no.

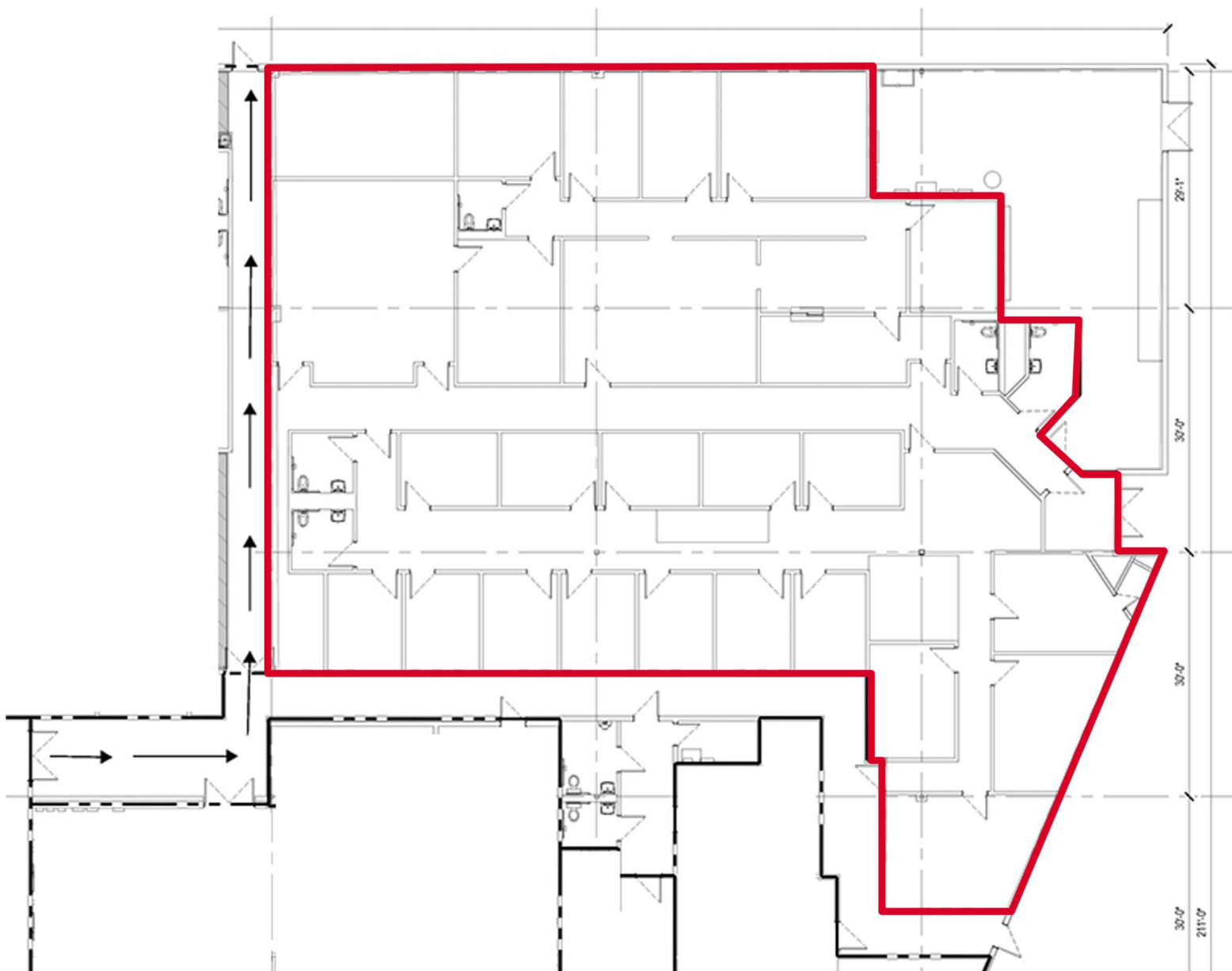
A101

Jerry W. Herndon,
Architect ©2022

For Lease

7,223 SF | Negotiable

Suite 132

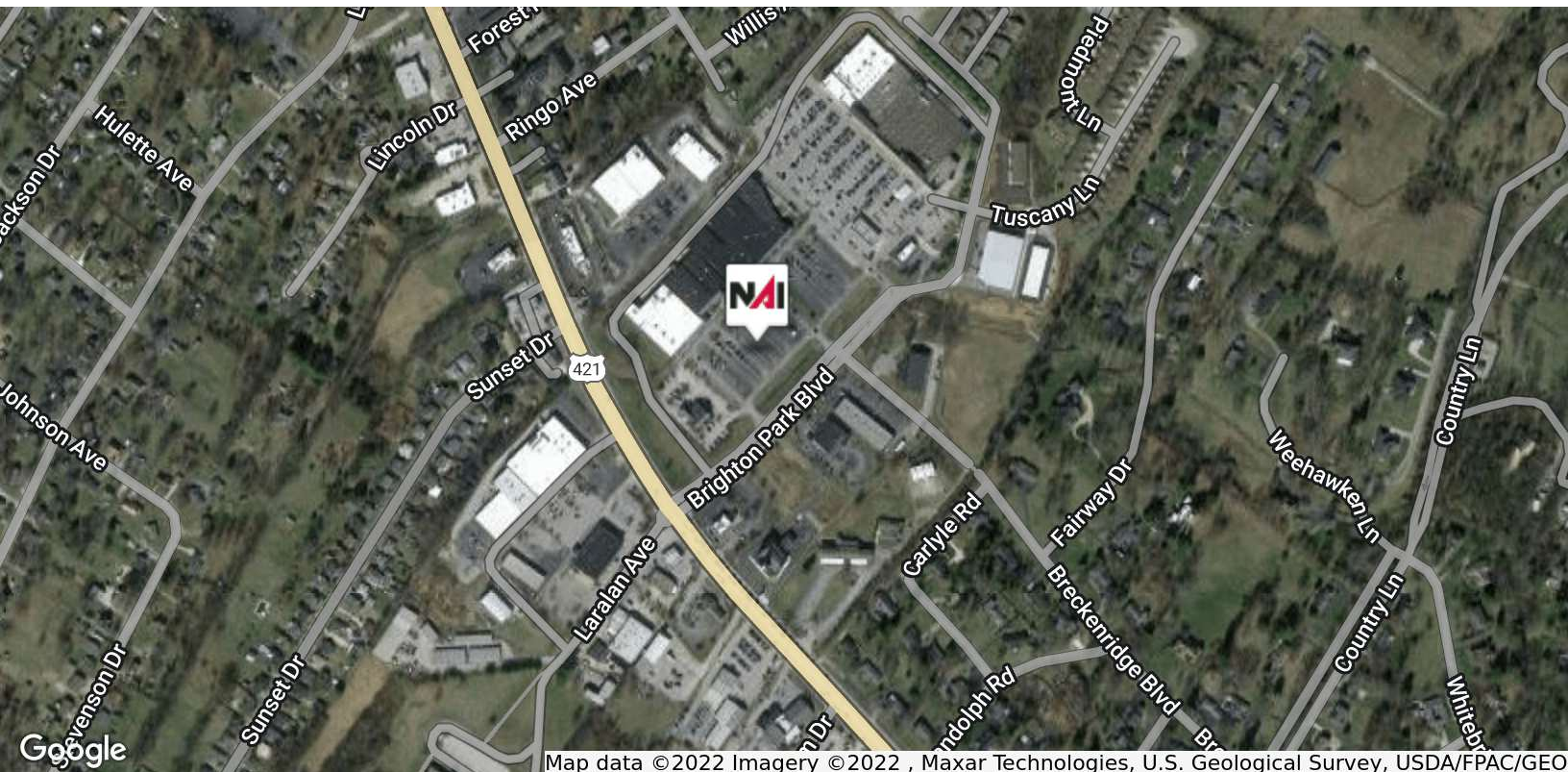


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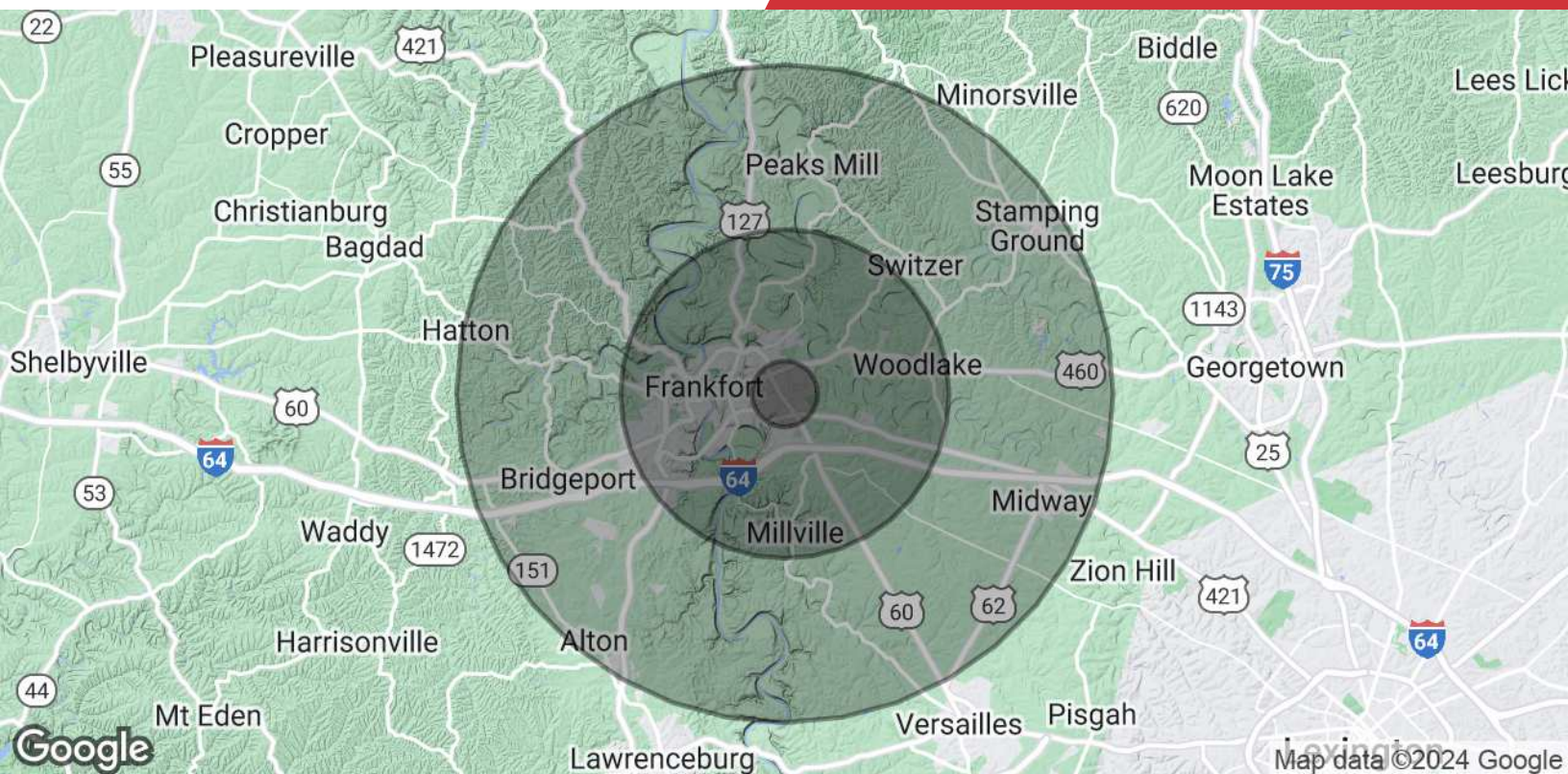
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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,976	38,040	68,710
Average Age	37.4	37.6	38.4
Average Age (Male)	37.0	36.6	37.5
Average Age (Female)	37.4	38.4	39.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	799	16,472	29,155
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$70,125	\$58,985	\$62,501
Average House Value	\$143,280	\$146,208	\$158,672

* Demographic data derived from 2021 STDB