



Brighton 3050 Retail

2985 Liberty Rd
Lexington, Kentucky 40509

Property Highlights

- Brighton 3050 is a mixed-use development that features +/-9,780 SF first floor retail/office space and 372 luxury apartments
- Situated at the signalized intersection of Liberty and Old Todds Road
- Up to 4,152 SF retail/office endcap space available for lease
- Suite 14102: +/-814 SF inline space
- Suite 14105: +/-1,426 SF inline space
- Suite 14106: +/-2,726 SF endcap space
- Join Hotworx, Fizz Bar and Sustaining Health Acupuncture
- This East Lexington location offers a host of shopping, fine dining, and entertainment opportunities nearby, as well as excellent access to Man O' War Boulevard, I-75, and Richmond Road
- Rental Rate: \$25.00 PSF NNN

Spaces

Rate

Size

Suite 14102	\$25.00 SF/yr	814 SF
Suite 14105	\$25.00 SF/yr	1,426 - 4,152 SF
Suite 14106	\$25.00 SF/yr	2,726 - 4,152 SF

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

814 - 4,152 SF | \$25.00 SF/yr

Retail Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

For Lease

814 - 4,152 SF | \$25.00 SF/yr

Retail Space



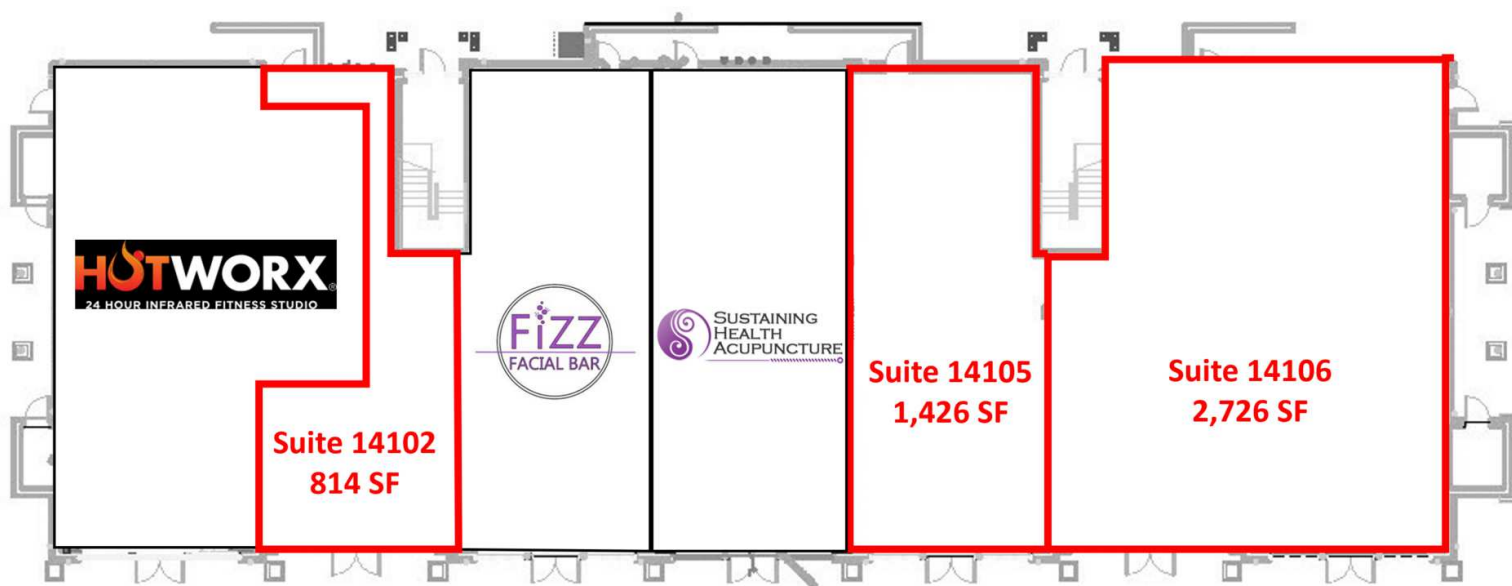
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

For Lease

814 - 4,152 SF | \$25.00 SF/yr

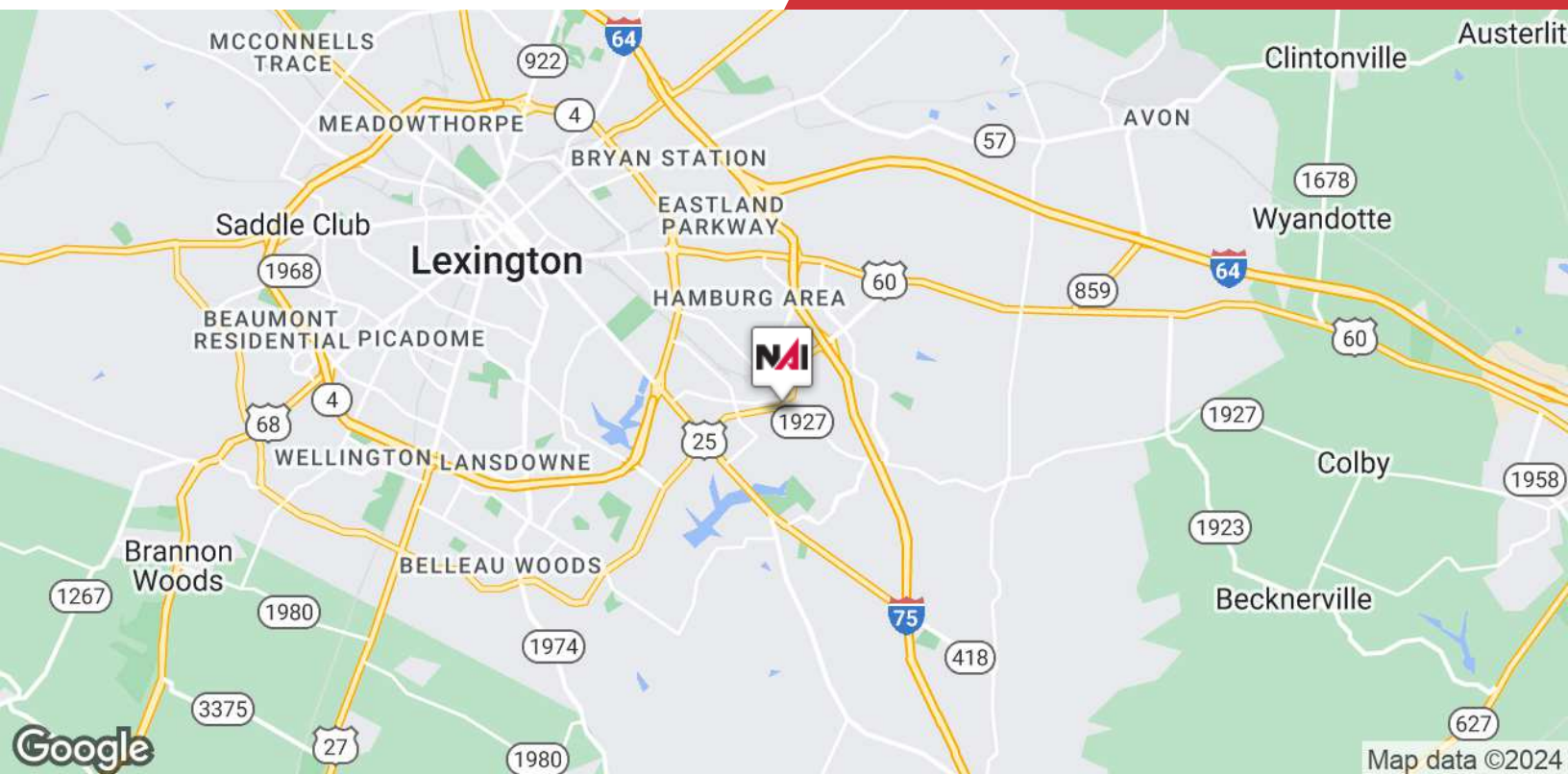
Retail Space



For Lease

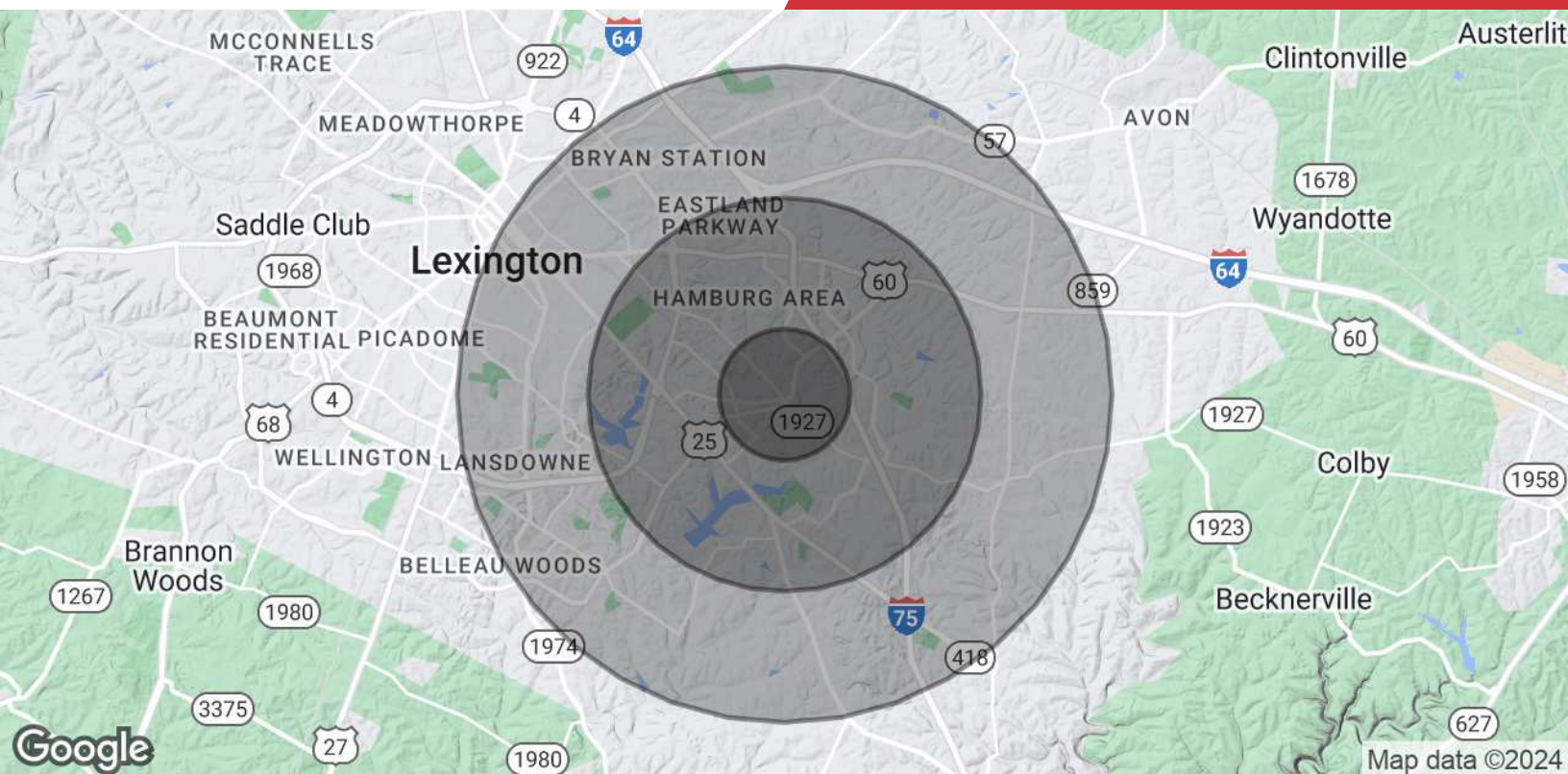
814 - 4,152 SF | \$25.00 SF/yr

Retail Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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



Population

	1 Mile	3 Miles	5 Miles
Total Population	9,910	65,732	161,115
Average Age	36.1	36.5	35.7
Average Age (Male)	38.3	36.1	34.4
Average Age (Female)	36.2	38.0	37.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,688	29,861	72,951
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$88,154	\$86,994	\$77,316
Average House Value	\$198,623	\$206,685	\$211,116

* Demographic data derived from 2023 STDB