



## Keithshire Place

3330 Partner Place & 3301 Keithshire Way  
Lexington, Kentucky 40503

### Property Highlights

- +-10,115 SF retail leasing opportunity available
- Two potential outlots available for ground lease or build-to-suit
- +-104,519 SF retail/office center
- 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

A

### Lease Rate

\$12.00 SF/yr

### Space Size

10,115 SF

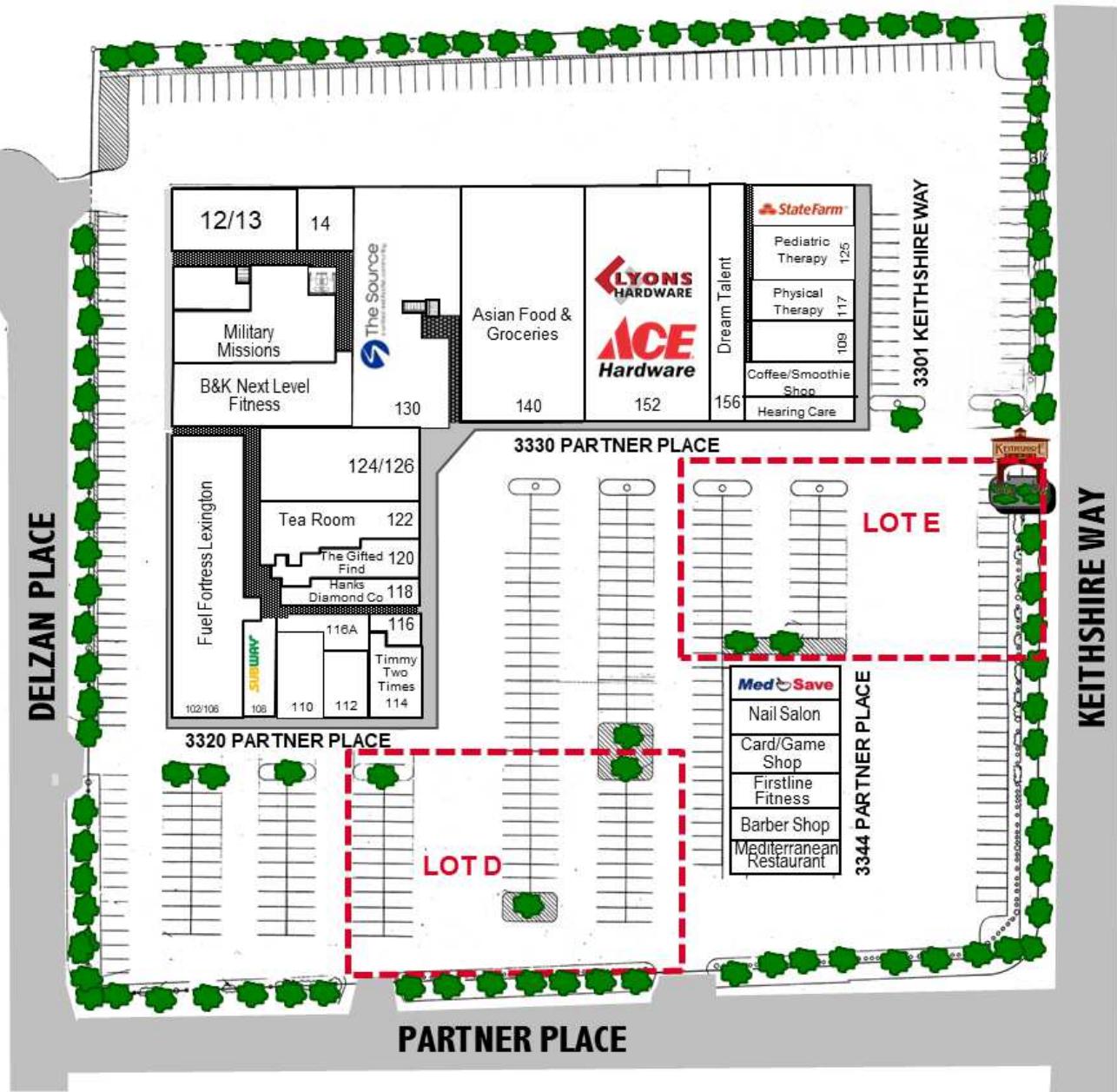
### For More Information

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President

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*For illustration purposes only*



Commercial Real Estate Services, Worldwide.

For Lease

10,115 SF | \$12.00 SF/yr

Retail Space



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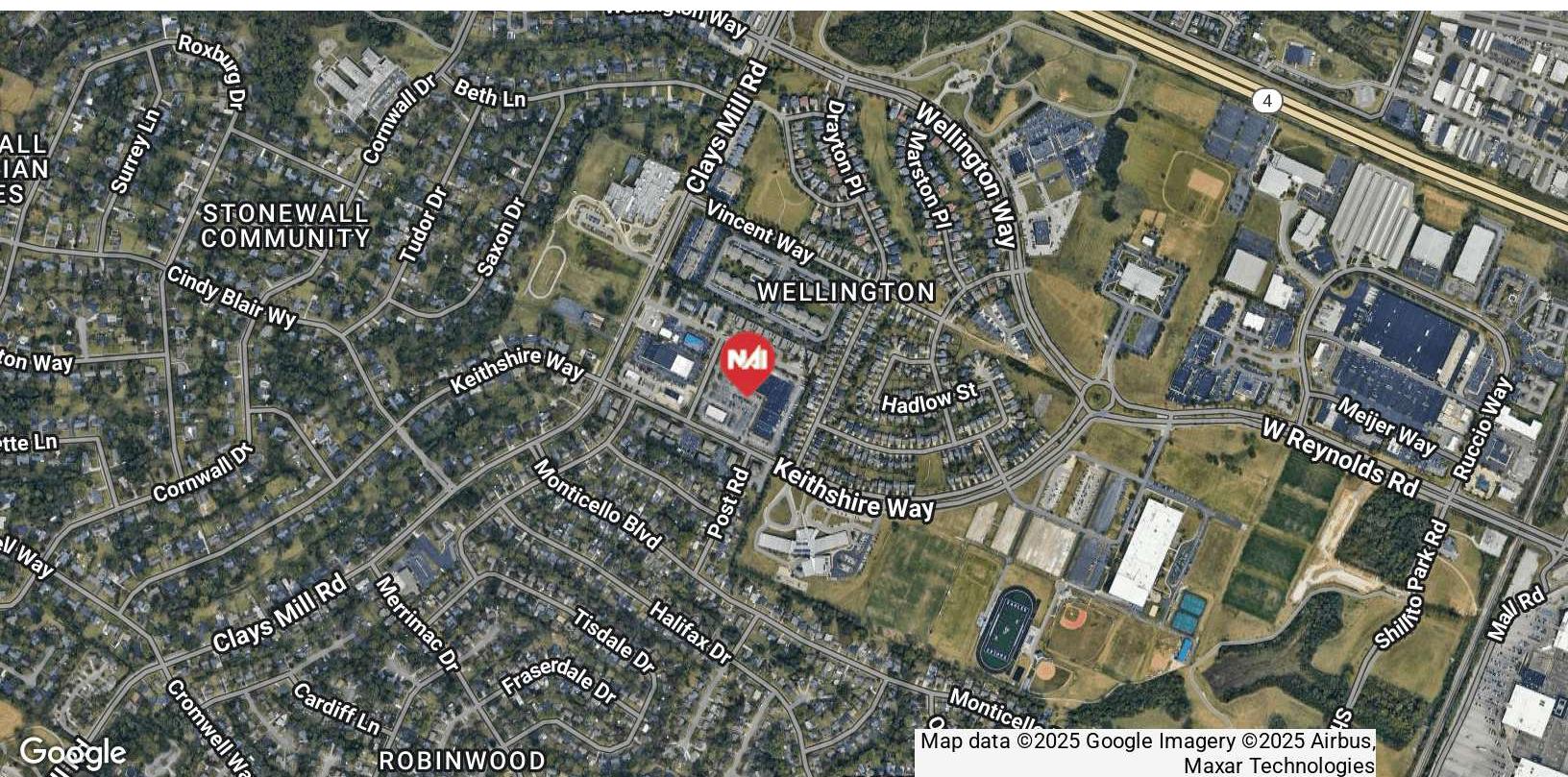
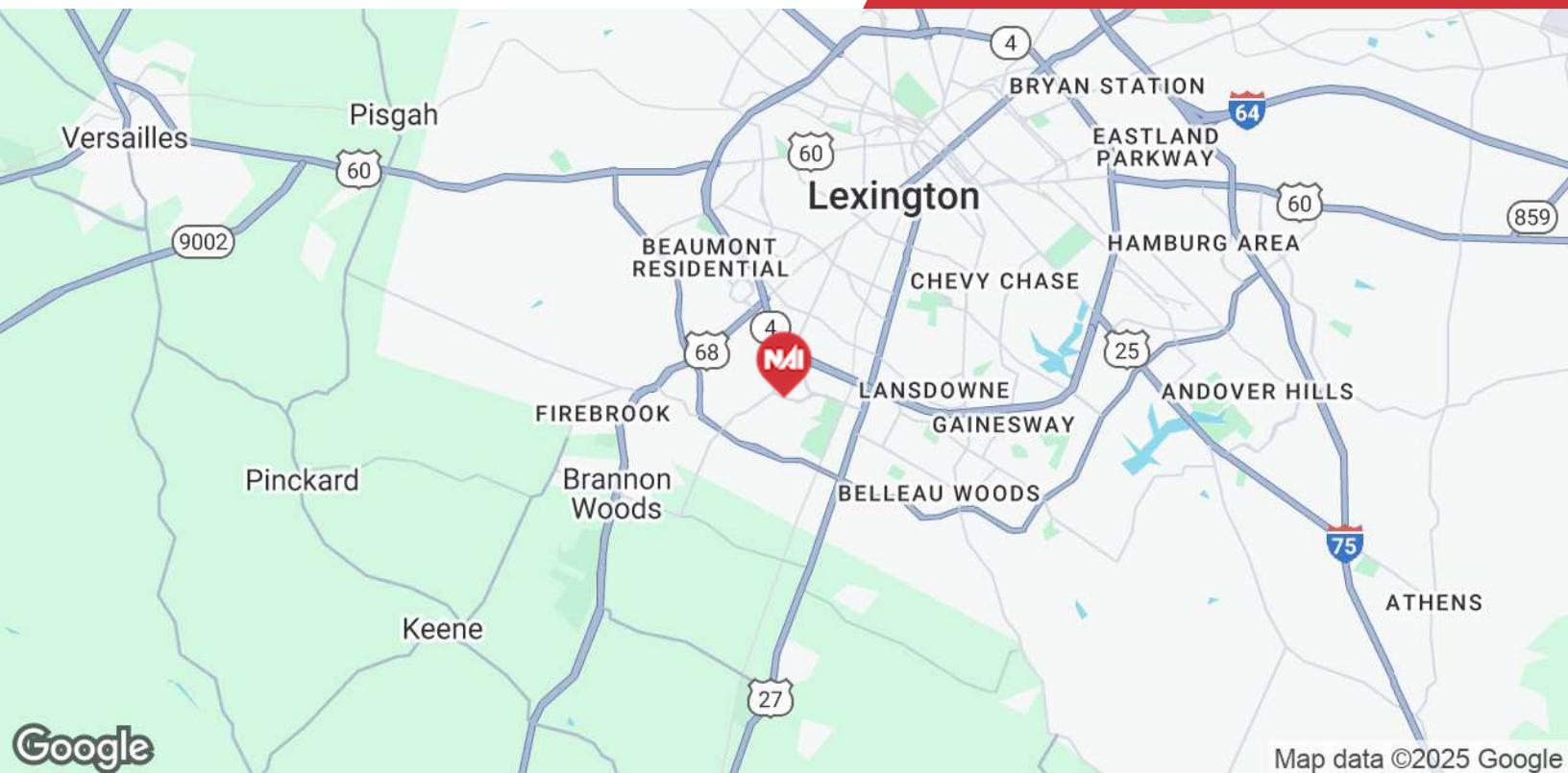


Commercial Real Estate Services, Worldwide.

For Lease

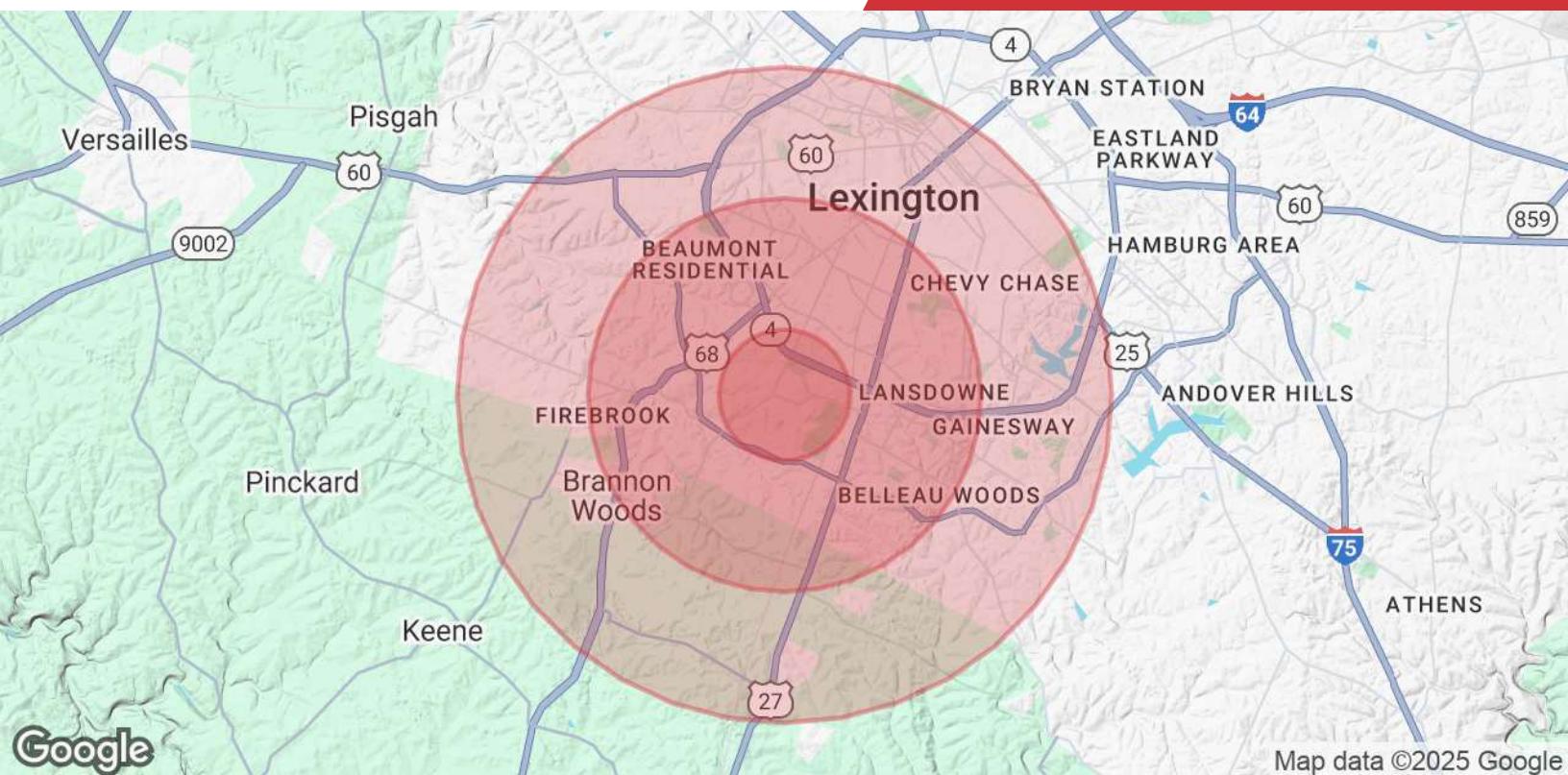
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### Population

	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

2024 STDB

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