

## Keene Centre

Keene Centre Way, Nicholasville, Kentucky 40356



### Features:

- Located at one of the few signalized intersections on By-Pass 27, across from Lowes Supercenter, Rite Aid, several branch banks, numerous medial offices and St Joe's newly developed hospital facility.
- Strategically positioned 10 miles South of Lexington, on well-traveled 5-Lane Bypass that connects North and South Nicholasville and provides Lexington travelers with easy access to Southern Kentucky.
- Keene Centre is home to Firehouse Subs, Anytime Fitness, Copper River Restaurant and many others who bring significant traffic to the property.

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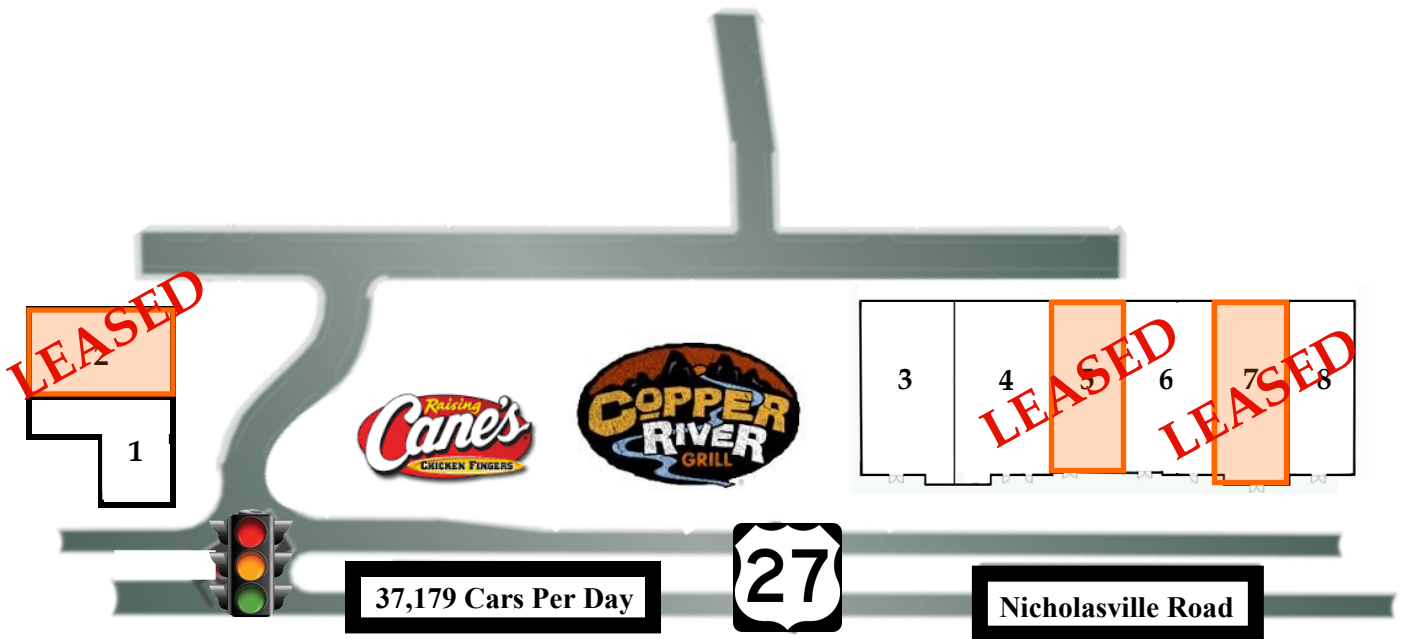
Keene Centre is a Class A shopping plaza located in Jessamine County, one of the fastest growing counties in Kentucky. The development is located on a major Highway that enjoys approximately 37,179 cars per day and is in the immediate vicinity of numerous residential developments.

Lexington Office:  
154 Patchen Drive, Suite 72  
T:859.269.8890 F: 859.269.8350

Mark Rubin (859) 509-0909 cell  
Briana Stiff (270) 315-0548 cell

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- |                           |                      |
|---------------------------|----------------------|
| 1. Citizens National Bank | 4. Anytime Fitness   |
| 2. LEASED                 | 5. LEASED            |
| Raising Cane's            | 6. Firehouse Subs    |
| Copper River Grill        | 7. LEASED            |
| 3. Prescription Pad       | 8. Happy Hour Liquor |

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**Area Information:** High traffic location in the immediate area of Lowes Supercenter, Rite-Aid, St. Joe’s Hospital and numerous medial offices. The development is surrounded by residential homes and is situated directly on US-27 which serves as a Gateway to Lexington from several surrounding counties.

**US-27 Traffic Count:** 37,179 Average Daily Count

Demographics - 2019	1 mile	3 mile	5 mile
<b>Total Population</b>	7,103	30,358	45,275
<b>Avg. Household Income</b>	\$56,647	\$47,443	\$56,071
<b>Total Households</b>	2,585	11,373	16,454

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