



## 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

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

### Size

**Proposed Outparcel** 0.5 Acres

### For More Information

**Paul Ray Smith, Jr**

Executive Vice President

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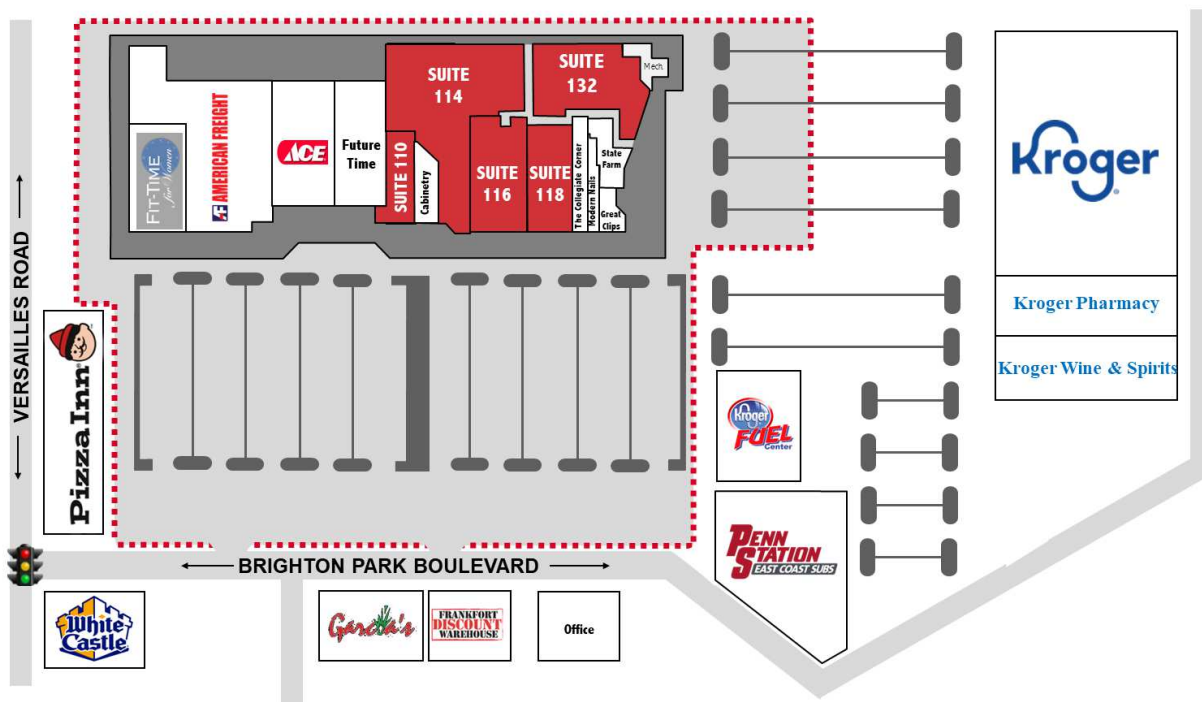
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**Zach Smith**

Senior Associate

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### Lease Information

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