

The Summit at Fritz Farm



The Summit at Fritz Farm Phase II-Land

Nicholasville Rd & Man O' War Blvd
Lexington, Kentucky 40517

Property Highlights

- Outlot of a new dense, mixed-use, upscale development
- Combined daily traffic counts over 81,590
- Walkable Everything - amenities, restaurants, shopping, services, offices, hotel, residential, outdoor spaces

Property Description

NAI Isaac is pleased to present an outparcel available for sale or ground lease within Lexington's best shopping, dining, entertainment and luxury living center. The Summit at Fritz Farm is a finely curated mixed-use upscale destination celebrating the rich heritage of Lexington, KY. Blending 325,610 SF of regional, mixed-use shopping and dining destination, Class A creative office space, 120-room boutique hotel and 306 luxury apartments, The Summit at Fritz Farm is Lexington's most dynamic destination.

OFFERING SUMMARY

Phase II	5.97 AC
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DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	92,783	\$99,020
5 Miles	193,167	\$97,847
10 Miles	371,169	\$93,939

For more information

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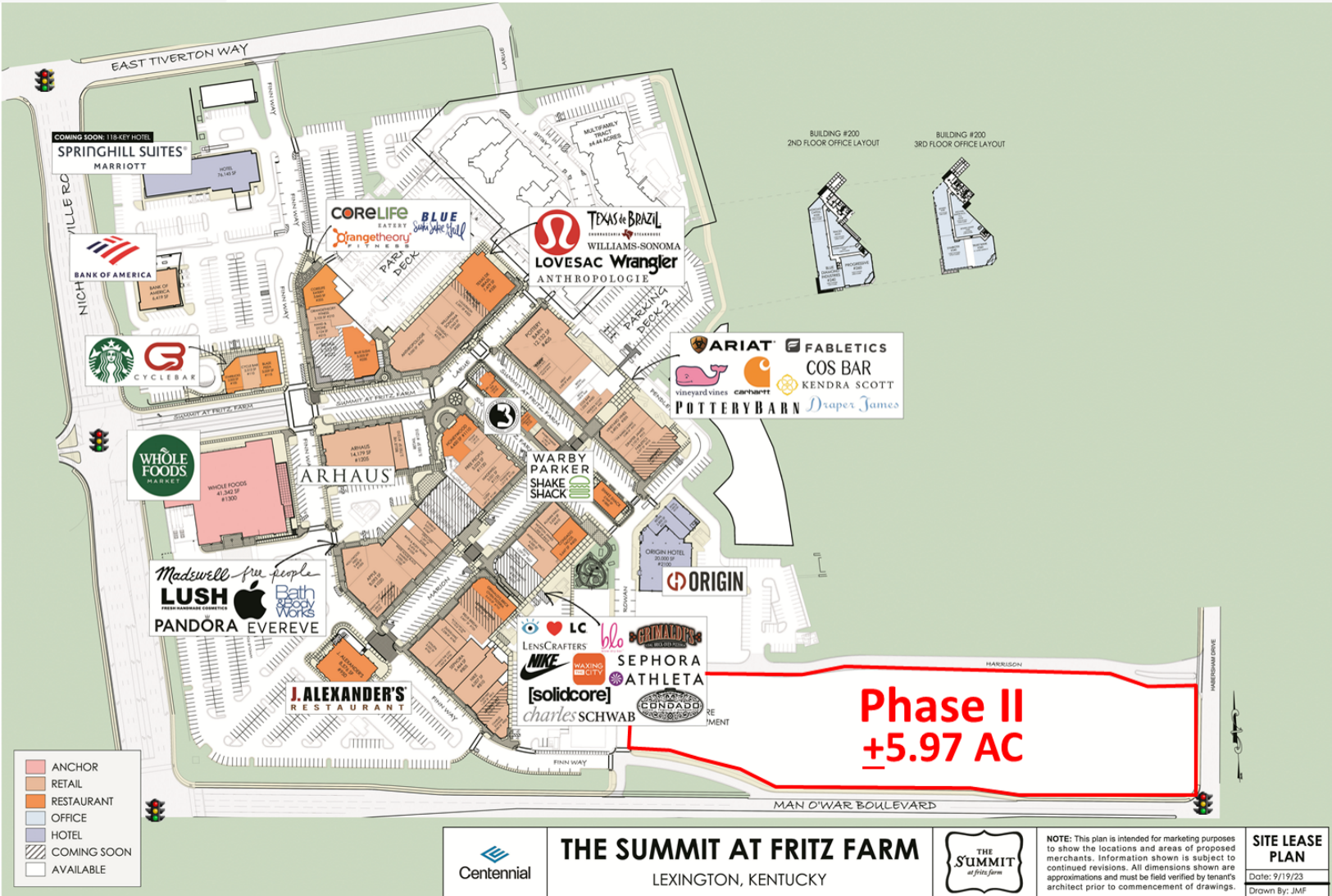
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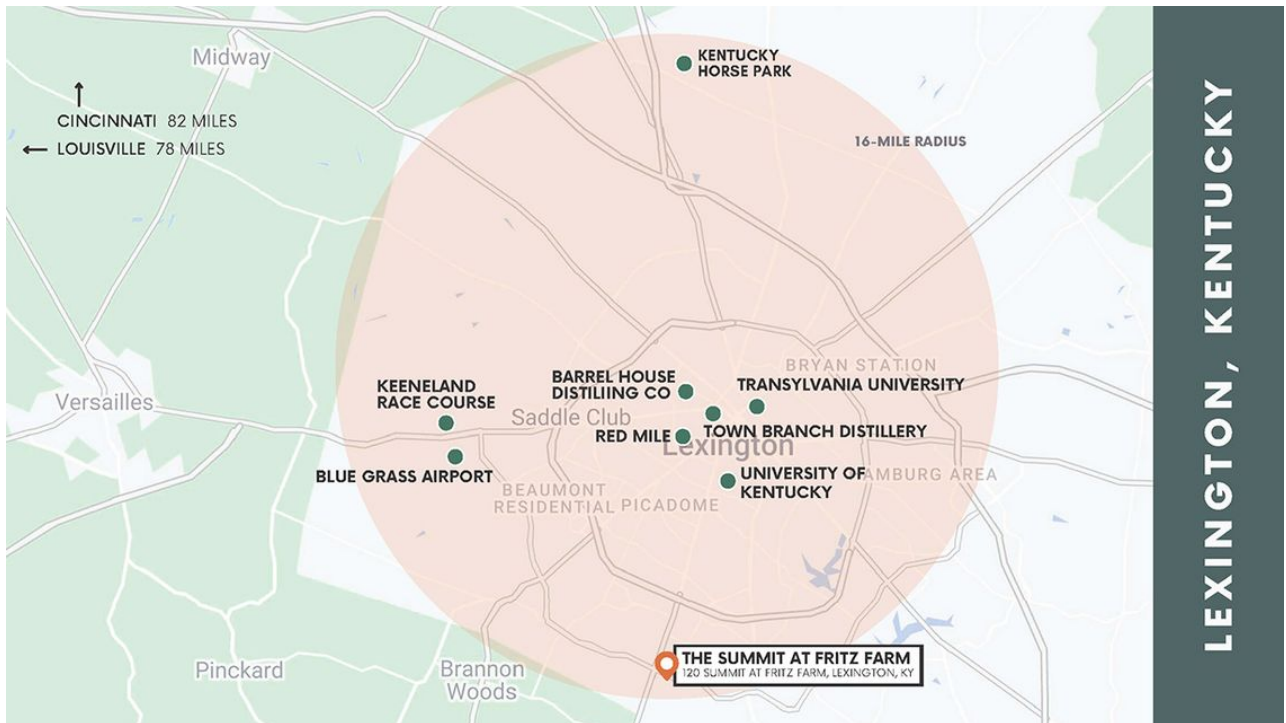


KNOWN AS THE HORSE CAPITAL OF THE WORLD,
LEXINGTON IS THE SECOND LARGEST CITY
IN THE STATE OF KENTUCKY

LEXINGTON IS NAMED ONE OF THE
BEST PLACES TO LIVE
IN 2022-2023

CityTownInfo

USNews



LEXINGTON, KENTUCKY

The Summit At Fritz Farm

LEXINGTON, AT THE HEART OF COSMOPOLITAN & BLUEGRASS

NICHE.COM NAMES LEXINGTON ONE OF THE BEST PLACES TO LIVE.

95% OF THE WORLD'S BOURBON IS PRODUCED IN KENTUCKY AND 14 DISTILLERIES ARE IN LEXINGTON.

LEXINGTON INHABITS THE LARGEST UNIVERSITY IN THE STATE, THE UNIVERSITY OF KENTUCKY, WITH MORE THAN 47,000 STUDENTS + EMPLOYEES.

HOME TO THE BOURBON TRAIL AND KEENELAND RACE TRACK, LEXINGTON SEES 4.1M+ TOURISTS EACH YEAR.



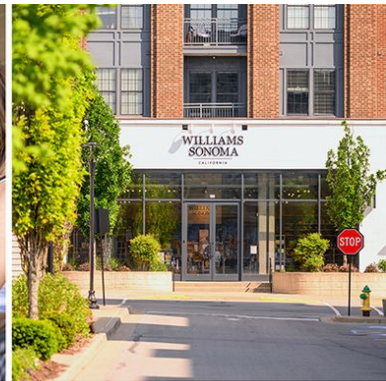
#3
SAFEST
CITY IN THE U.S.



516K
LEXINGTON MSA
POPULATION

19.7%
YOY INCREASE IN
HOME PRICES

SOURCES: KENTUCKYTOURISM.COM; NICHE.COM; REALTOR.COM



81,590
CARS PER DAY



40K SF
OF OFFICE SPACE



325,610 SF
REGIONAL, MIXED-USE
SHOPPING & DINING
DESTINATION



120 ROOM
BOUTIQUE HOTEL
& 118-ROOM HOTEL
COMING SOON



306 UNIT
LUXURY APARTMENT
COMPLEX 100% LEASED WITH
HIGHEST RENTS IN MARKET

TRAFFIC DATA

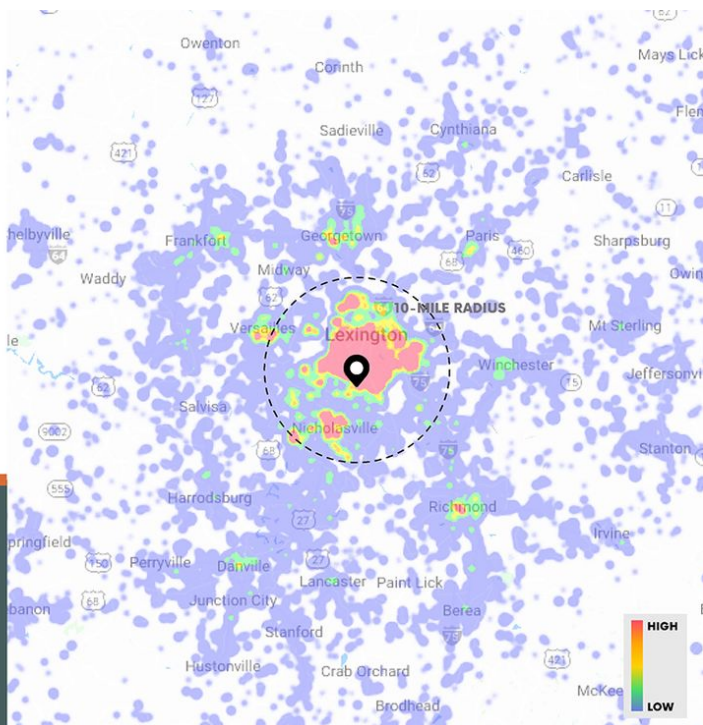
Annual Number of Visits **3.7M**
Avg. Visit Frequency **4.35**
Avg. Dwell Time **102 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population **312,053**
Daytime Population **375,777**
Households **127,349**
Family Households **72,620**
Average HHI **\$102,000**
Some College or Higher **73.7%**

10,900+ HOUSEHOLDS
WITHIN 5 MILES OF THE SUMMIT
EARN **\$150,000 OR HIGHER**

DATA SOURCE: PLACER AI; TIME FRAME: MAY 2022 - APRIL 2023





OUR CORE CUSTOMERS

DATA BASED ON THE SUMMIT'S CORE CUSTOMER 40% OF TRADE AREA

SPENDING PATTERNS

Avg. Discretionary Income
Discretionary Income \$150K+

ABOVE U.S. AVERAGE
\$54,611 +
4.7% +
+

PSYCHOGRAPHICS

SINGLES & STARTERS
Young singles starting out and some starter families living a city lifestyle

25.8%

POWER ELITE

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

23.5%

CUSTOMER LOYALTY

LOYALTY CLASSIFIED AS 1+ VISITS



89%

3.28M OF OUR CUSTOMER VISITS ARE LOYAL, MAKING US THEIR GO-TO SHOPPING DESTINATION

DATA SOURCE: PLACER.AI; TIMEFRAME: MAY 2022 - APRIL 2023

STAY A WHILE

With an extensive dwell time of 102 minutes, The Summit at Fritz Farm not only provides its visitors with all of the best shopping and dining options, but an overall experience that makes guests want to stay a while and enjoy our gathering areas, walking trail, arts & entertainment district, live music, events and more.



THE SUMMIT BOASTS
THE HIGHEST DWELL TIME
COMPARED TO COMPETING CENTERS



The Summit At Fritz Farm



WE'RE EXCLUSIVE

62% OF THE SUMMIT RETAILERS ARE UNIQUE TO THE STATE OR MARKET.
MANY TENANTS HAVE RELOCATED HERE TO ALIGN THEIR BRANDS WITH THE SUMMIT.



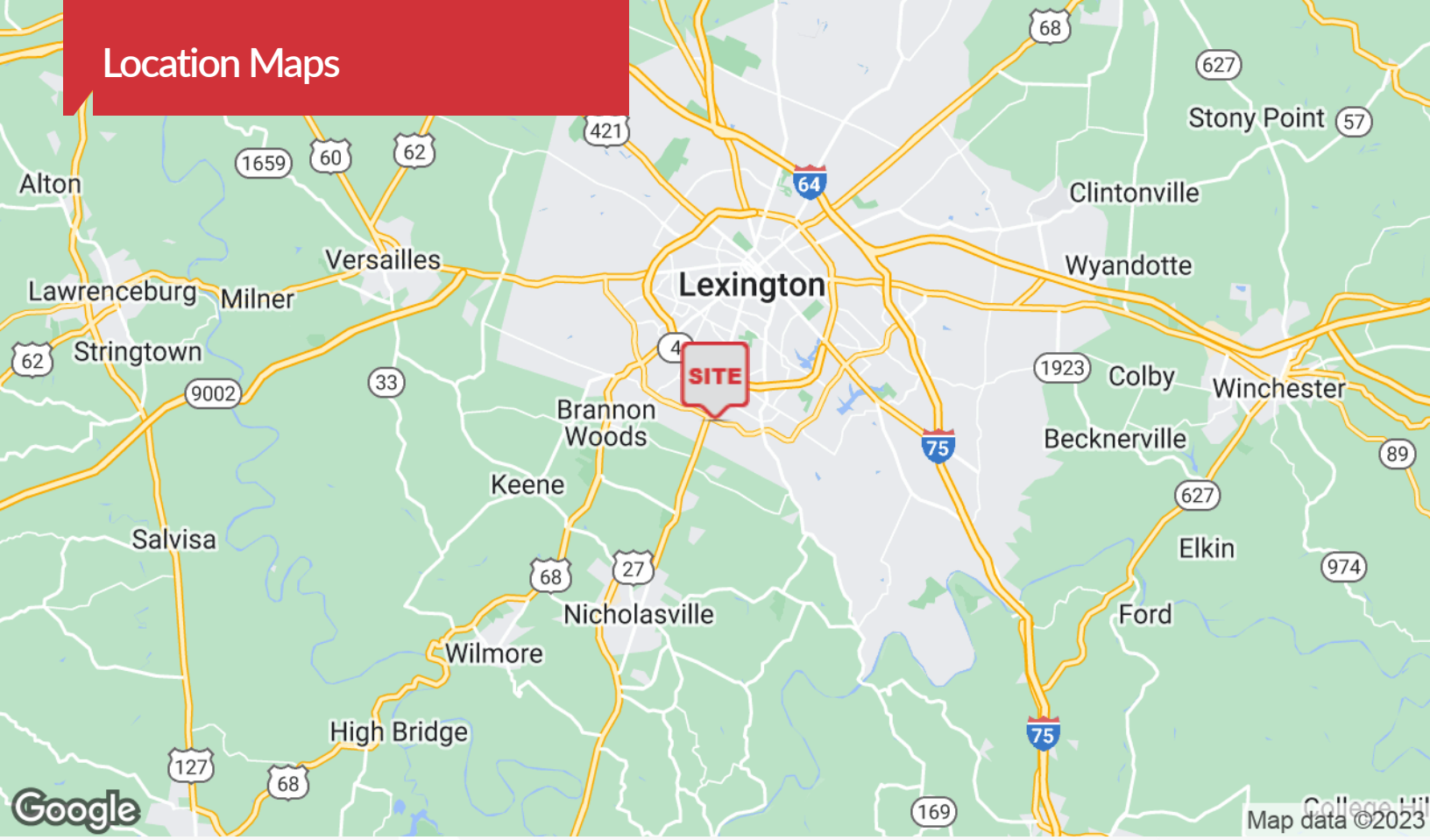
22
STATE EXCLUSIVES
ONLY STORE IN KENTUCKY

21
MARKET EXCLUSIVES
ONLY STORE IN THE MARKET

The Summit at Fritz Farm is tailor-made for those seeking something more, housing best-in-class, emerging and trending retailers.

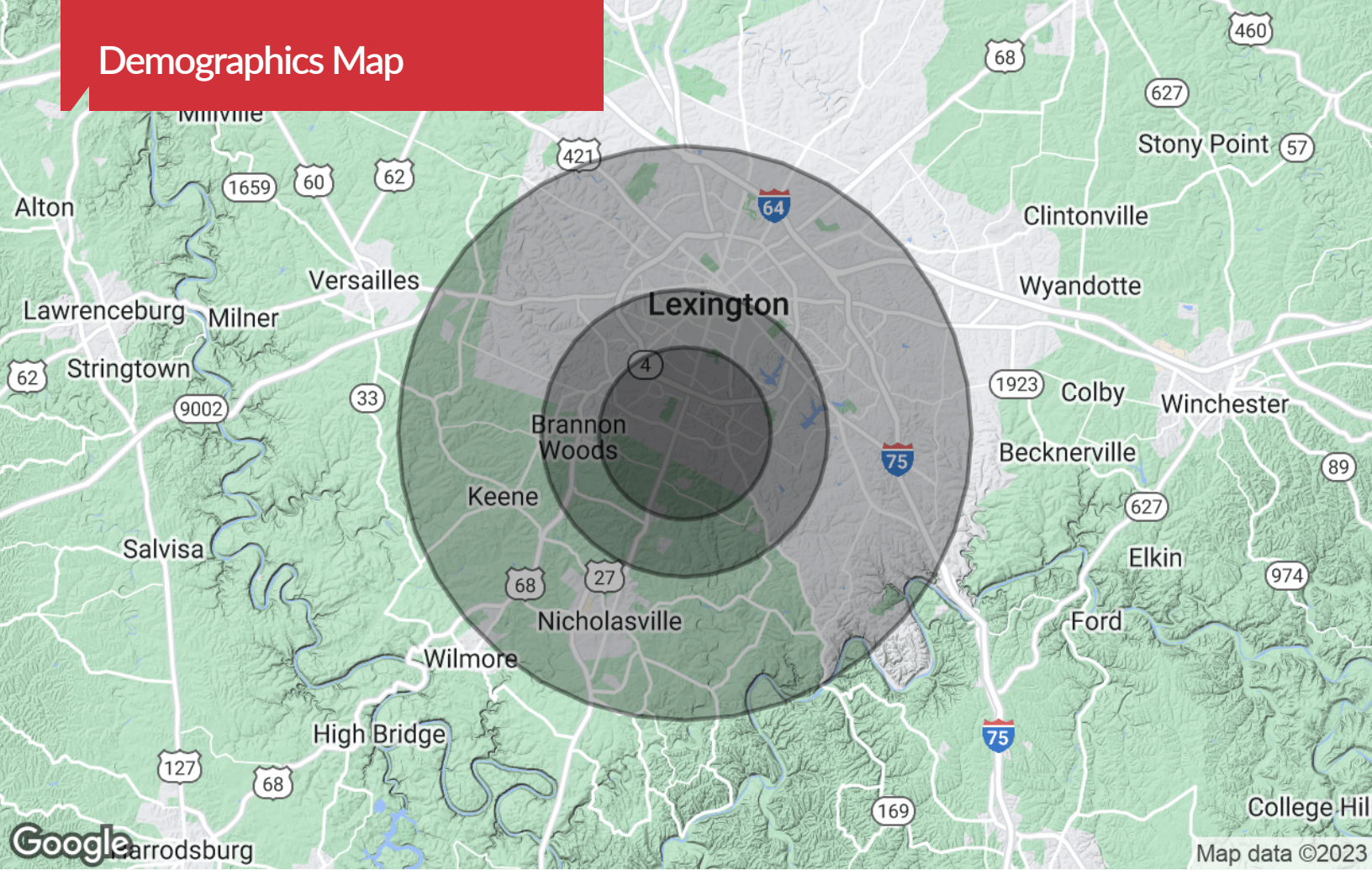


Location Maps



Map data ©2023 Google Imagery ©2023, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEBCO

Demographics Map



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	92,783	193,167	371,169
MEDIAN AGE	33.5	35.6	35.0
MEDIAN AGE (MALE)	32.7	34.2	33.8
MEDIAN AGE (FEMALE)	34.4	36.8	36.2

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	40,331	81,778	153,191
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$99,020	\$97,847	\$93,939
AVERAGE HOUSE VALUE	\$164,637	\$215,178	\$248,205

* Demographic data derived from 2022 STDB