

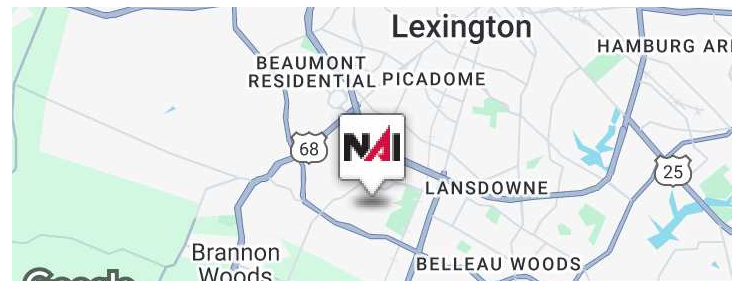


Keithshire Place

3330 Partner Place & 3301 Keithshire Way
Lexington, Kentucky 40503

Property Highlights

- +/-104,974 SF retail/office center
- +/-1,177 - 4,050 SF available for lease
- Two potential outlots available for ground lease or build-to-suit
- Heavily populated trade area with +/-200,000 population within a 5 mile radius
- Keithshire Way is the southern boundary road connecting Reynolds Road to Clays Mill Road and carries traffic to Meijer, Target and Lexington's regional mall, Fayette Mall
- Keithshire Place also has convenient access to the Blue Grass Airport, downtown Lexington, upscale residential communities, office, hotel accommodations, financial institutions and other amenities
- Rental Rates: \$10.00 - \$15.00 PSF
- NNN's estimated to be \$2.00 PSF



Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,681	40,237	84,520
Total Population	9,103	92,761	198,998
Average HH Income	\$109,094	\$104,188	\$96,530

For More Information

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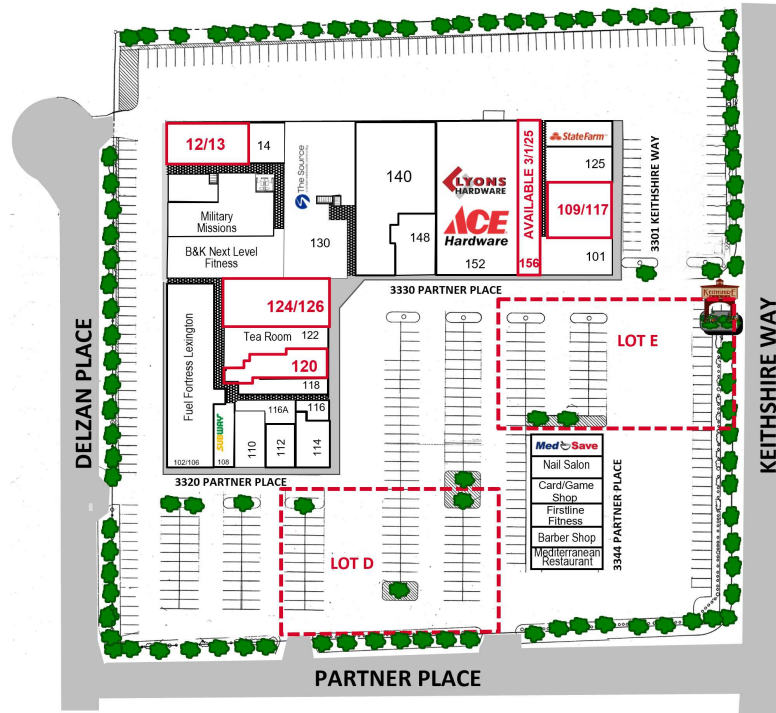
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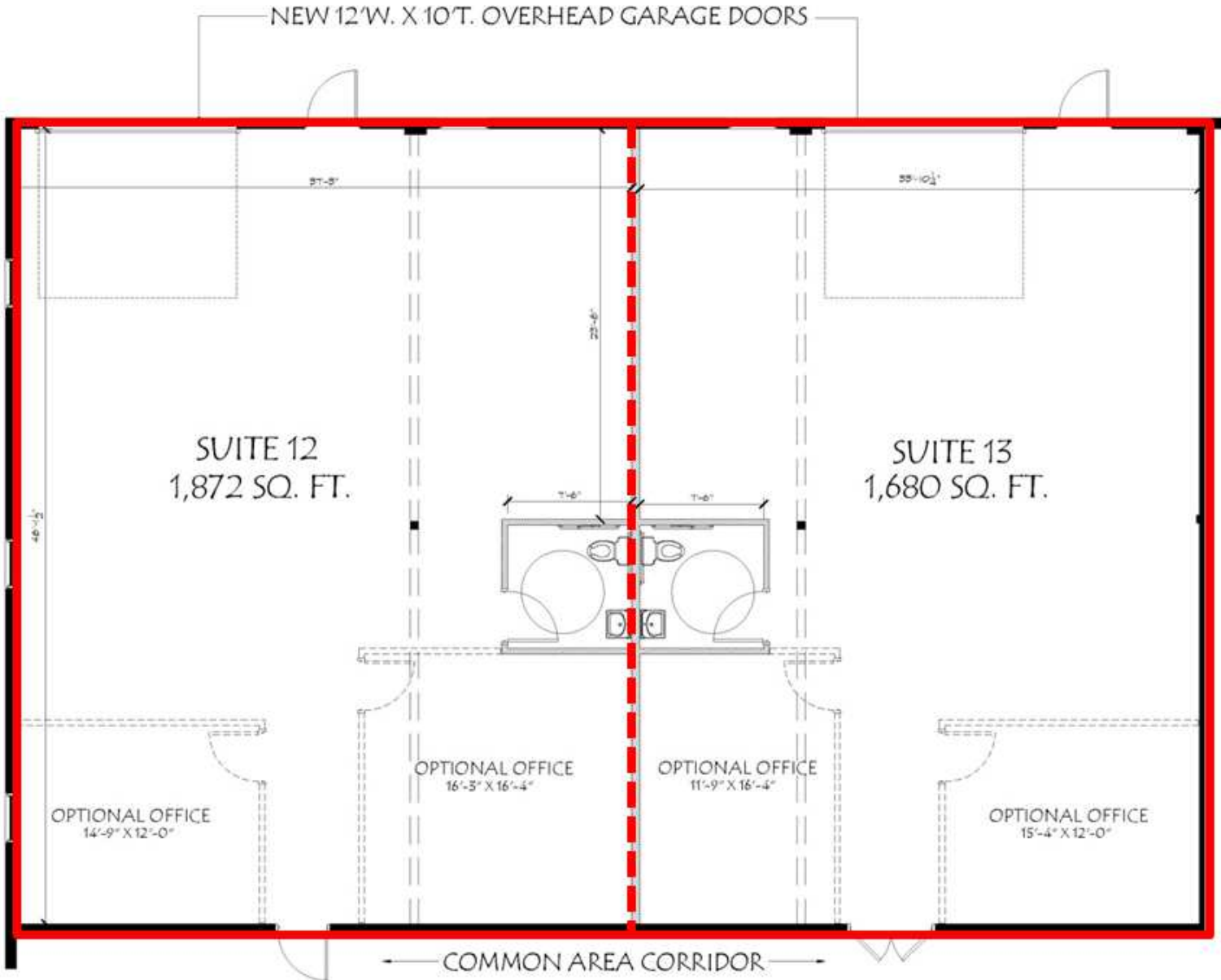




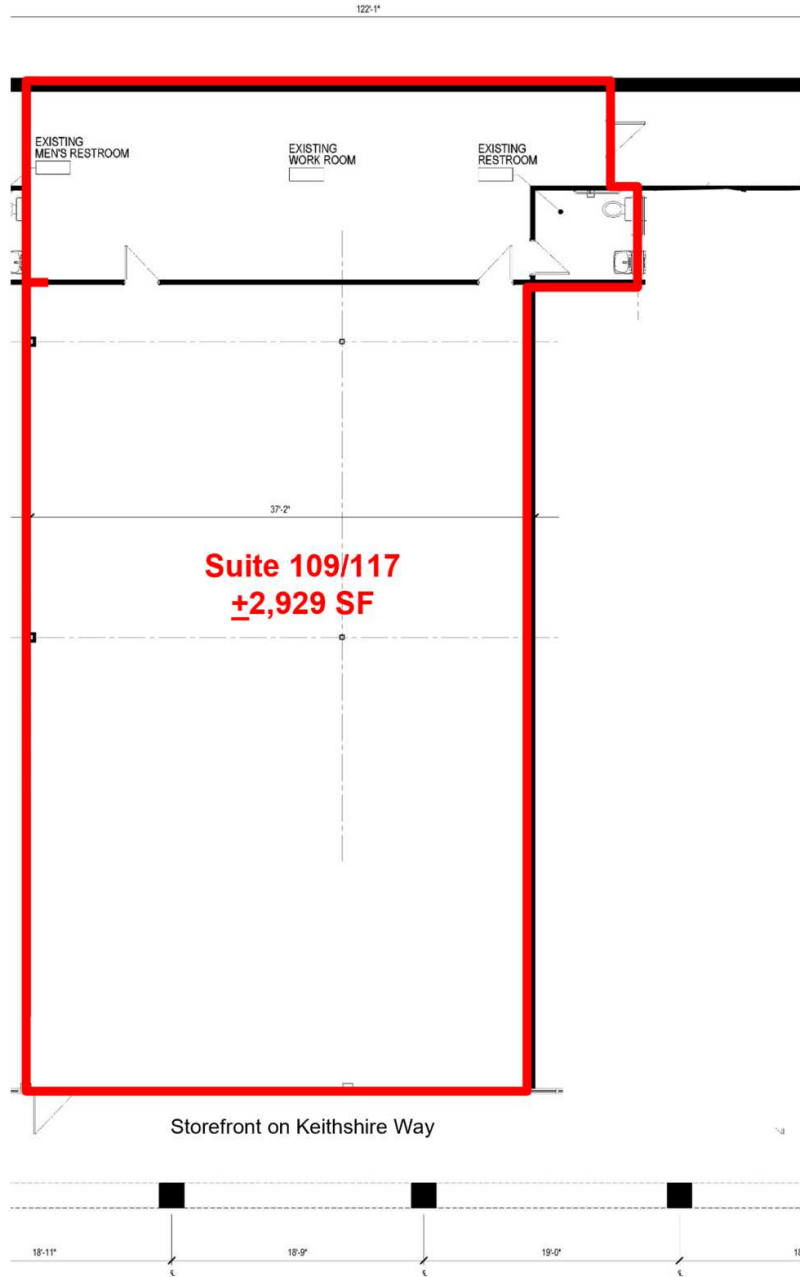
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Available Spaces

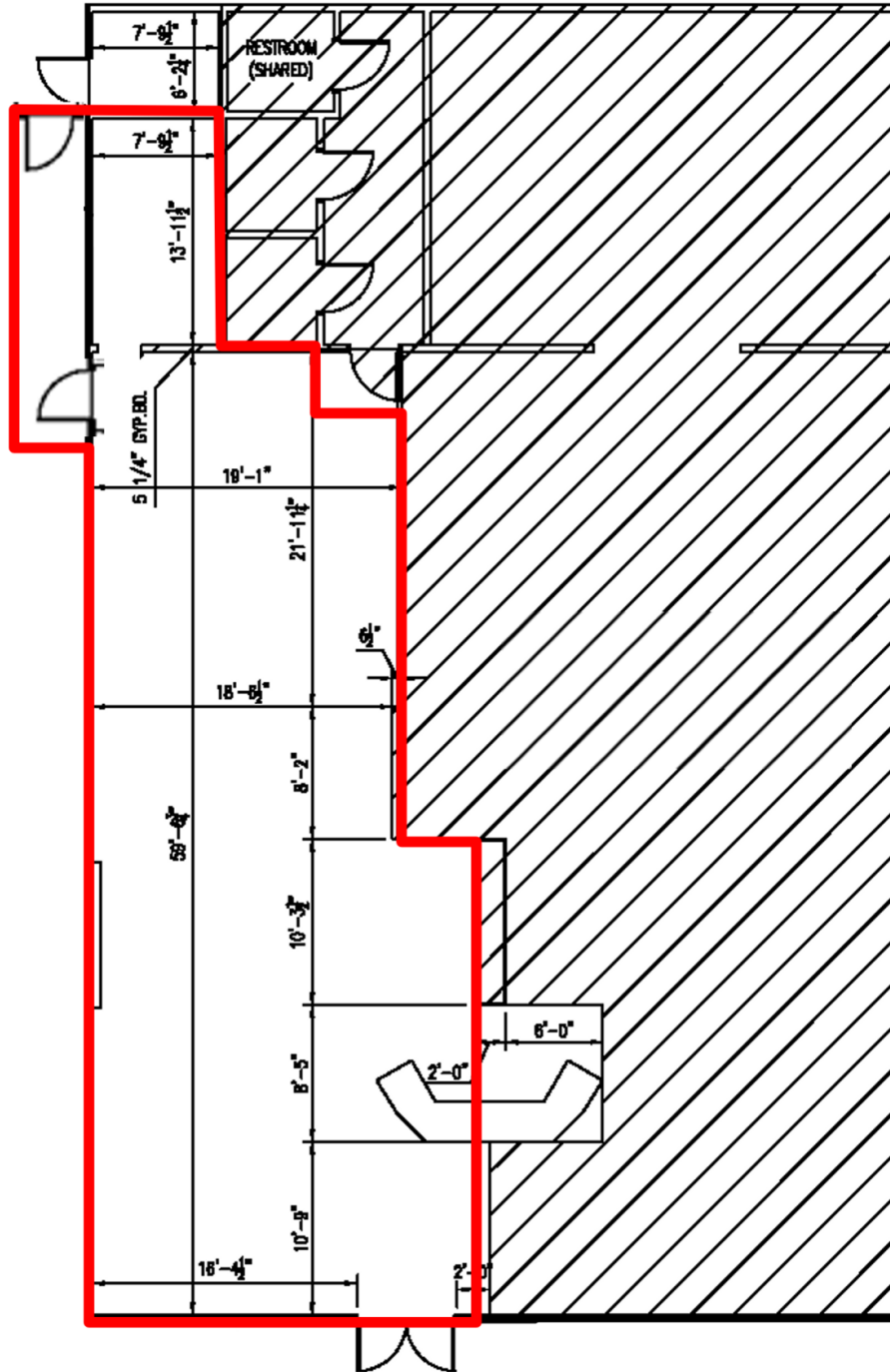
Suite	Size (SF)	Lease Type	Lease Rate	
12/13	1,680 - 3,552 SF	NNN	\$10.00 SF/yr	-
109/117	2,929 SF	NNN	\$15.00 SF/yr	-
120	1,177 SF	NNN	\$15.00 SF/yr	Available 1/1/25
124/126	2,025 - 4,050 SF	NNN	\$12.00 SF/yr	Can be subdivided to 2,025 SF @ \$14 PSF
156	2,400 SF	NNN	\$14.00 SF/yr	Available 3/1/25
Lot D	0.83 Acres	Ground Lease	\$75,000 per year	-
Lot E	0.6 Acres	Ground Lease	\$56,250 per year	-

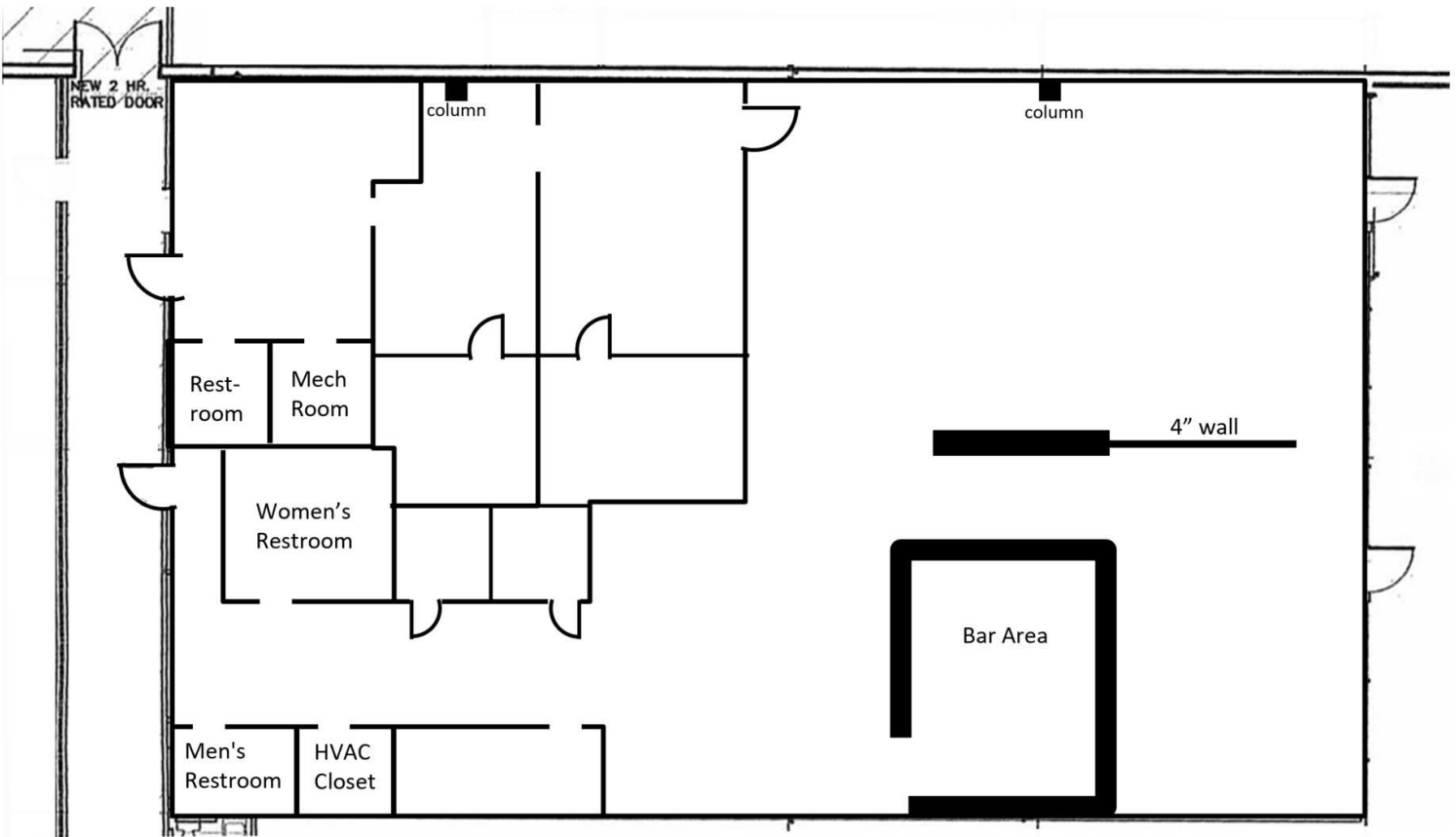


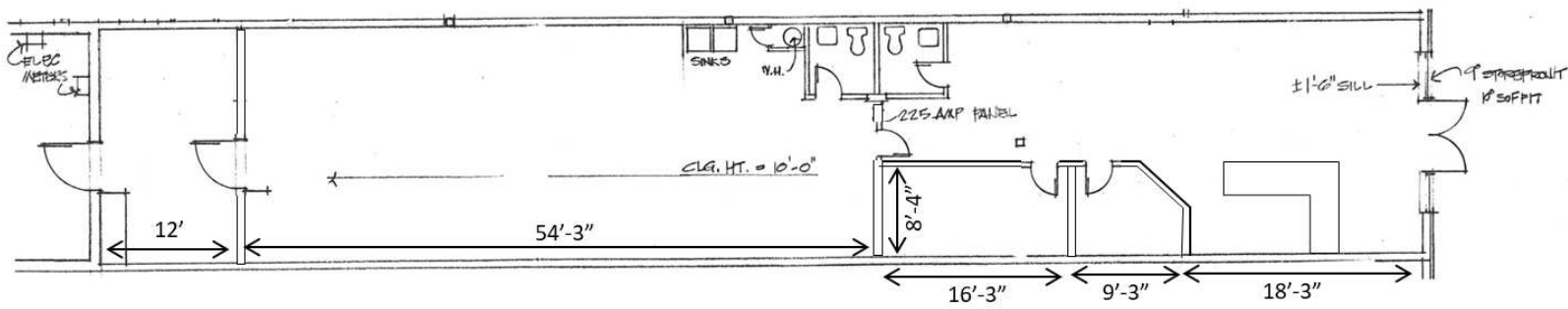
PROPOSED FLOOR PLAN

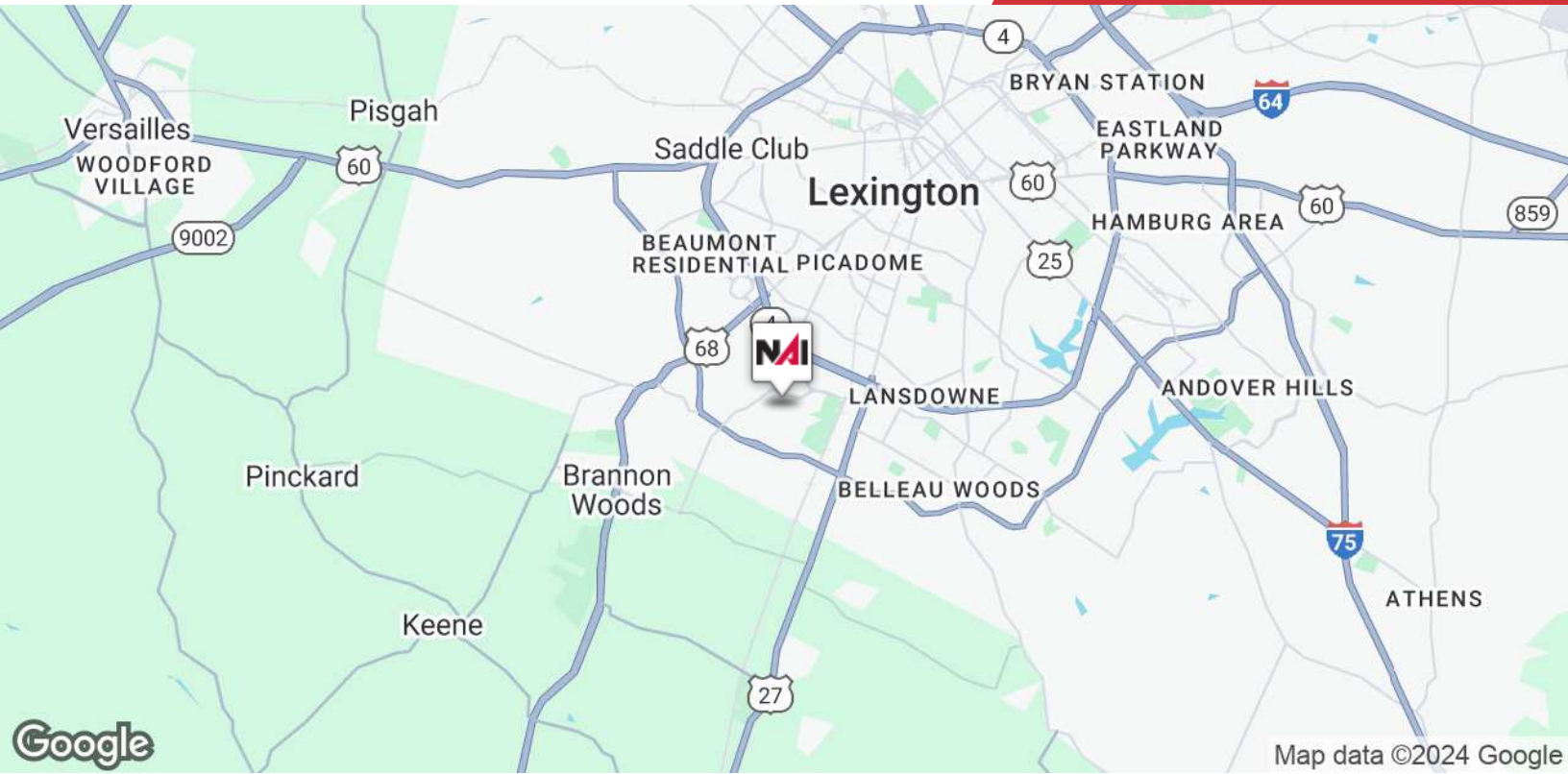


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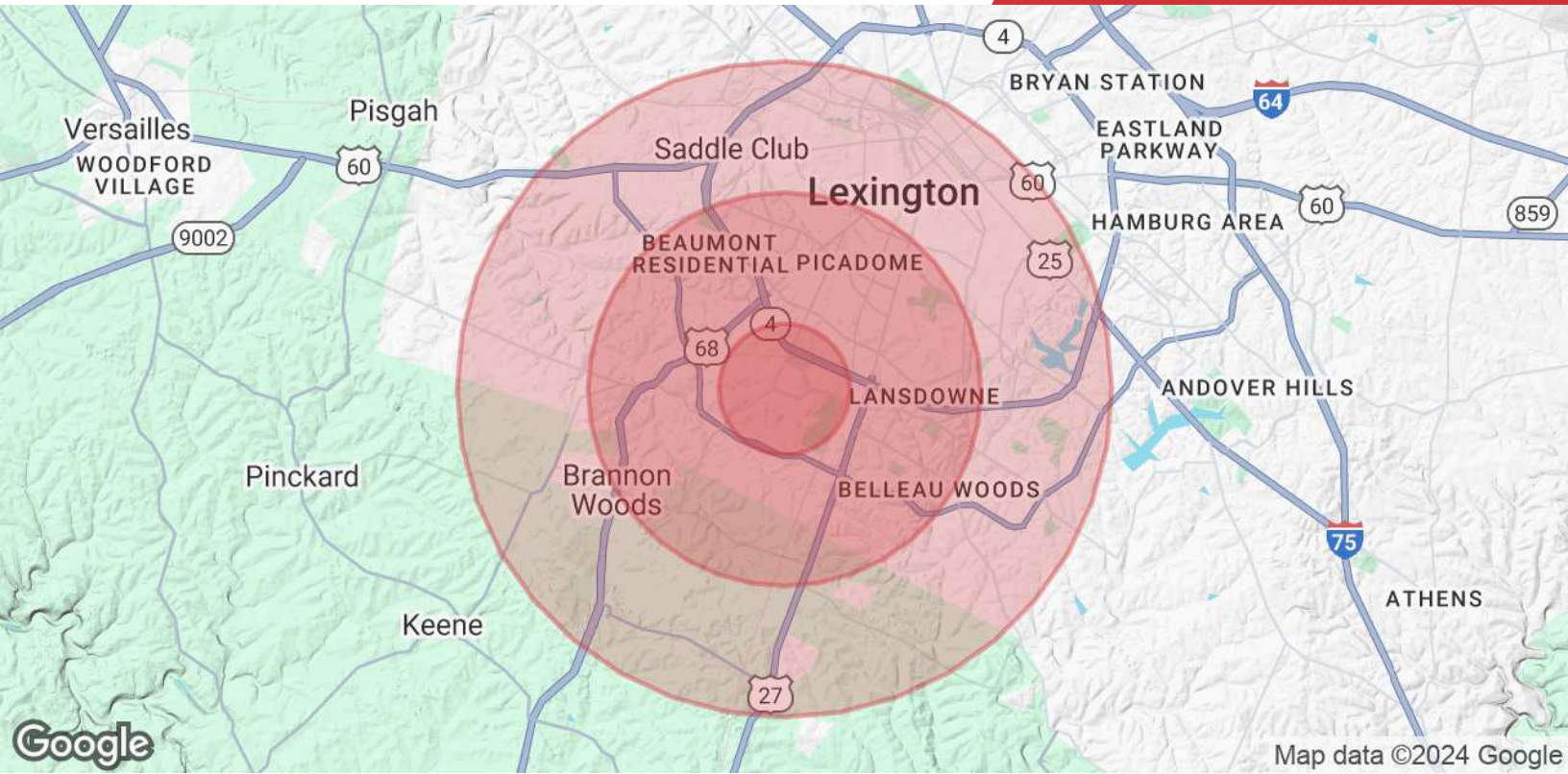






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Population	1 Mile	3 Miles	5 Miles
Total Population	9,103	92,761	198,998
Average Age	41.7	38.5	35.0
Average Age (Male)	38.8	36.7	33.8
Average Age (Female)	44.2	40.0	36.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,681	40,237	84,520
# 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

* Demographic data derived from 2023 STDB