

# For Lease

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



# 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

Spaces	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

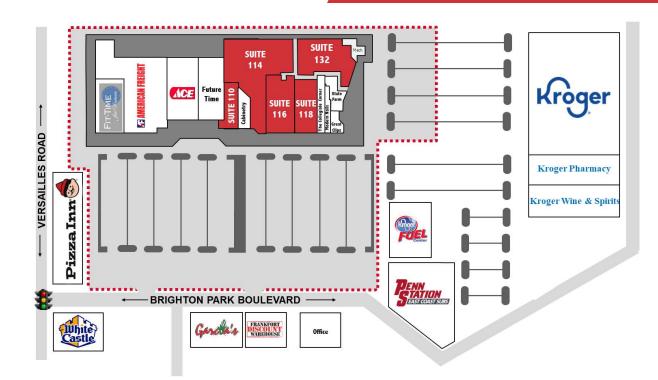
Senior Associate O: 859 422 4406 zachsmith@naiisaac.com

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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

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