



## Keithshire Place

3330 Partner Place & 3301 Keithshire Way  
Lexington, Kentucky 40503

Spaces	Lease Rate	Space Size
14	\$12.00 SF/yr	1,350 SF
A	\$12.00 SF/yr	10,115 SF

### 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

### For More Information

**Al Isaac**

President

O: 859 422 4400

alisaac@naiisaac.com

For Lease

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

Retail Space



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771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)

For Lease

1,350 SF | \$12.00 SF/yr

Suite 14



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### Lease Information

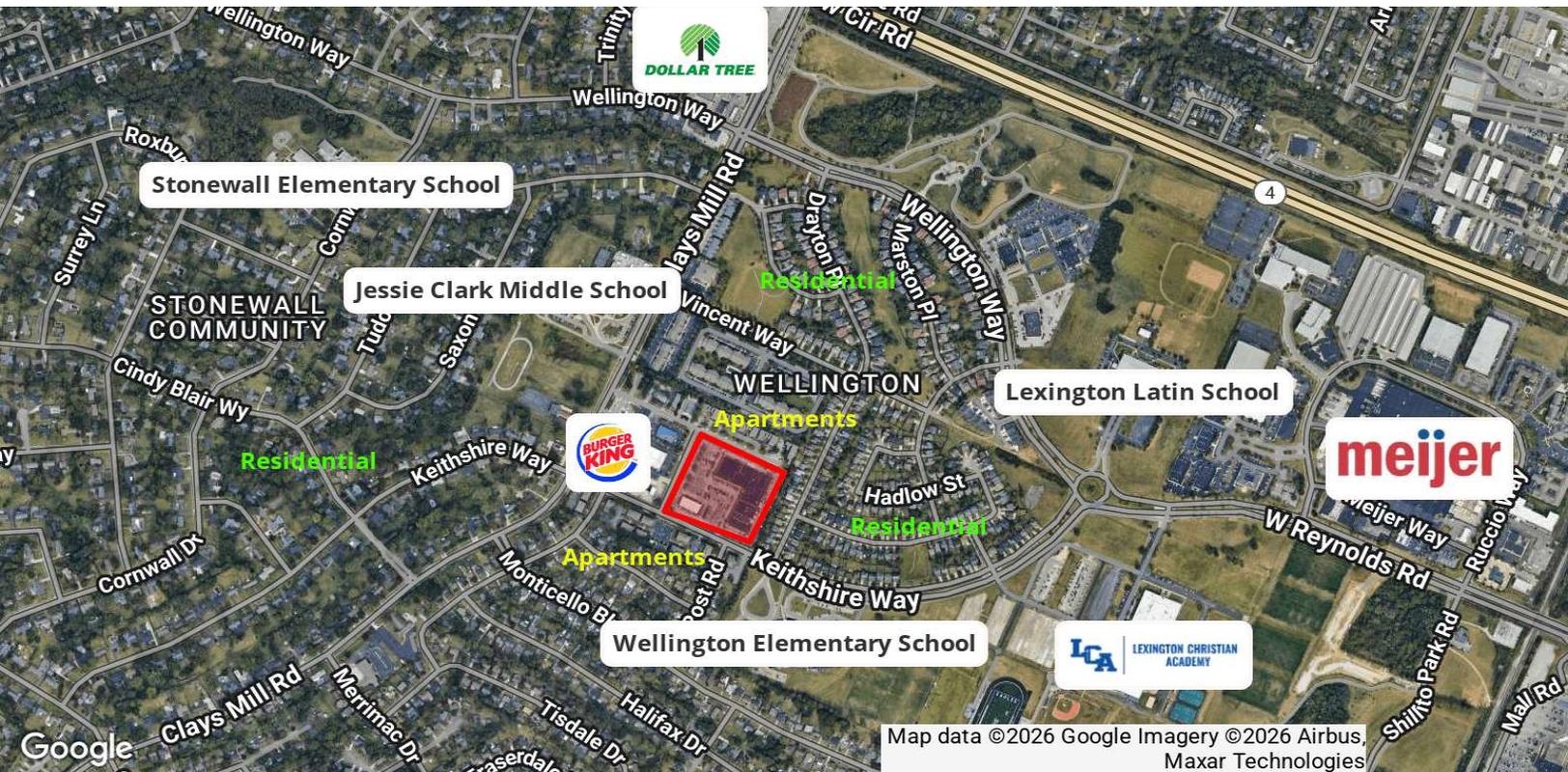
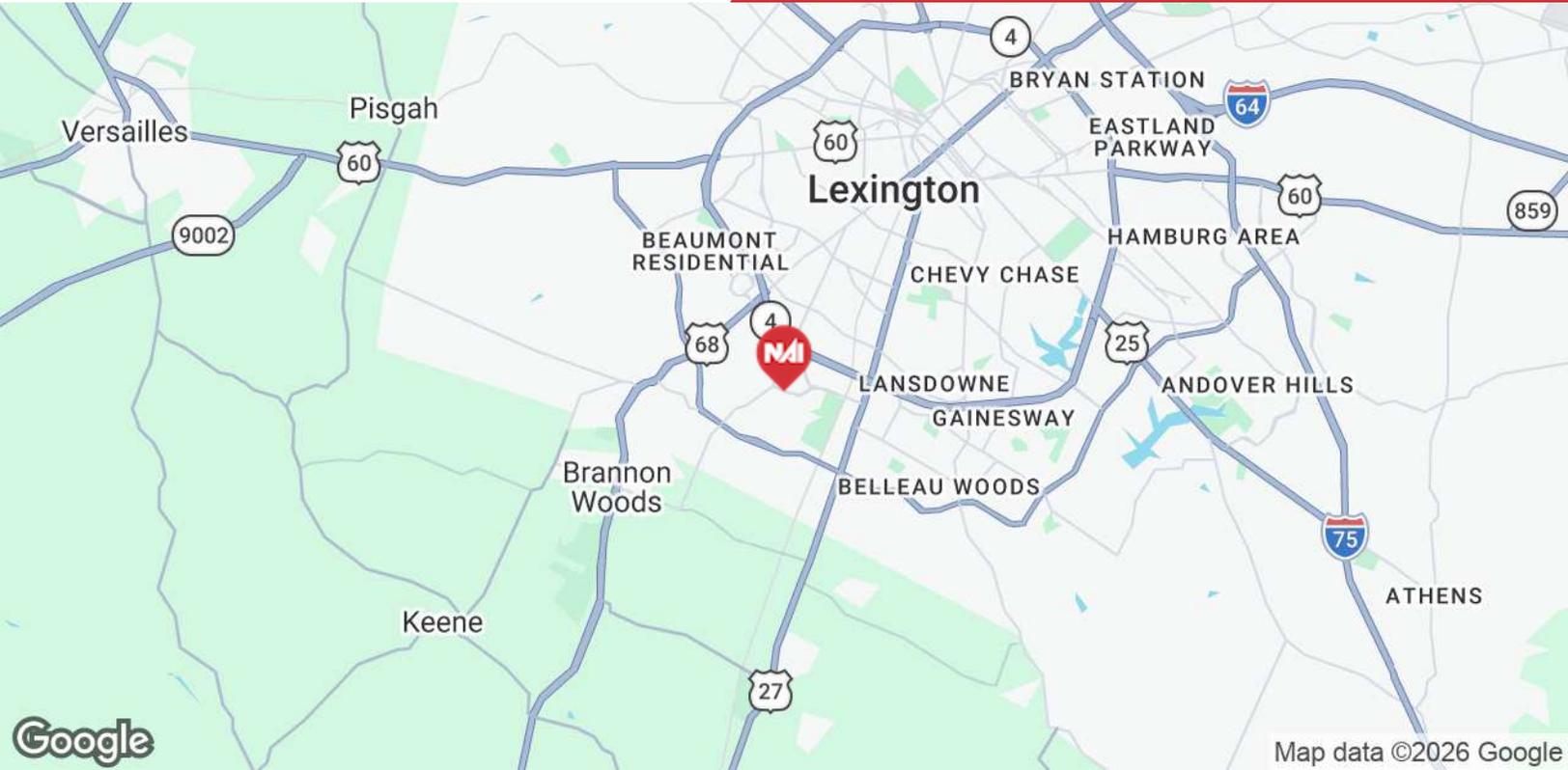
<b>Lease Type:</b>	NNN est to be \$3.50 PSF	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,350 - 10,115 SF	<b>Lease Rate:</b>	\$12.00 SF/yr

### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
14	1,350 SF	NNN	\$12.00 SF/yr	Clear ceiling height: 11' with 8'x10' overhead door NNN's estimated to be \$2.65 PSF
A	10,115 SF	NNN	\$12.00 SF/yr	-

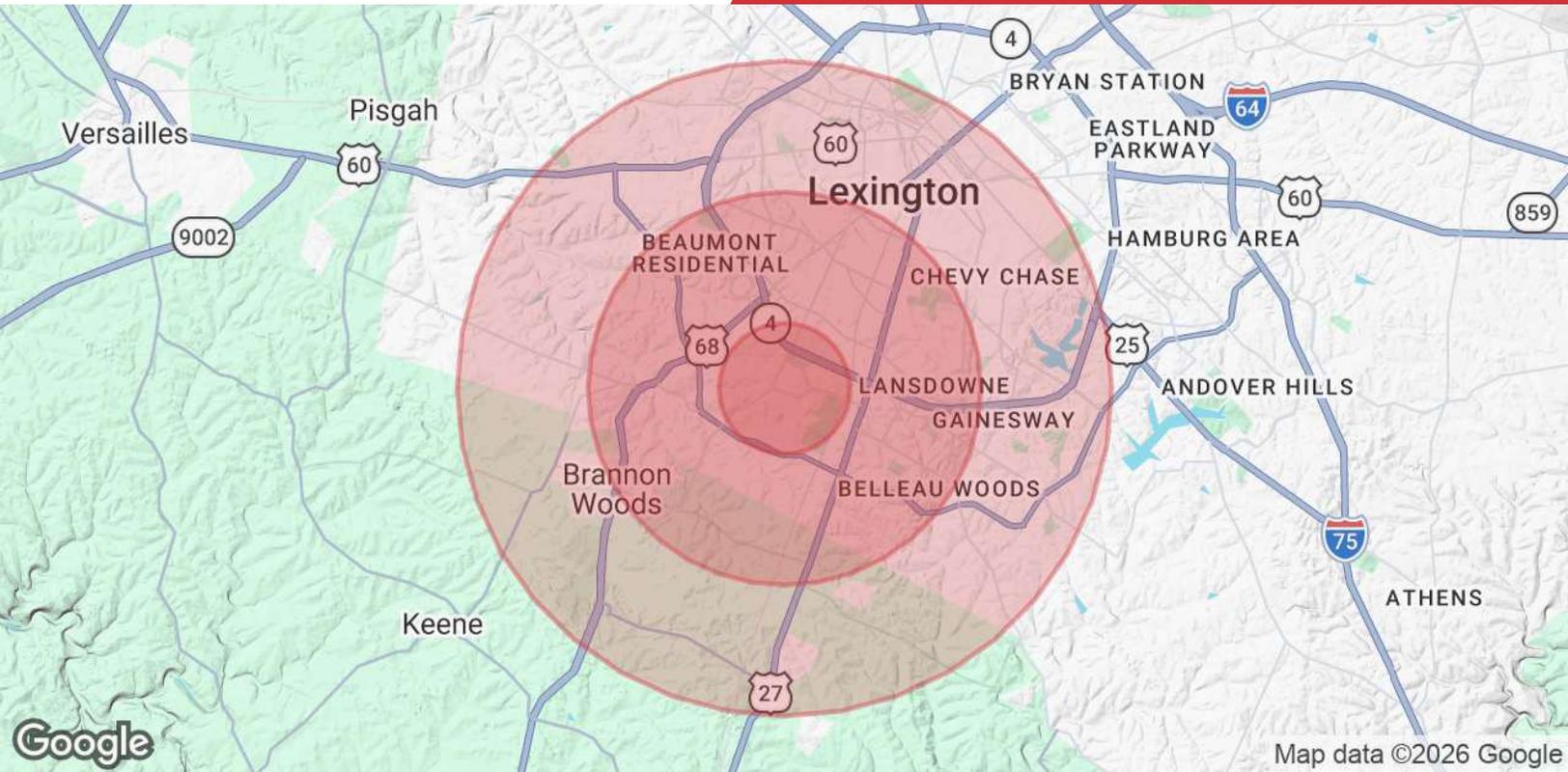


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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	9,103	92,761	198,998
<b>Average Age</b>	41.7	38.5	35.0
<b>Average Age (Male)</b>	38.8	36.7	33.8
<b>Average Age (Female)</b>	44.2	40.0	36.1
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,681	40,237	84,520
<b># of Persons per HH</b>	2.5	2.3	2.4
<b>Average HH Income</b>	\$109,094	\$104,188	\$96,530
<b>Average House Value</b>	\$234,475	\$215,037	\$247,822

2025 STDB