

For Lease

Retail Property

1,346 SF | \$27.00 SF/yr



Beaumont Marketplace

3165 Beaumont Center Circle
Lexington, Kentucky 40513

Property Highlights

- Fully built-out retail space now available
- Suite 5: +/- 1,346 SF space for lease
- Space was previously used as a smoothie/nutritional shop, and would be the perfect fit for a variety of uses
- Beaumont Marketplace is a +/-135,831 SF Kroger-anchored center
- Strong residential support and center features a quality tenant mix of retail and service tenants
- Tenants include Kroger Wine & Spirits, Beaumont Chiropractic, Elite Nails, and Family Allergy & Asthma
- One of the higher trafficked Kroger stores in the region
- Well-positioned center within a highly desirable trade area

OFFERING SUMMARY

Available SF	1,346 SF
Lease Rate	\$27.00 SF/yr (NNN)
Building Size	135,831 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	11,485	\$115,234
3 Miles	75,872	\$92,039
5 Miles	188,835	\$92,933

For more information

Zach Smith, Senior Associate

O: 859 422 4406
zachsmith@naiisaac.com

Paul Ray Smith, Jr, Executive Vice President

O: 859 422 4401
prsmith@naiisaac.com

Aerial Photographs

Suite 5
1,346 SF



Suite 5
1,346 SF



Available Spaces

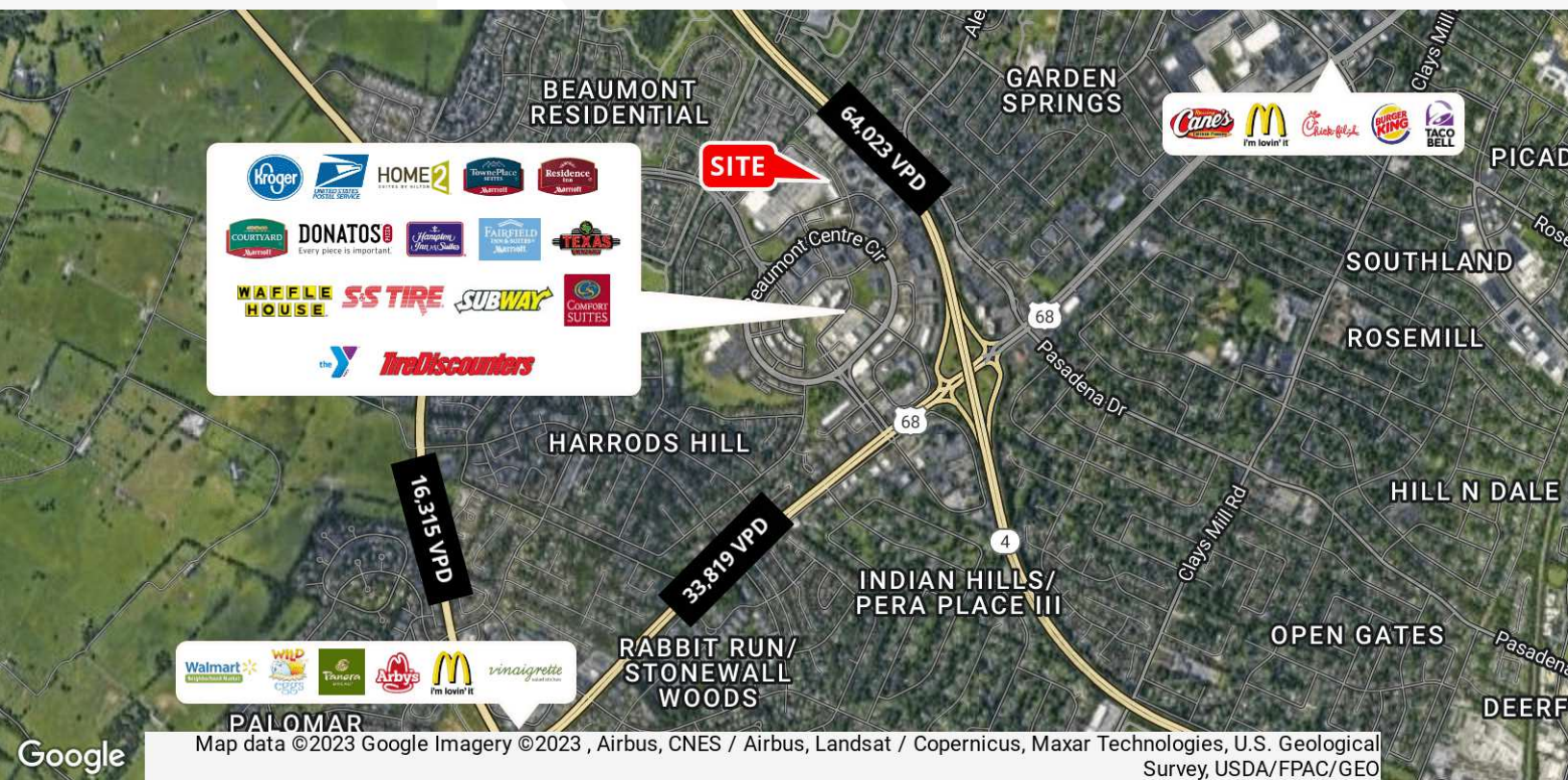
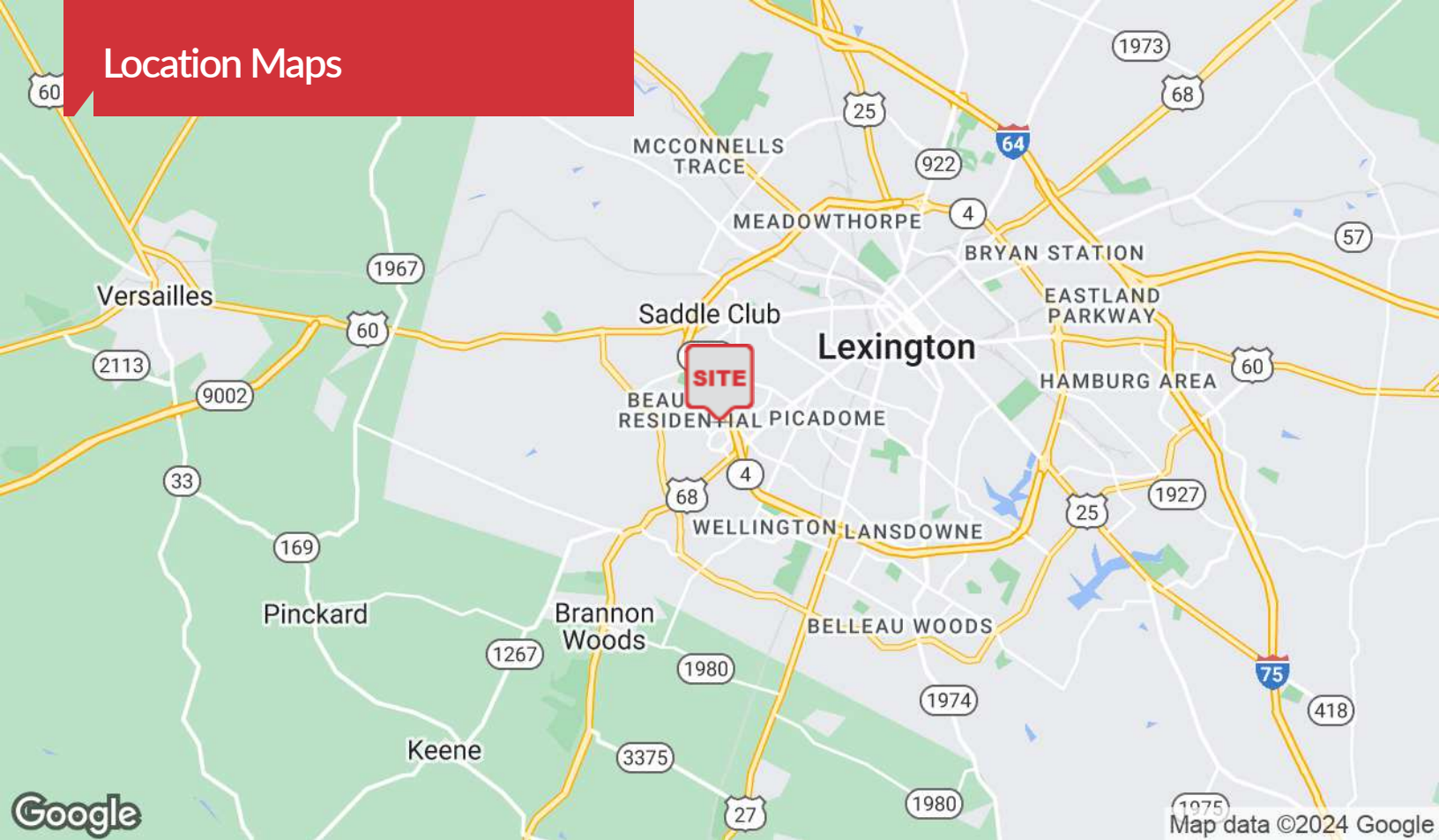


SUITE	TENANT	SQ. FT.
1	Kroger	123,499 SF
2	Kroger Wine & Spirits	5,438 SF
3	Beaumont Chiropractic	2,000 SF
4	Elite Nails	1,000 SF
5	AVAILABLE	1,346 SF
6	Family Allergy & Asthma	2,548 SF

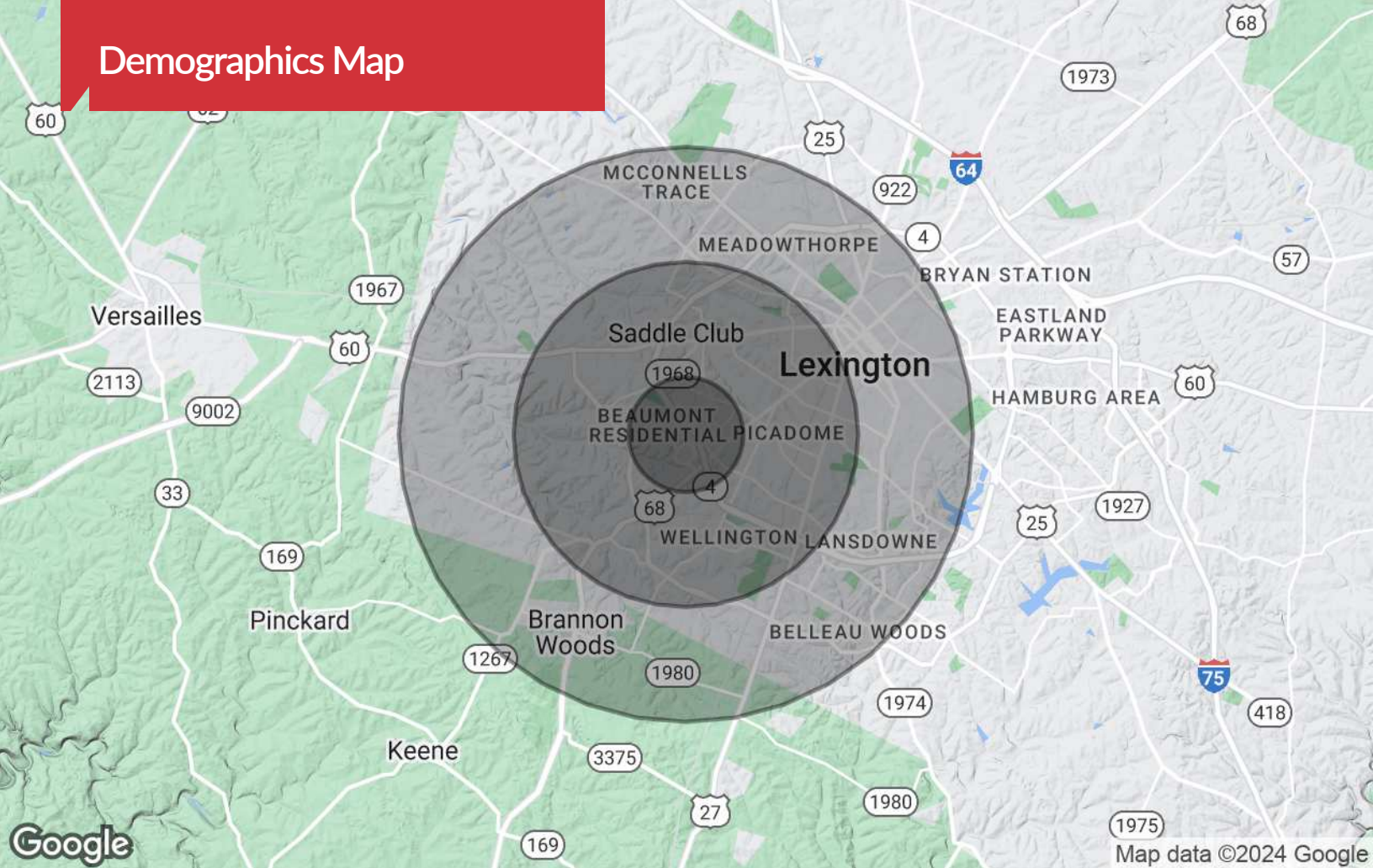
AVAILABLE SPACES

SUITE	SIZE	RATE	LEASE TYPE	DESCRIPTION
Suite 5	1,346	\$27.00/SF/YR	NNN	Fully built-out retail space

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,485	75,872	188,835
MEDIAN AGE	43.0	37.9	36.2
MEDIAN AGE (MALE)	42.7	37.1	35.2
MEDIAN AGE (FEMALE)	45.4	38.7	37.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,672	32,182	80,179
# OF PERSONS PER HH	2.2	2.3	2.2
AVERAGE HH INCOME	\$115,234	\$92,039	\$92,933
AVERAGE HOUSE VALUE	\$293,194	\$206,175	\$219,508

Race

	1 Mile	3 Miles	5 Miles
% WHITE	74.9%	80.8%	79.8%
% BLACK	3.6%	8.9%	12.1%
% ASIAN	17.4%	6.0%	4.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	4.0%	4.1%	3.1%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.2%	8.3%	6.7%

* Demographic data derived from 2023 STDB