

Keene Centre

Keene Centre Way, Nicholasville, Kentucky 40356



Features:

- Last Available Space at Keene Centre- 4,486 SF in-line space neighboring Prescription Pad and Bluegrass Chiro. Great for any type of retail, restaurant or service professional.
- 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 Family Allergy and Asthma, The Prescription Pad, Firehouse Subs, Copper River Grill, Raising Canes and many others who bring significant traffic to the property.

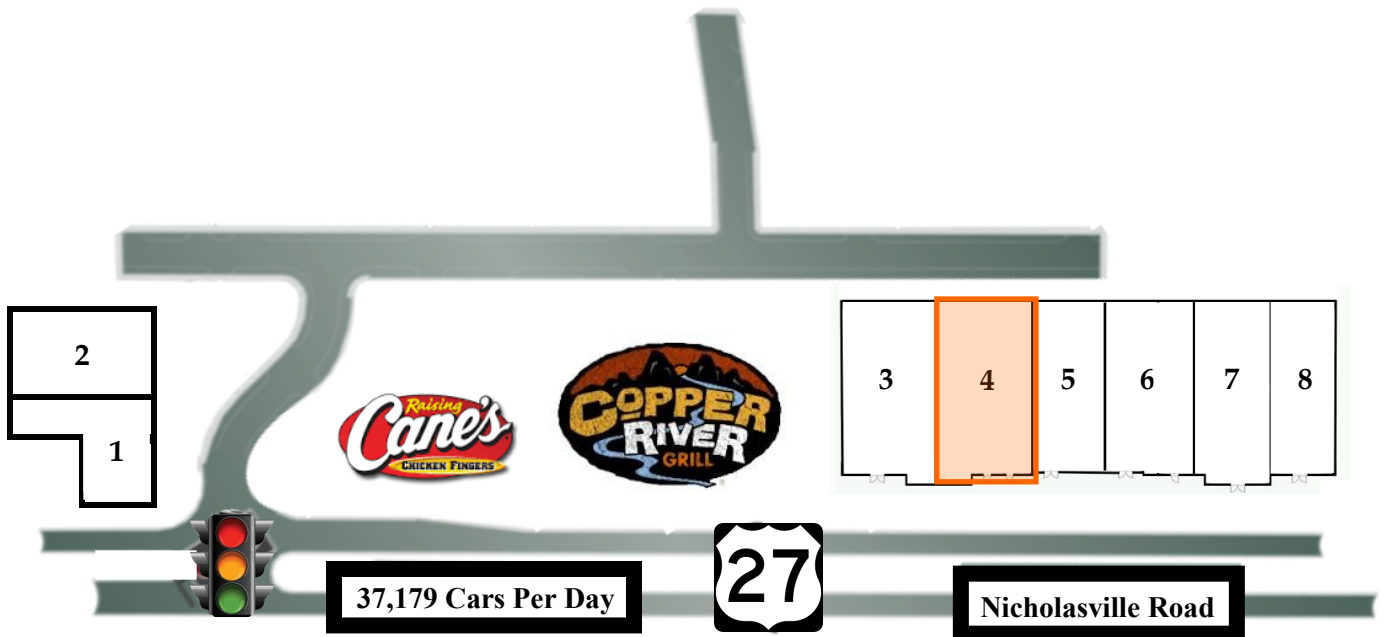
Keene Centre is a Class A shopping plaza located in Jessamine County, one of the fastest growing counties in Kentucky. The development is located on a major Highway that enjoys approximately 37,179 cars per day and is in the immediate vicinity of numerous residential developments.

Lexington Office:
154 Patchen Drive, Suite 75
T: 859.269.8890 F: 859.269.8350

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

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- | | |
|----------------------------|----------------------|
| 1. Citizens National Bank | 4. AVAILABLE |
| 2. Family Allergy & Asthma | 5. Bluegrass Chiro |
| Raising Canes | 6. Firehouse Subs |
| Copper River Grill | 7. Happy Hour Bar |
| 3. Prescription Pad | 8. Happy Hour Liquor |

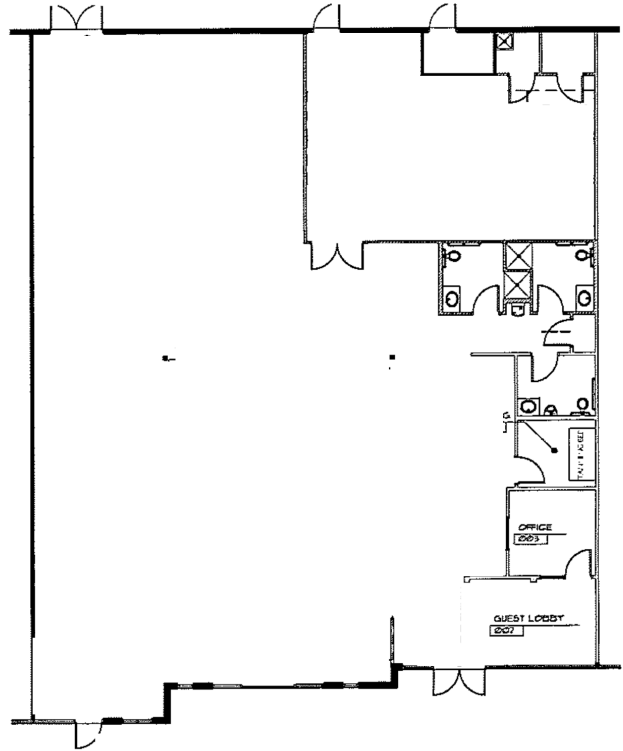
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- 4,486 SF In-line Space neighboring The Prescription Pad and Bluegrass Chiro
- Lease Rate: \$13/SF
- Est. NNN: \$4.04 SF



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URBAN GROUPE

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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
Total Population	7,103	30,358	45,275
Avg. Household Income	\$56,647	\$47,443	\$56,071
Total Households	2,585	11,373	16,454

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