

For Lease

# Simpson Center



**1080 South Broadway**  
 Lexington, Fayette County, Kentucky, 40503

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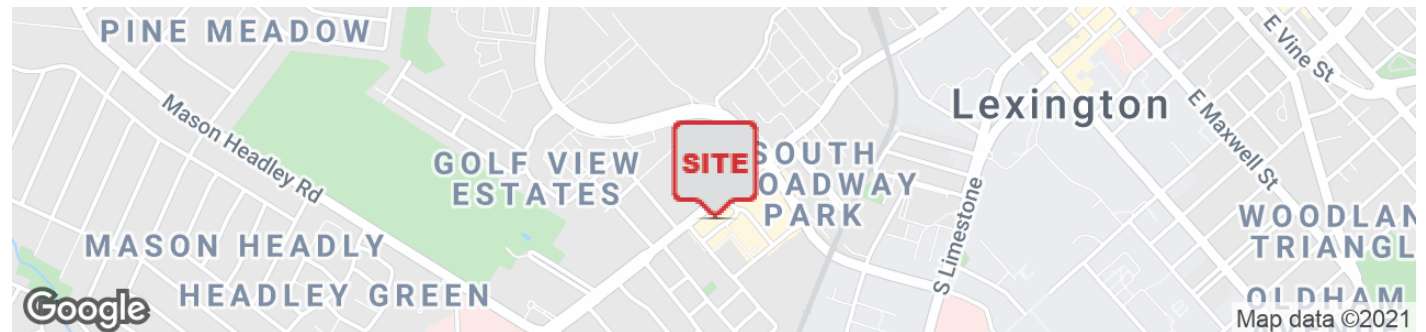
# Executive Summary



## Property Details

<b>Suite 106</b>	1,740 SF
<b>Lease Rate</b>	\$18.00 PSF NNN
<b>NNN's Estimate</b>	\$4.97 PSF
<b>Zoning</b>	B-1, Neighborhood Business
	South Broadway & Simpson Avenue

## Location Map



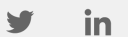
## Demographics

	1 Mile	2 Miles	3 Miles
Total Households:	7,326	25,931	46,867
Total Population:	22,297	61,456	112,266
Average HH Income:	\$41,453	\$62,234	\$70,941
Median HH Income:	\$20,161	\$30,311	\$36,630



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## Complete Highlights

### PROPERTY HIGHLIGHTS

- +/-22,171 sf retail center conveniently located near University of Kentucky, student housing complexes, Saint Joseph Hospital, Lexington Clinic and downtown Lexington
- Approximately 1.5 miles from downtown Lexington
- Suite 106: +/-1,740 SF for lease at \$18.00 PSF NNN
- Multiple access points to Simpson Center
- Join First Watch, Buffalo Wild Wings, Gumbo YaYa and more
- +/-34,186 ('18) vehicles per day pass in front of the center
- Strong demographic area with population over 112,000 within a 3 mile radius
- NNN estimated at \$4.97 PSF

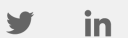


**NAI** Isaac

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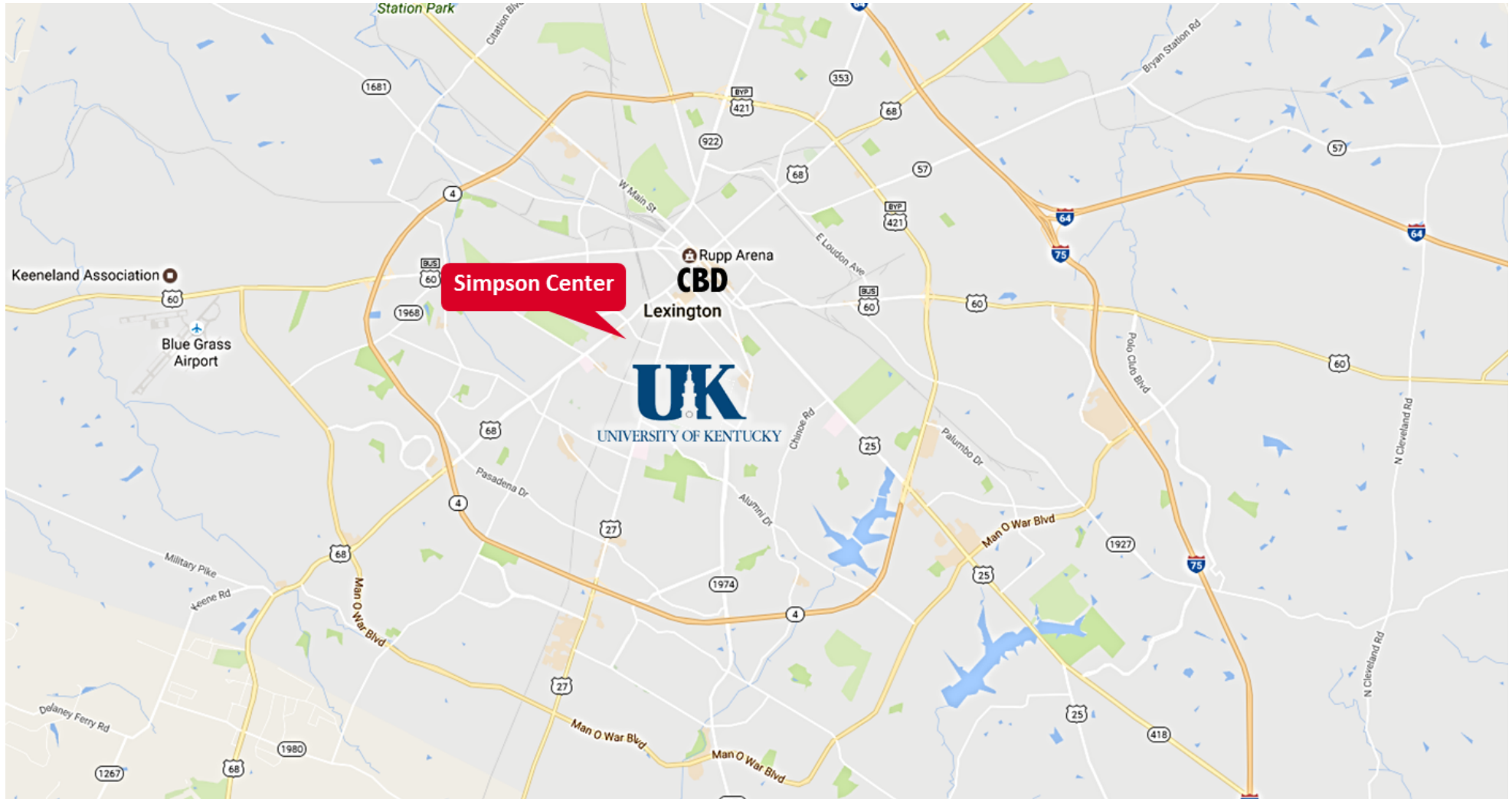
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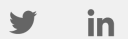
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## Regional Map



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# Aerial Photographs

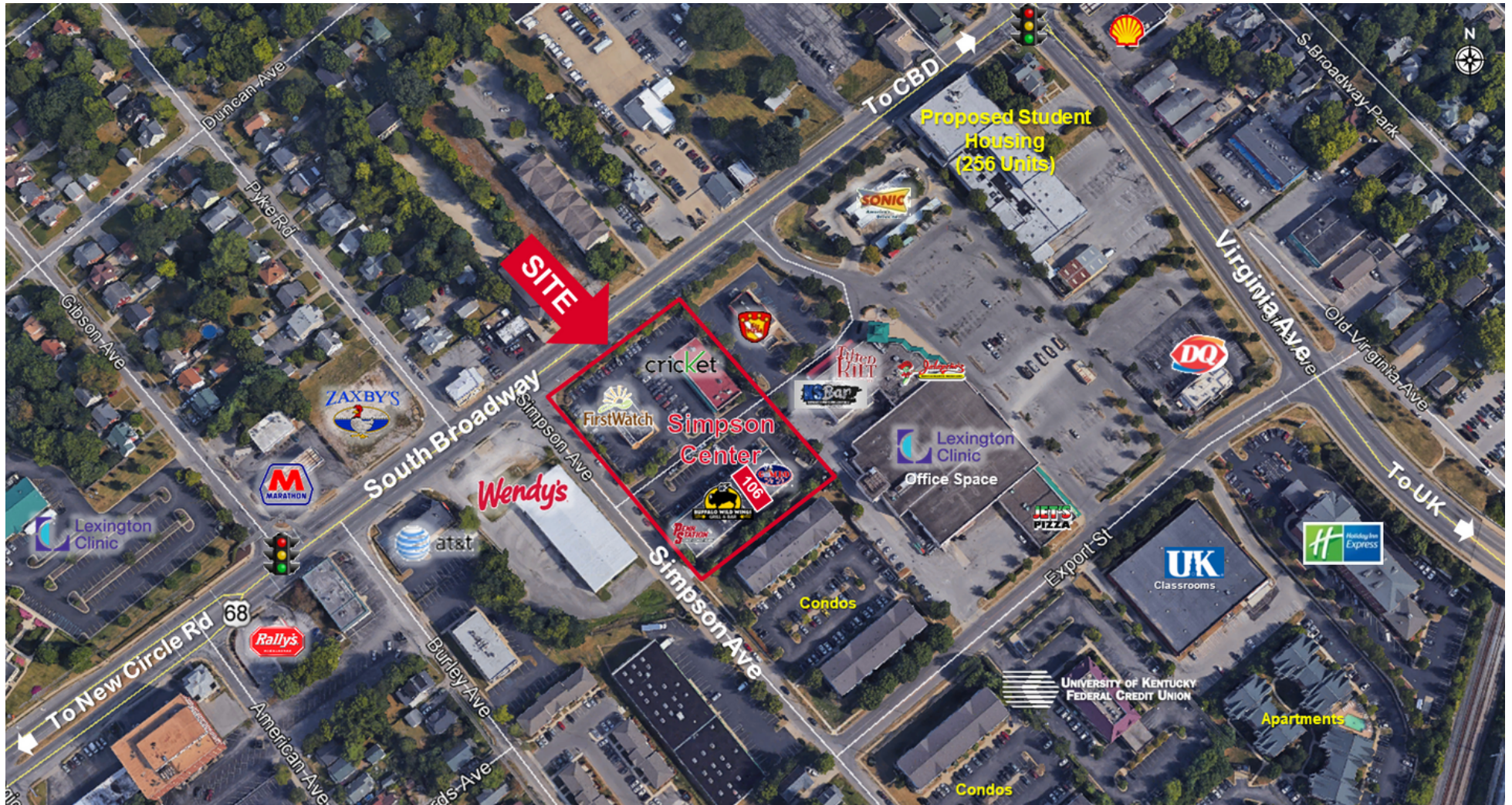




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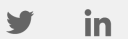
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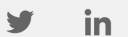
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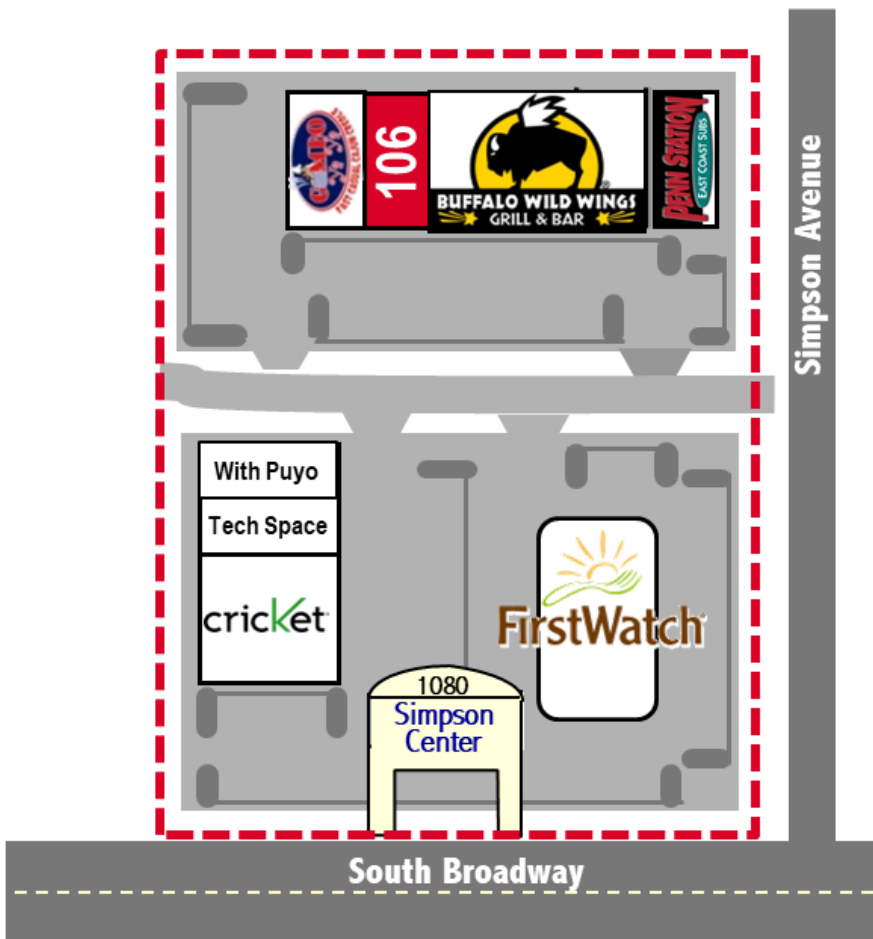
## Additional Photos



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## Available Spaces



SUITE	SIZE	LEASE RATE	AVAILABILITY
Suite 106	1,740 SF	\$18.00 psf	VACANT

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# Site Plan



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# Simpson Center

## Demographics Map

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	22,297	61,456	112,266
MEDIAN AGE	24.9	30.5	34.3
MEDIAN AGE (MALE)	24.6	29.3	33.3
MEDIAN AGE (FEMALE)	25.3	31.8	35.5

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	7,326	25,931	46,867
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$41,453	\$62,234	\$70,941
AVERAGE HOUSE VALUE	\$202,469	\$221,489	\$233,923

