

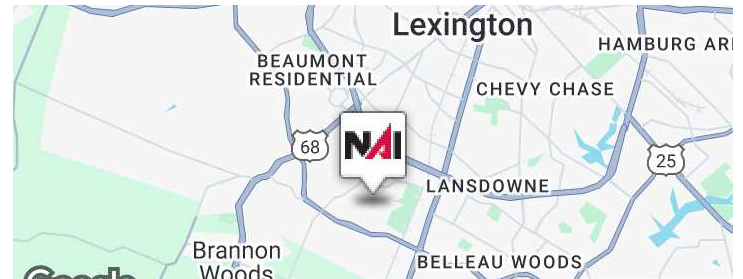


Keithshire Place

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 - \$18.00 PSF
- NNN's estimated to be \$2.00 PSF



Demographics 1 Mile 3 Miles 5 Miles

	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

Al Isaac

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

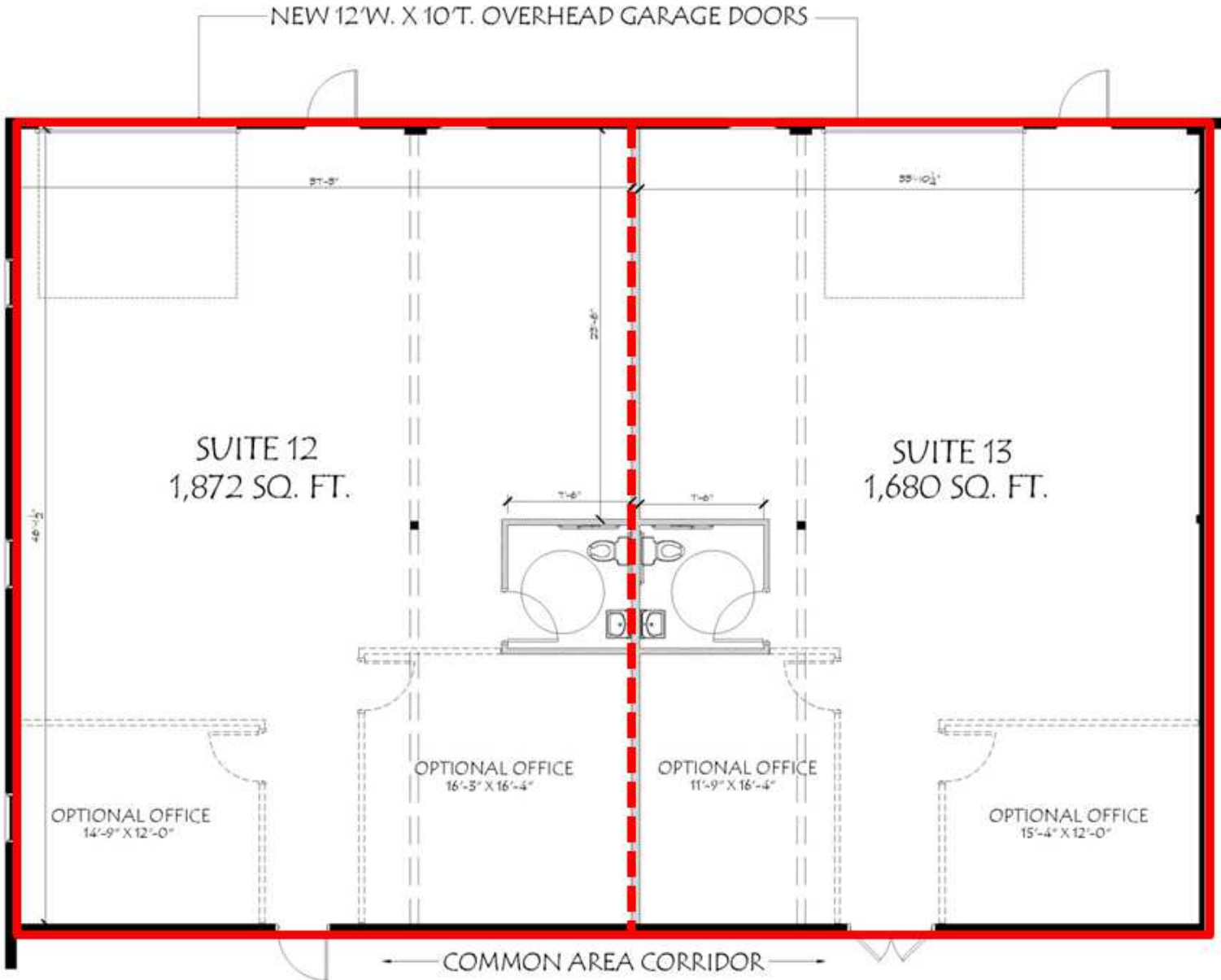


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

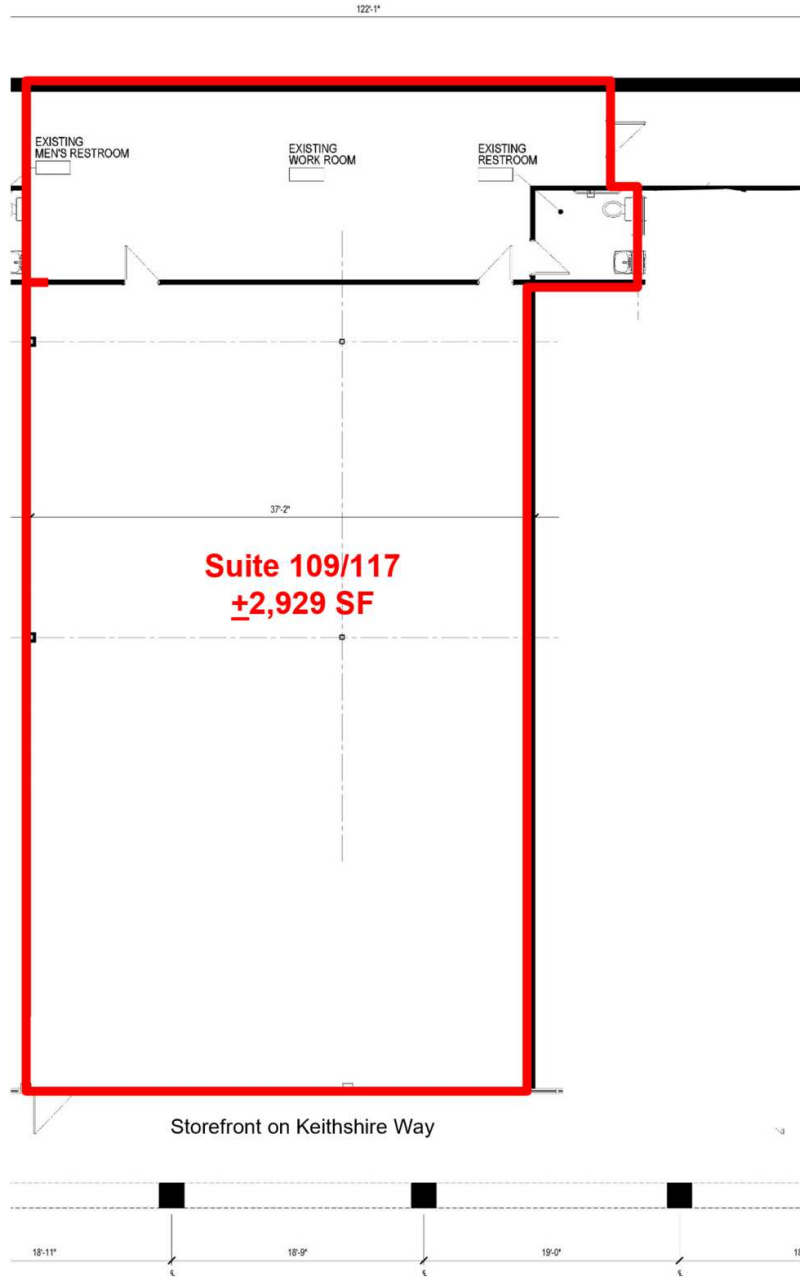
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



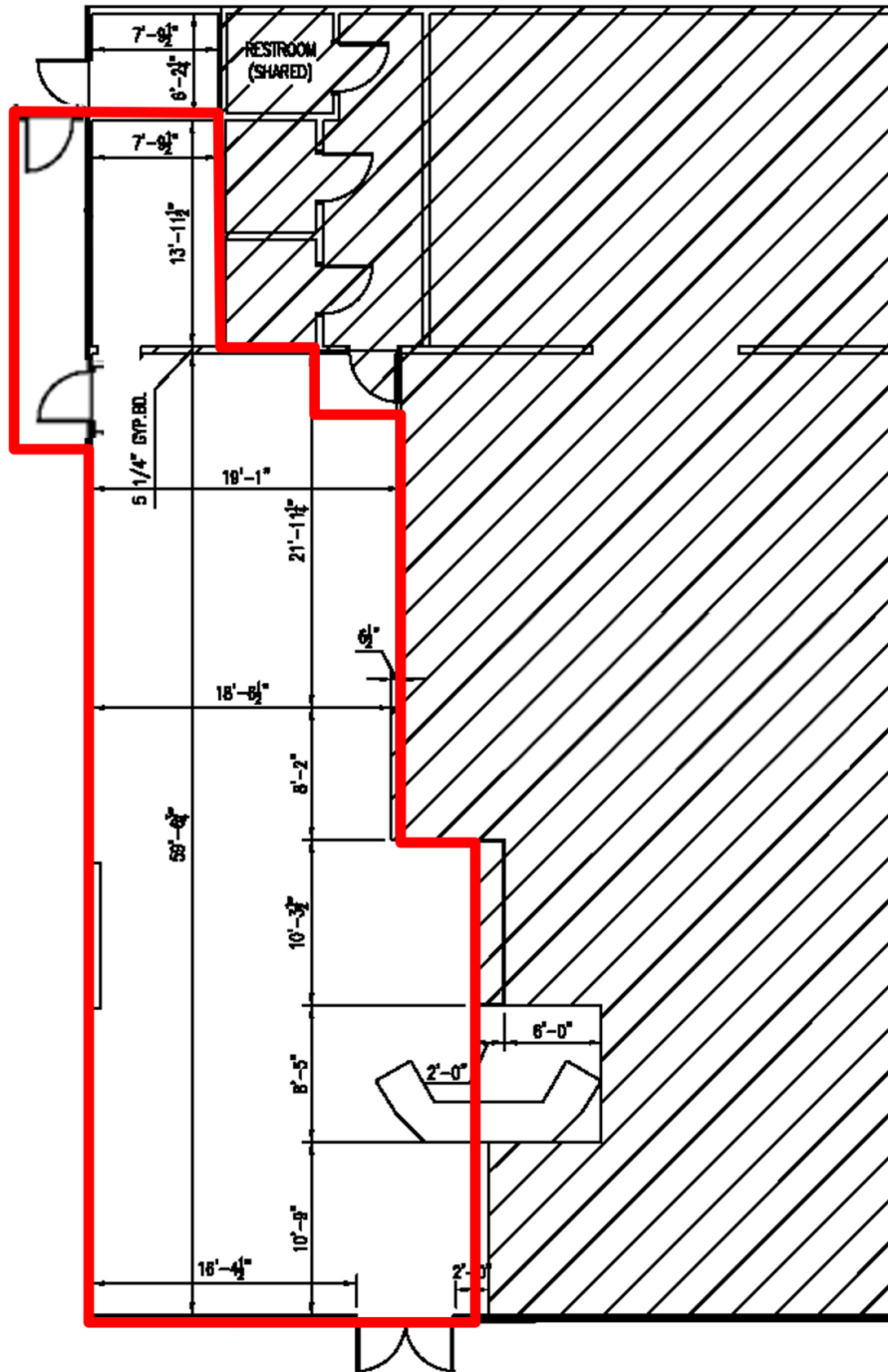


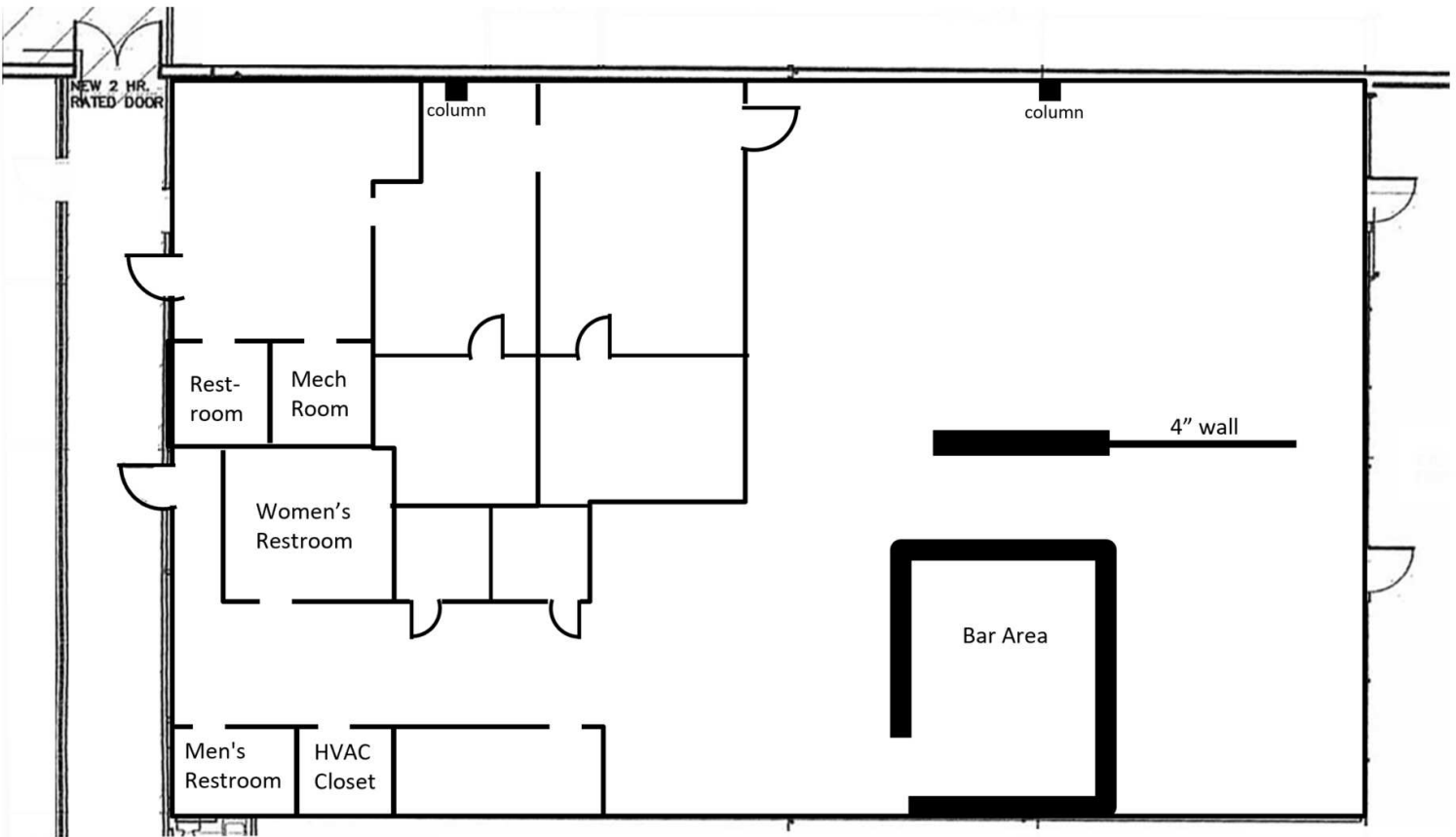


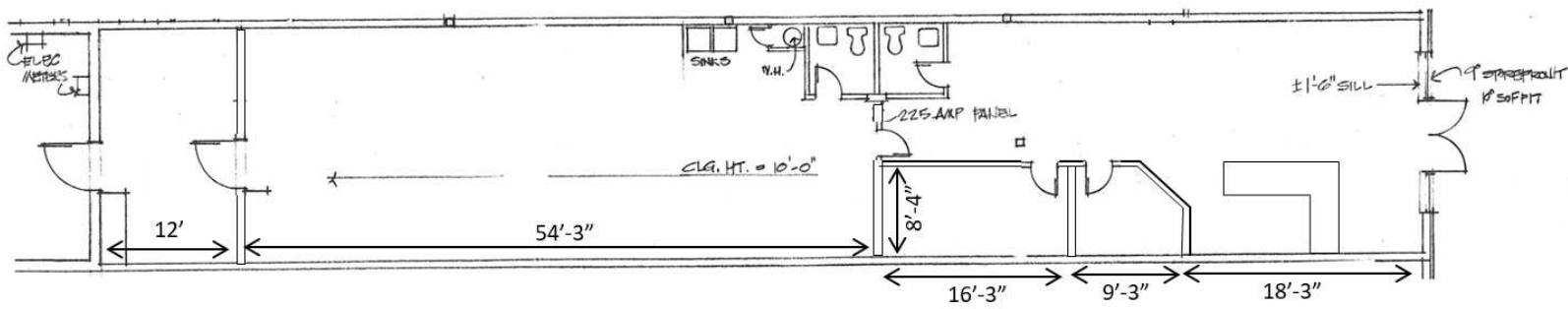
PROPOSED FLOOR PLAN

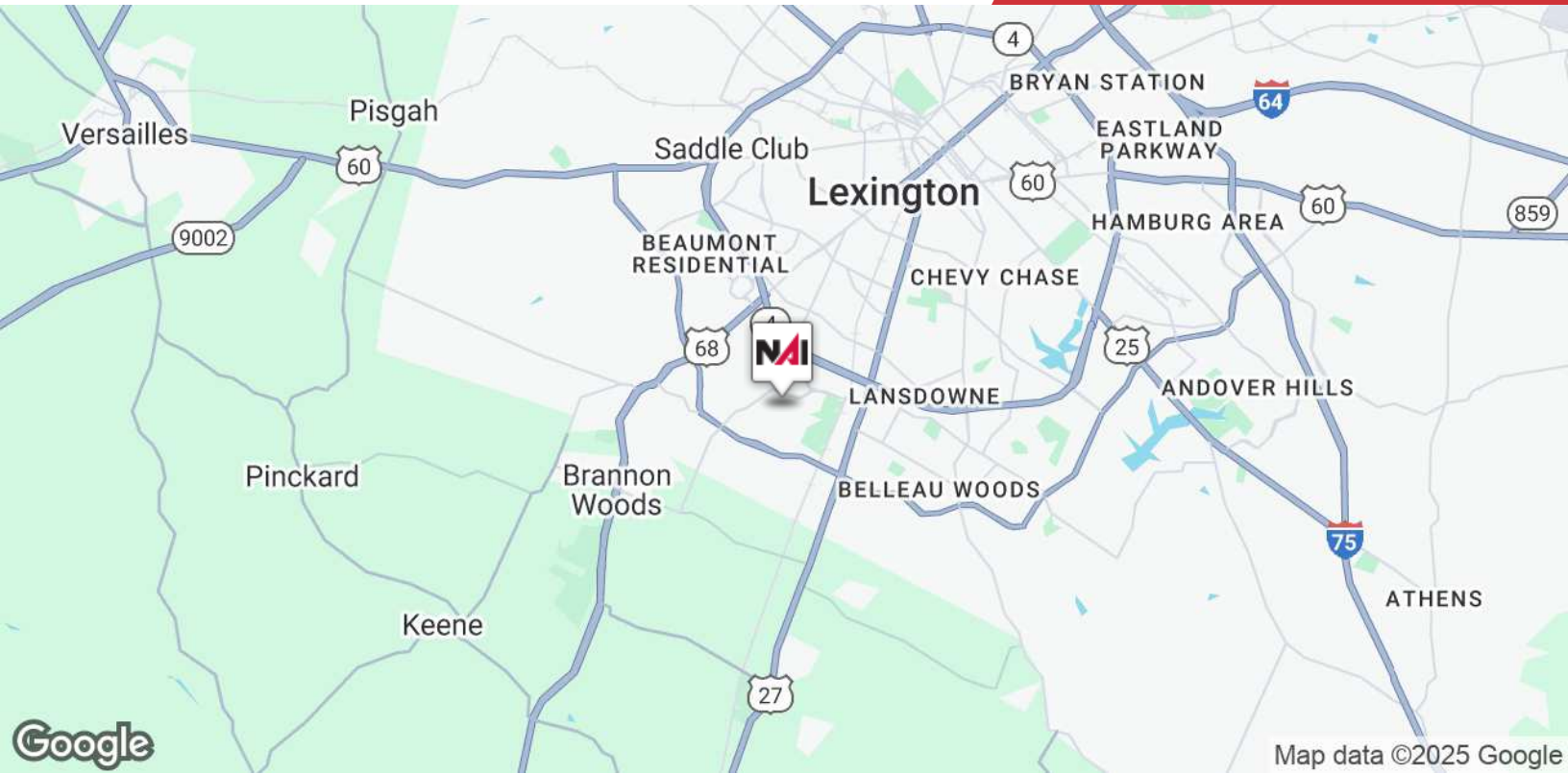


For illustration purposes only – not drawn to scale



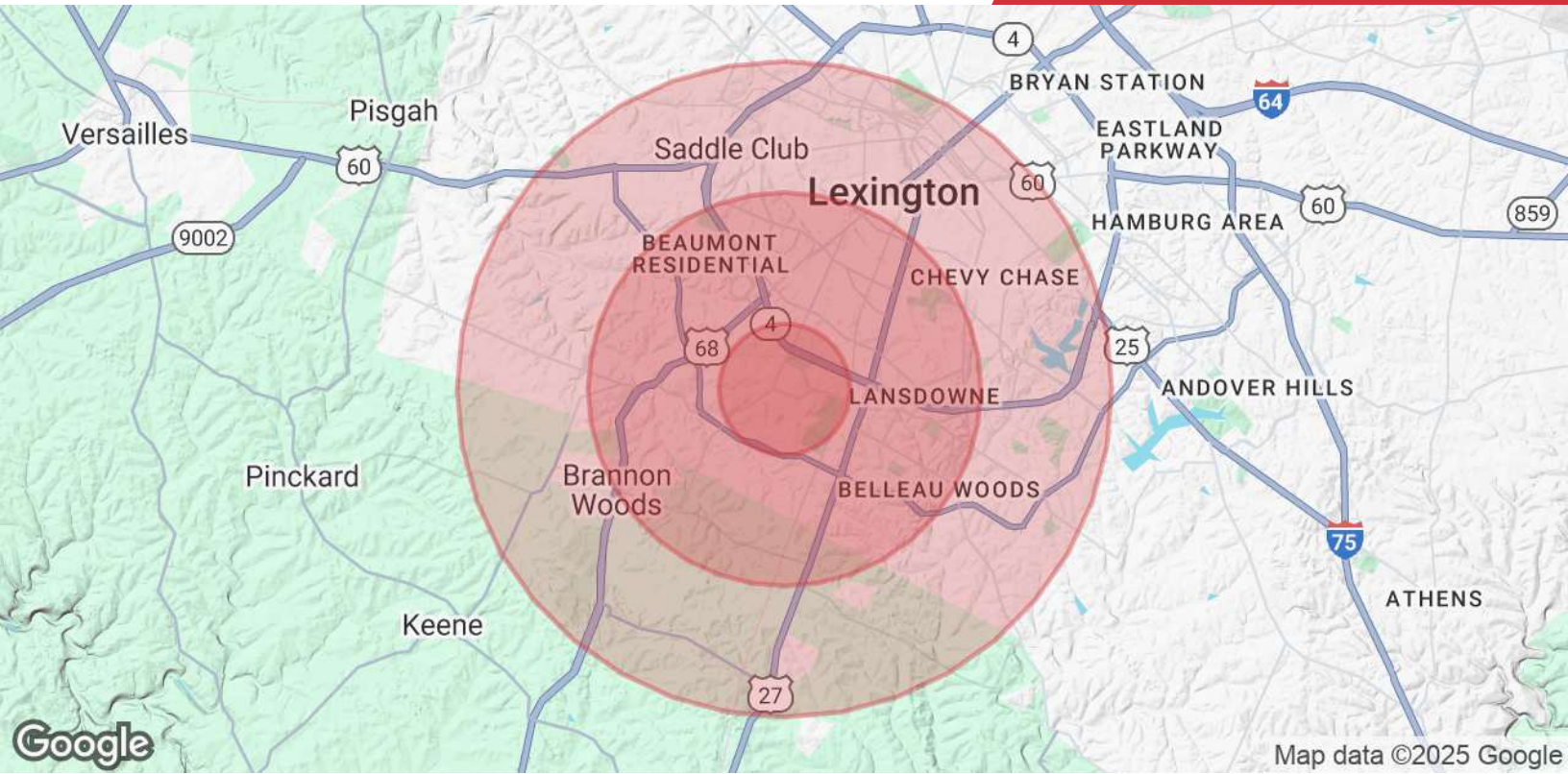






NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



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