

For Sale: Keene Centre Nicholasville, Kentucky 40356



Property Description

- 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
- Offering includes two separate tax parcels for a total GLA of 21,368 SF on 2.13 acres
- 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 property is located directly adjacent to a brand new development, Keene Landing, that is still under construction with tenants to include: Chipotle, Panera, Cattleman's, Aldi and much more
- Keene Centre is home to Citizens Bank, Family Allergy & Asthma, a Pharmacy, Rheumatology and General Wellness clinic, Firehouse Subs, Chiropractor and Liquor Store
- 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:
154 Patchen Drive, Suite 75
Lexington, Kentucky 40517

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Sales Price **\$4,500,000**
 Combined NOI: **\$306,639.11**
 Total Offering Size: **2.13 Acres +/-**
 Total GLA:: **21,368 SF +/-**

601- 605 Keene Centre Drive

Site Size: **0.6 Acres +/-**
 Gross Leasable: **5,066 SF +/-**
 Year Built: **2013 +/-**
 Zoning: **B-1 Central Business District**
 Leased: **100%**
 Tenants Include: **Citizens National Bank**
Family Allergy & Asthma

451- 465 Keene Centre Drive

Site Size: **1.53 Acres +/-**
 Gross Leasable: **16,302 SF +/-**
 Year Built: **2011 +/-**
 Zoning: **B-1 Central Business District**
 Leased: **100%**
 Tenants Include: **Prescription Pad**
Only You Wellness
Bluegrass Chiro
Firehouse Subs
Happy Hour Liquor



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URBAN GROUPE

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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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Disclosure

Please note: The information contained herein is believed to be true and accurate, provided, however, no representations or warranties of any kind are made hereby and the recipient hereof is relying exclusively on its own due diligence. Purchaser acknowledges that the Seller has no involvement in the development, entitlement or construction of the Premises. Notwithstanding anything to the contrary, herein contained, Purchaser expressly understands, acknowledges and agrees that the conveyance of the Property shall be made on an "as is, where is" basis, and "with all faults," and Purchaser acknowledges that Purchaser has agreed to buy the Property in its present condition and that Purchaser is relying solely on its own examination and inspections of the Property and not on any materials or information (including but not limited to any environmental reports, investigations, or assessments) furnished or statements or representations made, by the Seller or any agents or representatives, except as otherwise specifically set forth herein. Purchaser hereby acknowledges that, except as otherwise specified herein, the Seller makes no warranty or representation, expressed, or implied, or arising by operation of law, including but not in any way limited to, any warranty condition, habitability, merchantability, or fitness for a particular purpose of the Property or any portion thereof, or with respect to the economical, functional, environmental, or physical condition, compliance with all applicable laws, ordinances and regulation, or any other aspect, of or affecting the Property.

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