

# Keene Shopping Centre

605 Keene Centre Drive, Nicholasville, Kentucky 40356



## Property Description

- Last Available space at Keene Centre- 2,622 SF of end-cap located next to Citizens National Bank
- The interior is expertly fit up for a medical clinic or office user but can be adapted to fit tenant requirements
- Located at one of the few signalized intersections on By-Pass 27, across from Lowes Supercenter, Walgreens, several branch banks, numerous medical offices, St Joe's newly developed hospital facility and a new senior living development
- Additionally, the space is positioned at the entrance to a brand new development, Keene Landing, that is still under construction with tenants to include: Chipotle, Panera, Cattleman's, Aldi and more
- Keene Centre is home to Citizens Bank, a Pharmacy, Rheumatology and General Wellness clinic, Firehouse Subs, Chiropractor and Liquor Store

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 33,418 cars per day and is in the immediate vicinity of numerous residential and rapidly growing commercial developments. Strategically positioned 10 miles South of Lexington, on a well-traveled 5-Lane Bypass that connects North and South Nicholasville and provides Lexington travelers with easy access to Southern Kentucky.

Lexington Office:  
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Space: **605 Keene Centre Drive**

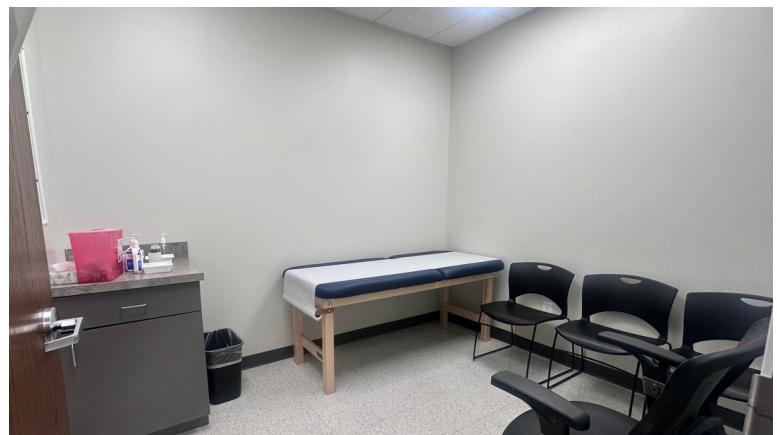
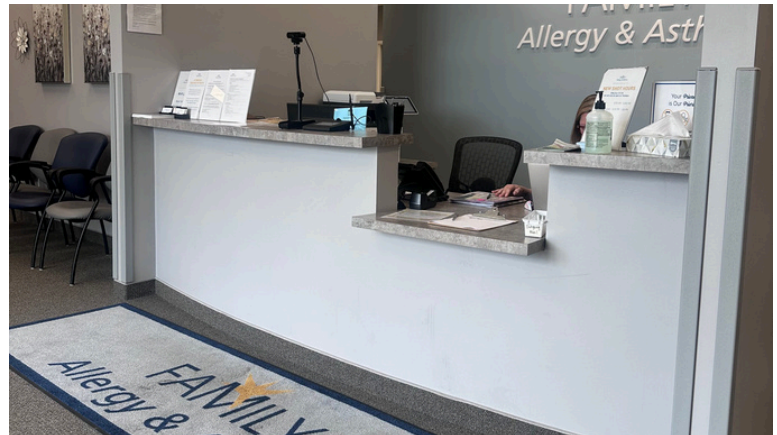
Space Available: **2,622 SF**

Lease Rate: **\$19.75/ SF**

Est. NNN: **\$5.07/ SF**

Est. Monthly Rent: **\$5,424.73**

**Fully fit-up office space. Turnkey medical clinic with numerous private offices or clinic rooms. Well suited for medical, wellness or professional office use.**



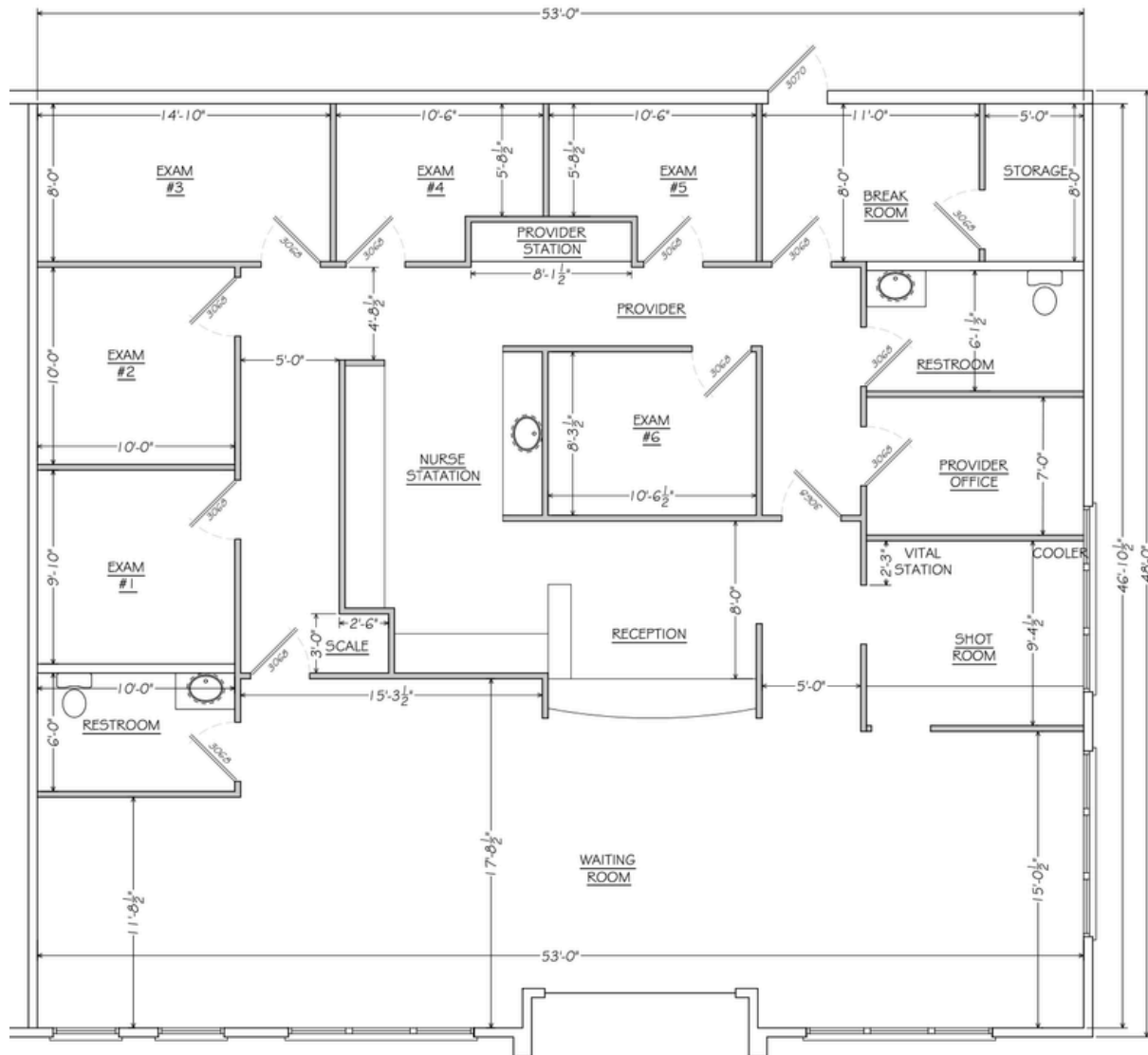
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**Floor Plan**



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,428	30,345	43,801
HOUSEHOLD INCOME	\$92,250	\$71,812	\$81,855
HOUSEHOLD SIZE	2,324	11,318	15,949

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