



Keithshire Place

3330 Partner Place & 3301 Keithshire Way
Lexington, Kentucky 40503

Property Highlights

- +/-104,519 SF retail/office center
- +/-10,115 SF retail leasing opportunity available
- +/-1,350 SF office/warehouse space with 8'x10' overhead door
- Two potential outlots available for ground lease or build-to-suit
- Desirable south Lexington opportunity perfect for retail, restaurants, medical, daycare, banks and more
- Adjacent to the Wellington development, the center thrives from strong residential support in a heavily populated trade area near Fayette Mall, the highest volume mall in the region, Target, The Mall at Lexington Green, +160,000 SF of Class A office space, a +165,000 SF Hilton Suites Hotel and the latest mixed-use destination, The Summit at Fritz Farm
- Located approximately 1.5 miles from Man O' War Boulevard, Keithshire Place is just off Clays Mill Road at Keithshire Way, the southern boundary thoroughfare connecting to Reynolds Road/Fayette Mall/Target and the balance of the Nicholasville Road corridor contains significant retail, restaurant, medical, and educational developments

Spaces

14

Lease Rate

\$12.00 SF/yr

Space Size

1,350 SF

A

\$12.00 SF/yr

10,115 SF

For More Information

Al Isaac

President

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For illustration purposes only



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For Lease

1,350 - 10,115 SF | \$12.00 SF/yr

Retail Space



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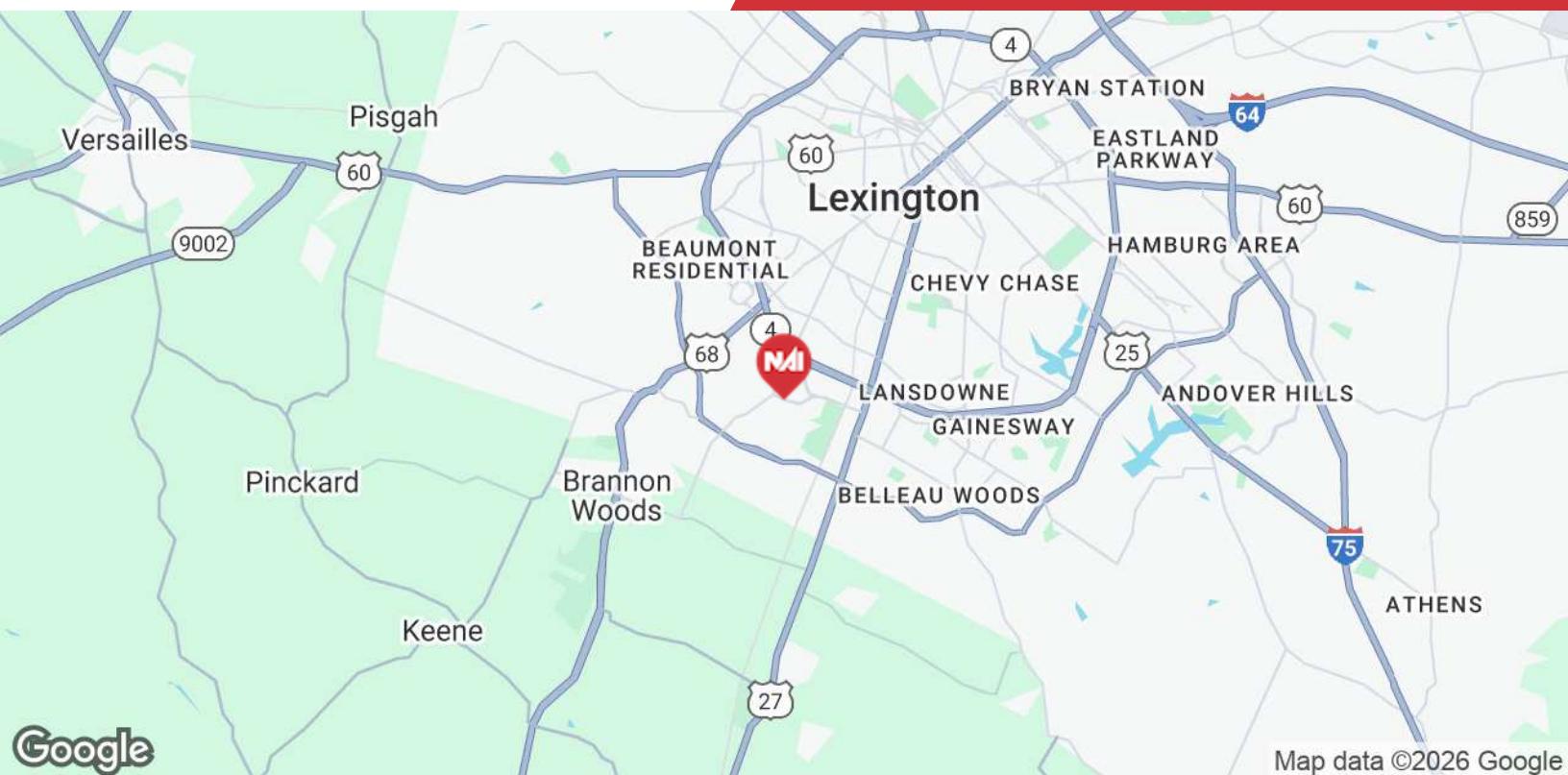


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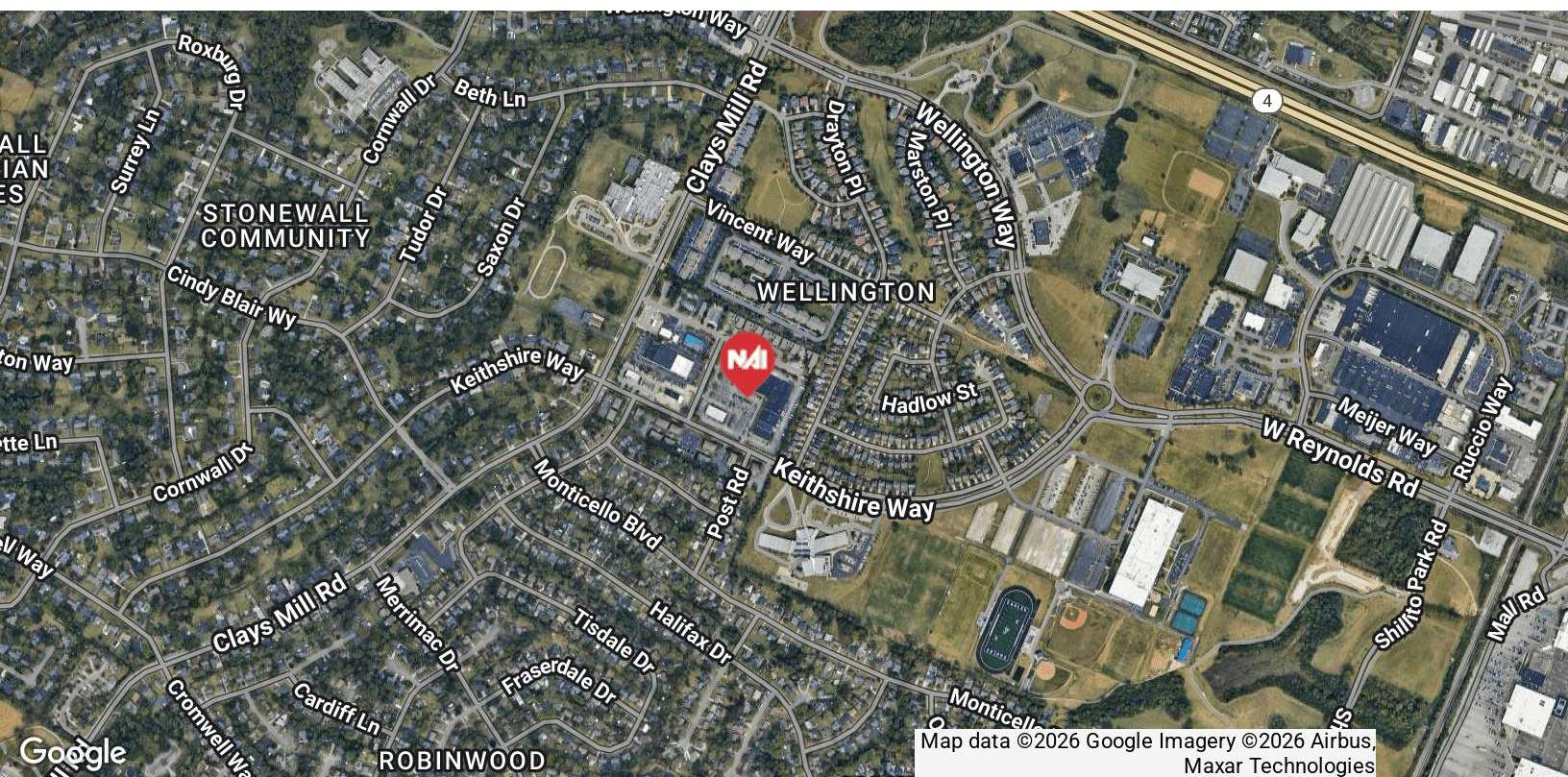
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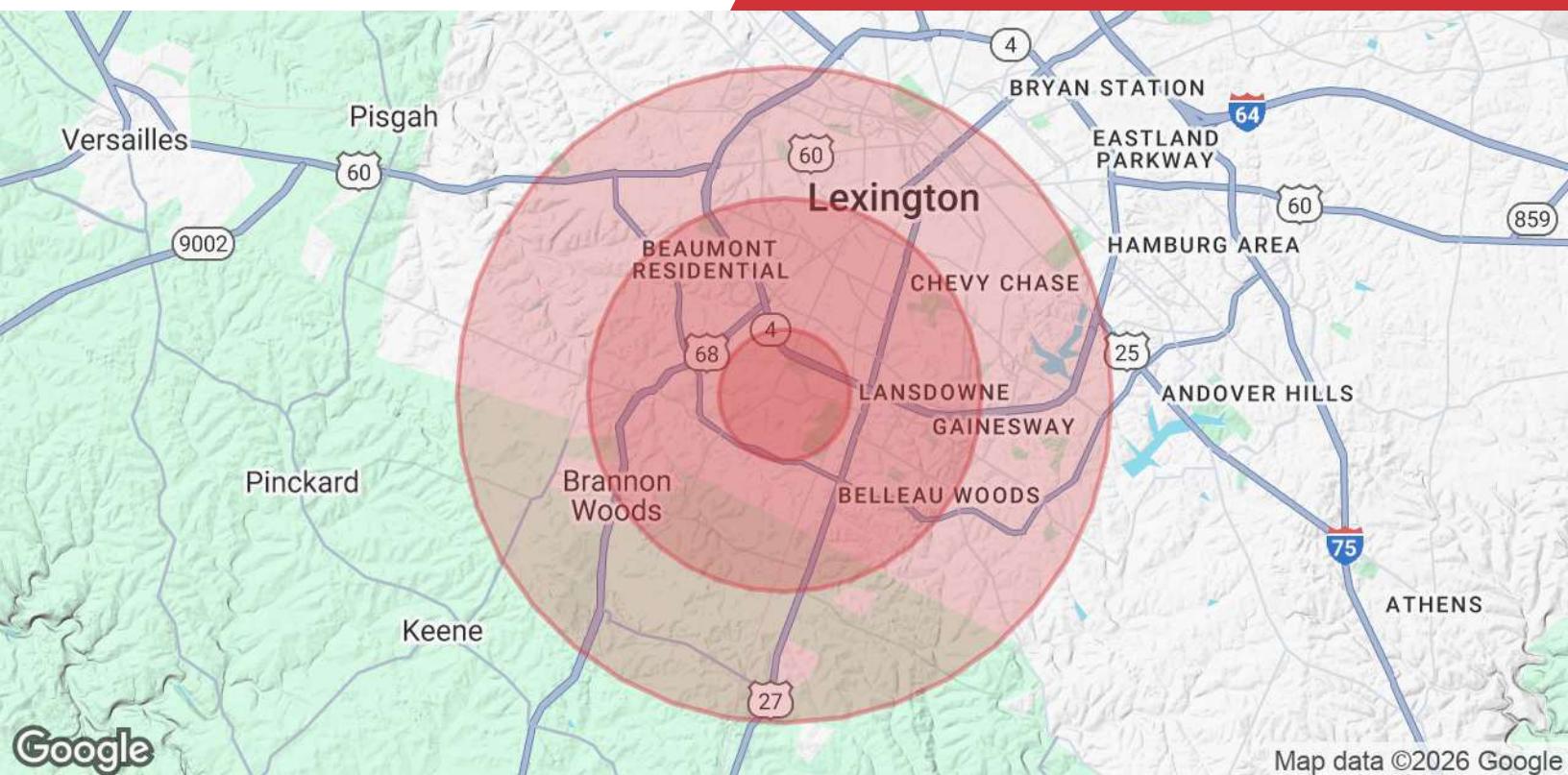
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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 9,103 | 92,761 | 198,998 |
| Average Age | 41.7 | 38.5 | 35.0 |
| Average Age (Male) | 38.8 | 36.7 | 33.8 |
| Average Age (Female) | 44.2 | 40.0 | 36.1 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,681 | 40,237 | 84,520 |
| # of Persons per HH | 2.5 | 2.3 | 2.4 |
| Average HH Income | \$109,094 | \$104,188 | \$96,530 |
| Average House Value | \$234,475 | \$215,037 | \$247,822 |

2025 STDB

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