

For Lease

Grand Central Place



2835 S Highway 27

Somerset, Pulaski County, Kentucky, 42503



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Grand Central Place

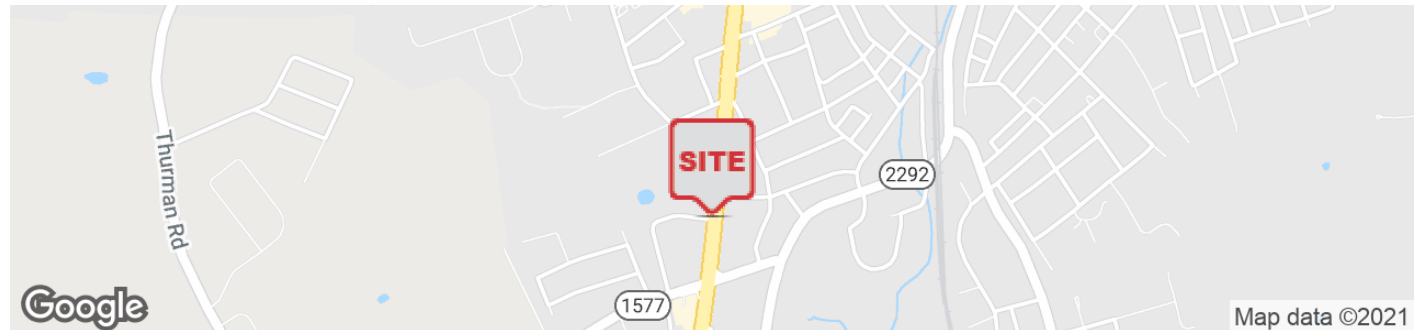
Executive Summary



Property Details

Available SF	1,000 - 25,000 SF
Lease Rate	NEGOTIABLE
Building Size	290,414 SF

Location Map



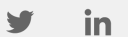
Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	1,097	13,288	21,039
Total Population:	3,281	32,277	51,658
Average HH Income:	\$41,907	\$51,776	\$51,710
Median HH Income:	\$27,591	\$35,600	\$35,604



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present Grand Central Place, a recently renovated 290,414 sf retail shopping center with 1,000 sf and up available for lease. Excellent visibility and access from US 27 with monument signage available for anchor tenants and below market rental rates and flexible terms. Grand Central Place is anchored by Hobby Lobby, Dunham Sports and TJ Maxx. Planet Fitness and Ollie's Bargain Outlet NOW OPEN!

Grand Central Place is located in the city of Somerset on US Hwy 27, 73 miles south of Lexington, Kentucky and 129 miles north of Knoxville, Tennessee. Somerset is located at the convergence of Knox, Laurel and Whitley Counties and serves a regional trade area population of 195,000 plus. Lake Cumberland also provides considerable tourist/weekend shoppers.

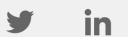
LOCATION OVERVIEW

Grand Central Place is located in the city of Somerset on US Hwy 27, 73 miles south of Lexington, Kentucky and 129 miles north of Knoxville, Tennessee. Somerset is located at the convergence of Knox, Laurel and Whitley Counties and serves a regional trade area population of 195,000 plus. Lake Cumberland also provides considerable tourist/weekend shoppers.



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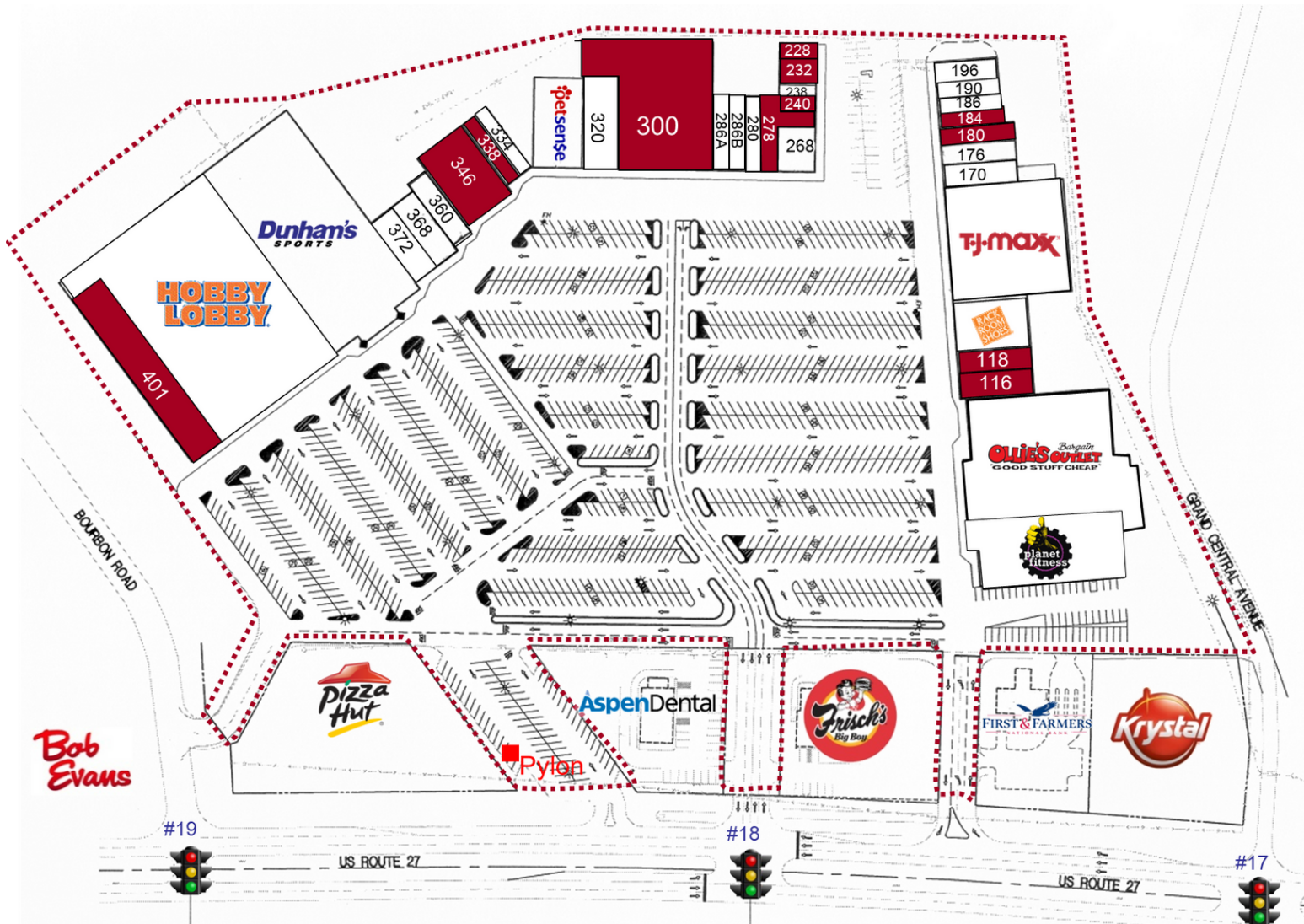


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Site Plan



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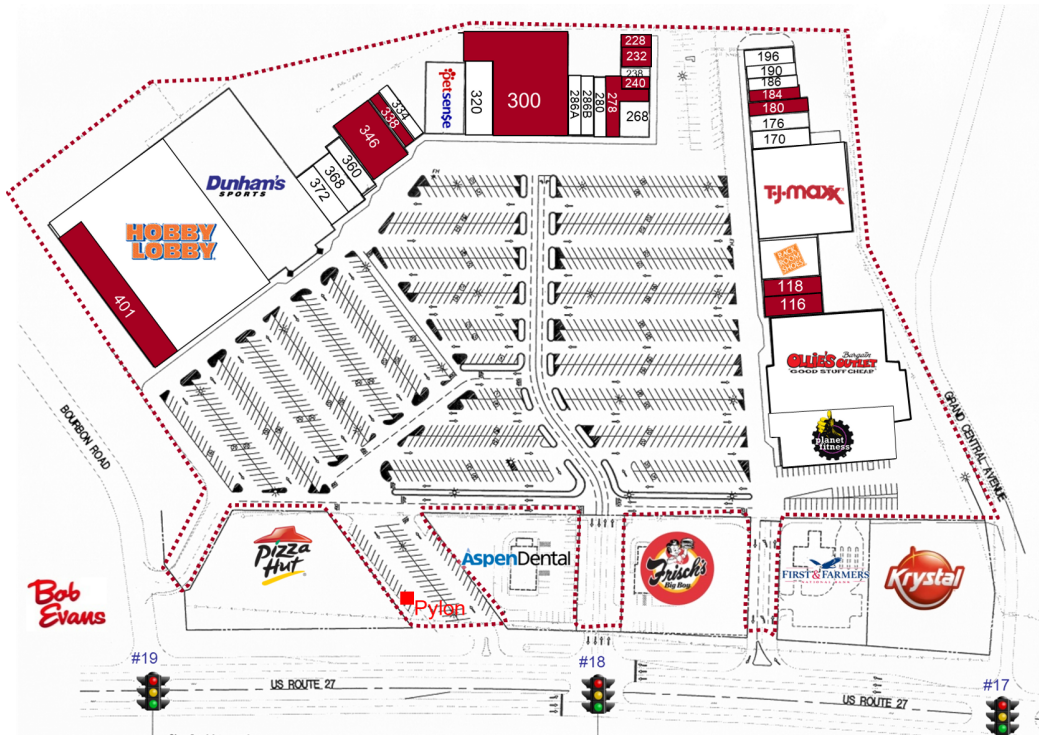


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Tenant Roster

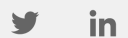


SPACE	TENANT	SIZE (SF)
Suite 80	Planet Fitness	17,586
Suite 92	Ollie's Bargain Outlet	33,488
Suite 116	AVAILABLE	3,000
Suite 118	AVAILABLE	3,500
Suite 130	Rack Room Shoes	2,000
Suite 136	Rack Room Shoes	4,700
Suite 154	TJ Maxx	24,000
Suite 170	Cosmo Prof	3,000
Suite 176	Simply The Best	2,500
Suite 180	AVAILABLE	2,000
Suite 184	Casual Sail	1,200
Suite 186	Mariner Finance	1,600
Suite 190	Deb's Boutique	1,360
Suite 196	Magic Vapor Shop	2,800
Suite 228	AVAILABLE	1,000
Suite 232	AVAILABLE	1,750
Suite 238	Grand Central Barbers	750
Suite 240	AVAILABLE	1,000
Suite 268	El Charro Mexican Restaurant	3,000
Suite 278	AVAILABLE	3,500
Suite 280	Signarama	2,400
Suite 286A	Trader Jakz	2,000
Suite 286B	Champion Physical Therapy	2,000
Suite 300	AVAILABLE	25,000
Suite 320	A Plus Rent To Own	5,038
Suite 330	Petsense	7,800



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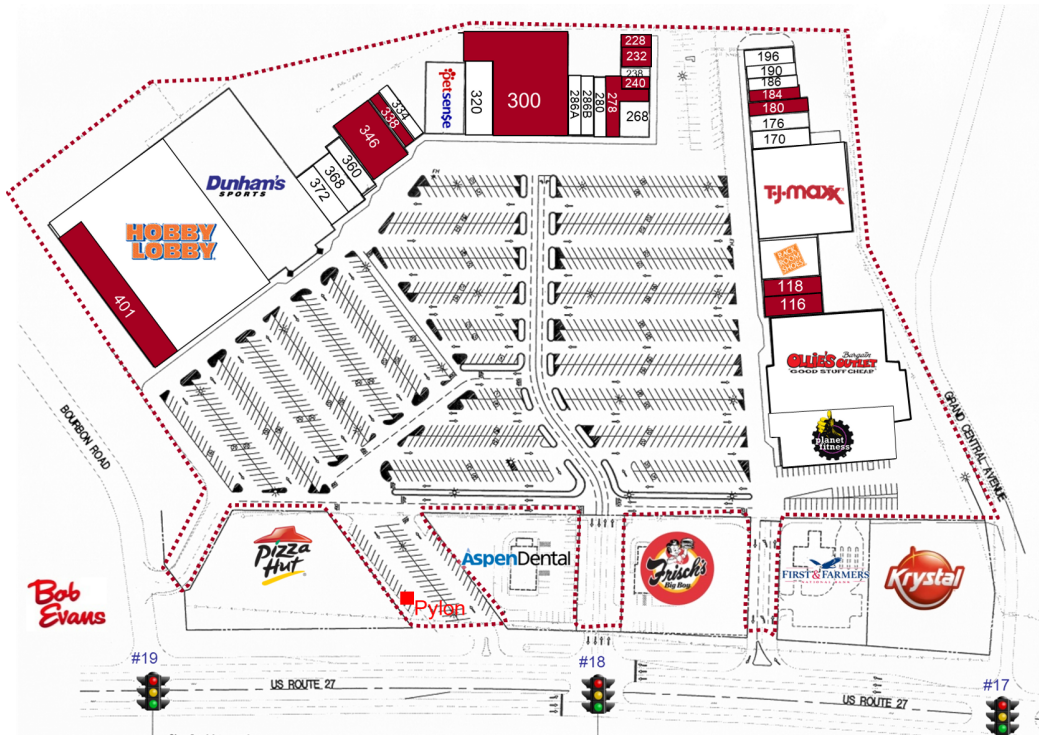
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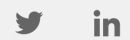


SPACE	TENANT	SIZE (SF)
Suite 334	Great Clips	2,000
Suite 338	AVAILABLE	2,000
Suite 346	AVAILABLE	8,250
Suite 360	Lincare	3,000
Suite 368	Somerset Nails Salon	3,500
Suite 372	Expressions Tea & Gifts	3,500
Suite 390	Dunham's Sports	44,895
Suite 400	Hobby Lobby	55,028
Suite 401	AVAILABLE	12,183



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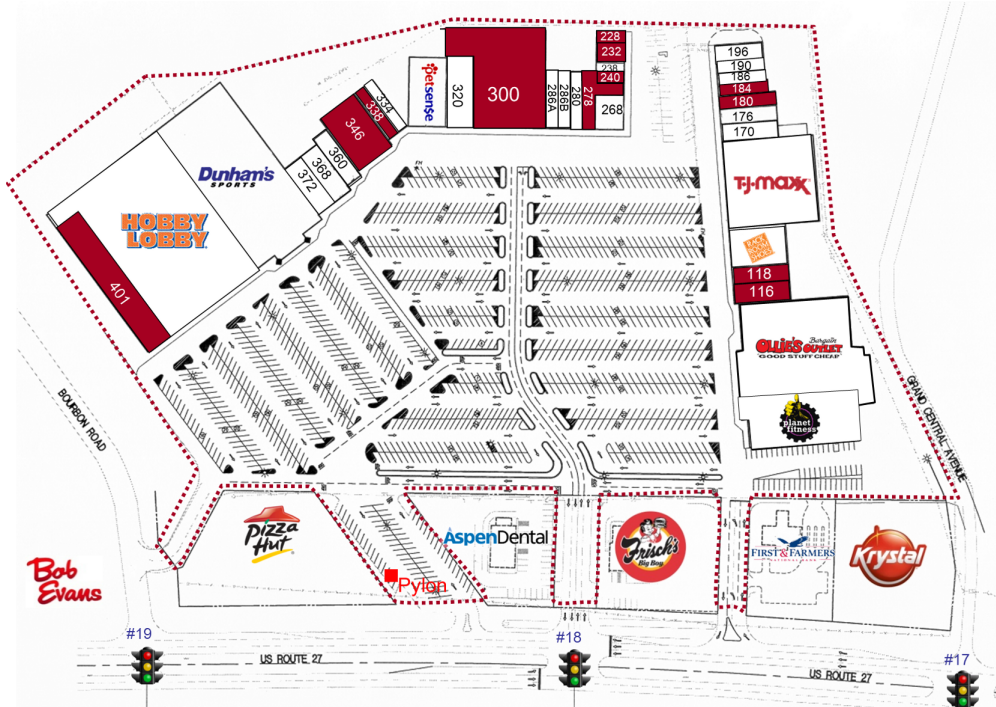
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Available Spaces

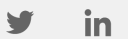


SUITE	SIZE	AVAILABILITY
Suite 116	3,000 SF	AVAILABLE (30'X100')
Suite 118	3,500 SF	AVAILABLE (35'X100')
Suite 180	2,000 SF	AVAILABLE
Suite 228	1,000 SF	AVAILABLE
Suite 232	1,750 SF	AVAILABLE
Suite 240	1,000 SF	AVAILABLE
Suite 278	3,500 SF	AVAILABLE
Suite 300	25,000 SF	AVAILABLE
Suite 338	2,000 SF	AVAILABLE (20'X100')
Suite 346	8,250 SF	AVAILABLE
Suite 401	12,183 SF	AVAILABLE



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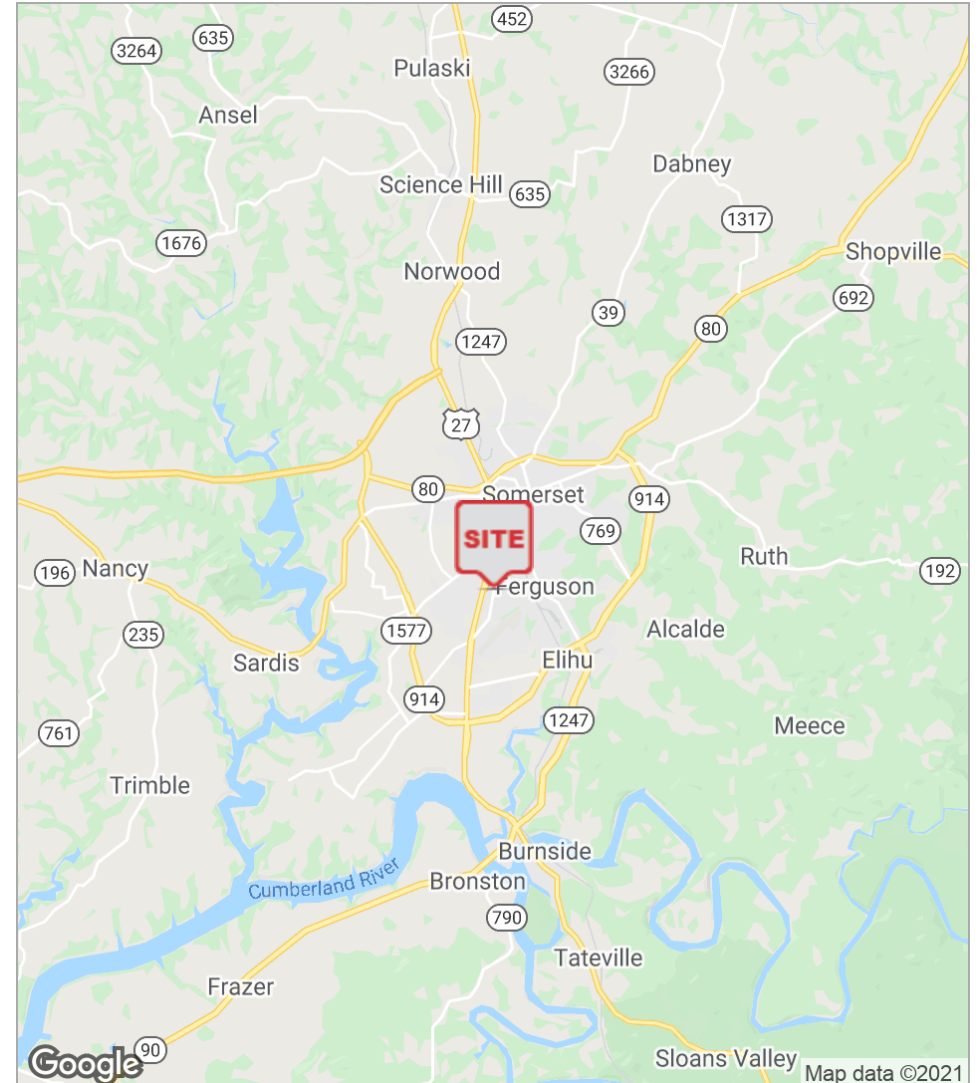


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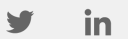
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Location Maps



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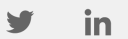
Aerial Photograph



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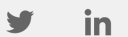
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Additional Photos



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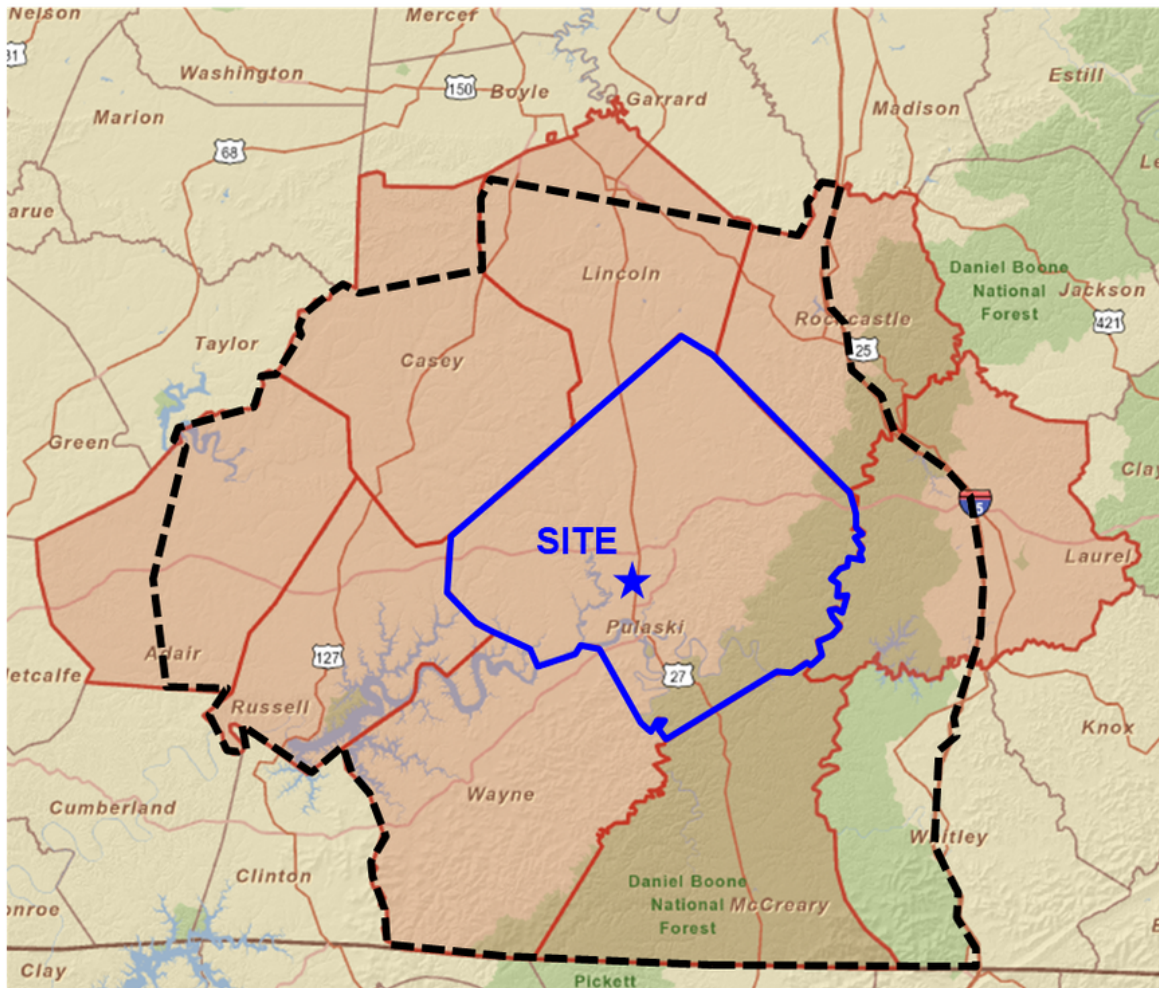
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Demographic Map

Pulaski County, Labor Market & Retail Trade Area Demographic Map



*Labor Market Area includes the following counties: Adair, Casey, Laurel, Lincoln, McCreary, Rockcastle, Russell & Wayne

Labor Market Area Summary*

Population	255,005
Total Households	101,423

Source: STDB

Retail Trade Area

Population	217,943
Total Households	86,341

Source: STDB

Pulaski County Summary

Population	65,627
Total Households	26,553
Average HH Inc	\$57,861
Median HH Inc	\$41,213
Per Capita Inc	\$23,437

Source: STDB