

For Lease

Keithshire Place



3330 Partner Place & 3301 Keithshire Way

Lexington, Fayette County, Kentucky

NAI Isaac

For More Information:

Al Isaac, President

+1 859.422.4400 • alisaac@naiisaac.com

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Keithshire Place

Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present Keithshire Place, a 104,974 sf retail / office center on the southwest side of Lexington. Located approximately 1½ miles from Man O' War Boulevard, Keithshire Place is just off Clays Mill Road at Keithshire Way. Adjacent to the Wellington development, the center thrives from strong residential support in a heavily populated trade area. The center is also near Lexington's regional mall, Fayette Mall and the new finely curated mixed-use destination of The Summit at Fritz Farm.

LOCATION OVERVIEW

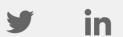
Keithshire Place is a retail / office center on the southwest side of Lexington. Located approximately 1½ miles from Man O' War Boulevard, Keithshire Place is just off Clays Mill Road at Keithshire Way. Adjacent to the Wellington Development, the center thrives from strong residential support in a heavily populated trade area. 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.

NNN's Estimated To Be \$1.95 PSF



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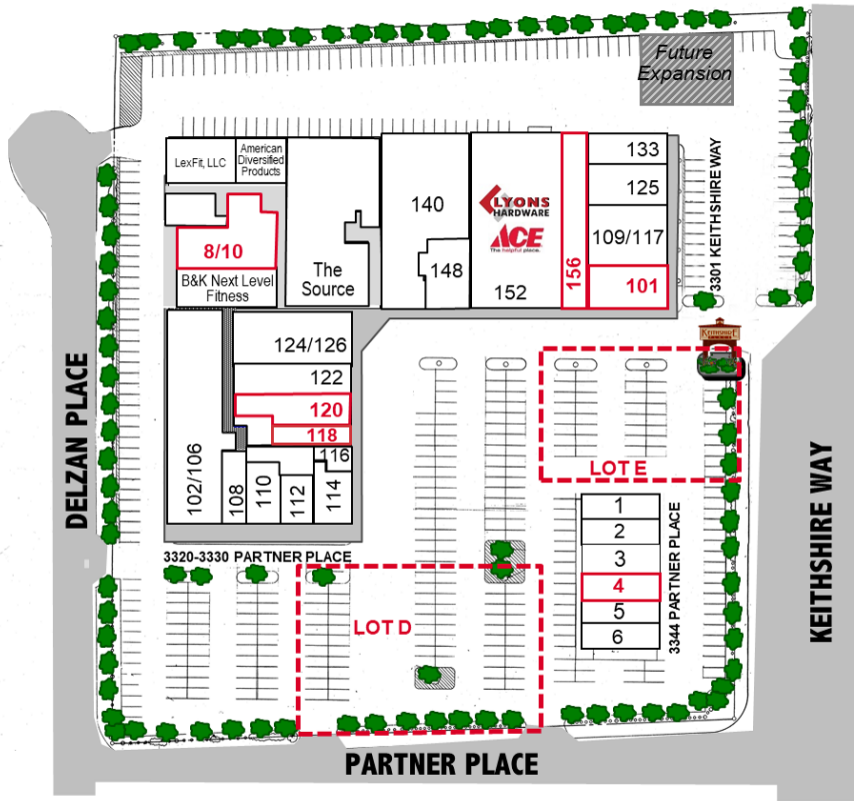


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Available Spaces



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SUITE	SIZE	LEASE RATE	AVAILABILITY
4	1,240 SF	\$13.50 psf	w/30 days notice
8/10	2,400 SF	\$8.95 psf	VACANT
101	2,714 SF	\$13.75 psf	VACANT
118	840 SF	\$15.00 psf	VACANT
120	1,543 SF	\$14.00 psf	VACANT
156	2,400 SF	\$12.00 psf	VACANT
Lot D	0.83 ACRES	\$75,000 per year	VACANT
Lot E	0.6 ACRES	\$56,250 per year	VACANT

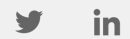
NNN's estimated to be \$1.95 PSF

*Suite 8/10 - NNN's estimated to be \$2.60 PSF



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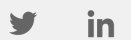
Keithshire Place

Location Maps



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Additional Photos



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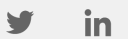


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Aerial Photographs



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Site Plan



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Site Plan

KEITHSHIRE PLACE

KEITHSHIRE WAY, LEXINGTON, KY.

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PROPOSED SITE PLAN

1" = 50'

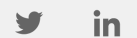


11/19/2018

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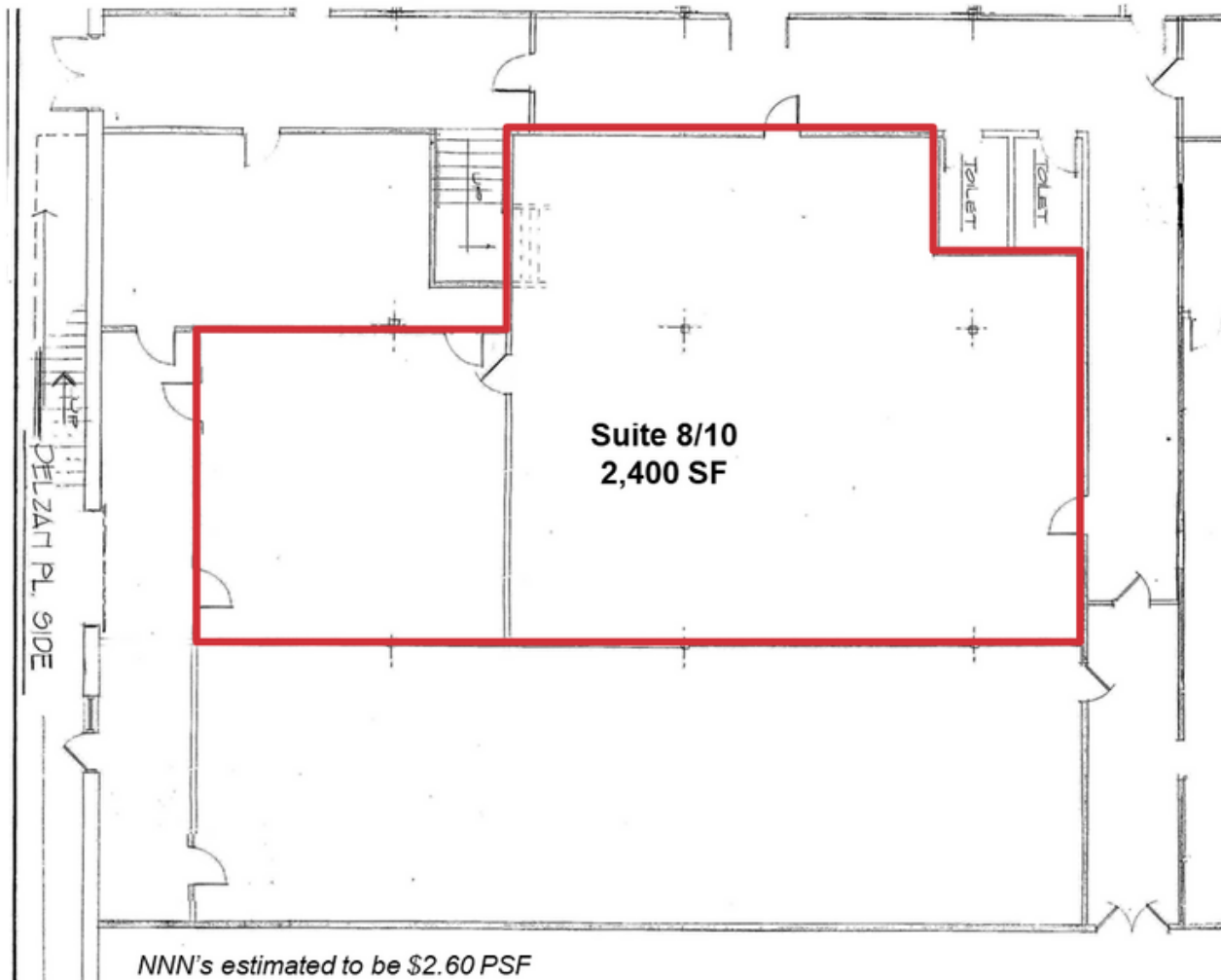
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Suite 8/10 Floor Plan

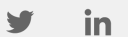


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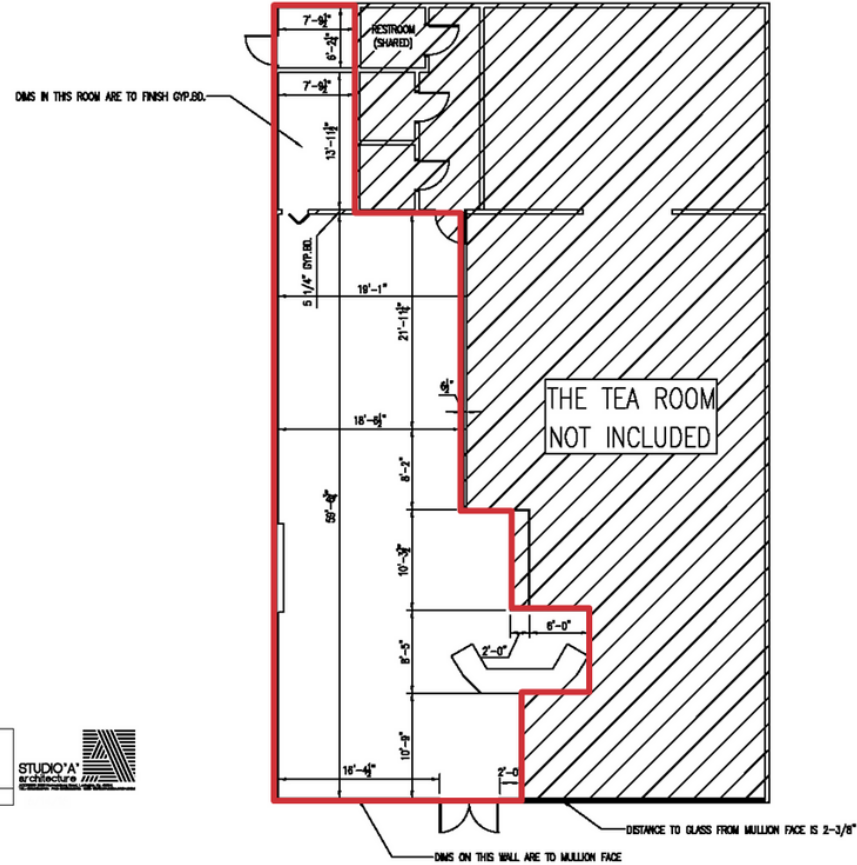
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Suite 120 Floor Plan

NOTE:

- ALL CEILING GRIDS ARE 2x4 ACOUSTICAL TILE PANELS
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESS ARE ASSUMED 5". FIELD VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO THE FACE OF 1" THICK WOOD SLAT WALL



SUITE 120 - FLOOR PLAN

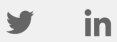


KEITHSHIRE PLACE
SUITE 120 (PARTIAL SUITE)
8550 PARTNER PLACE, LEXINGTON, KY.
AREA: 1,545 SQ. FT.



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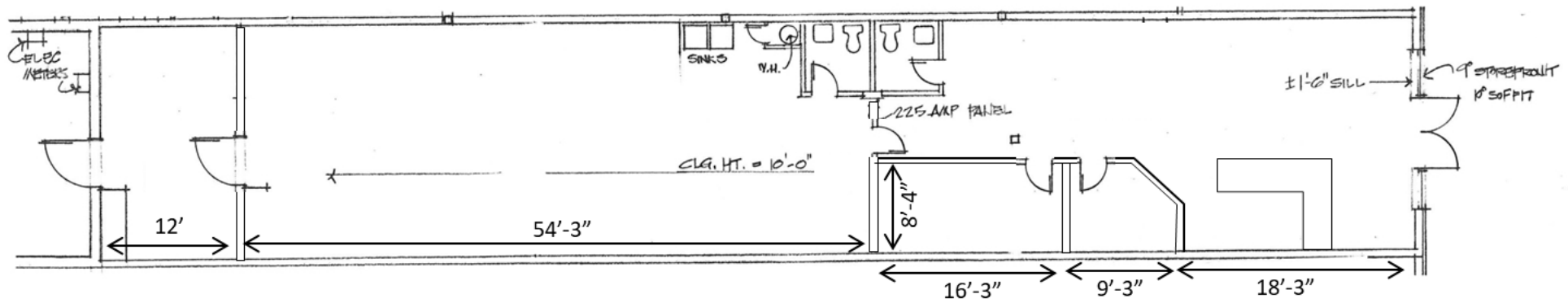


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Suite 156 Floor Plan



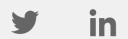
FLOOR PLAN

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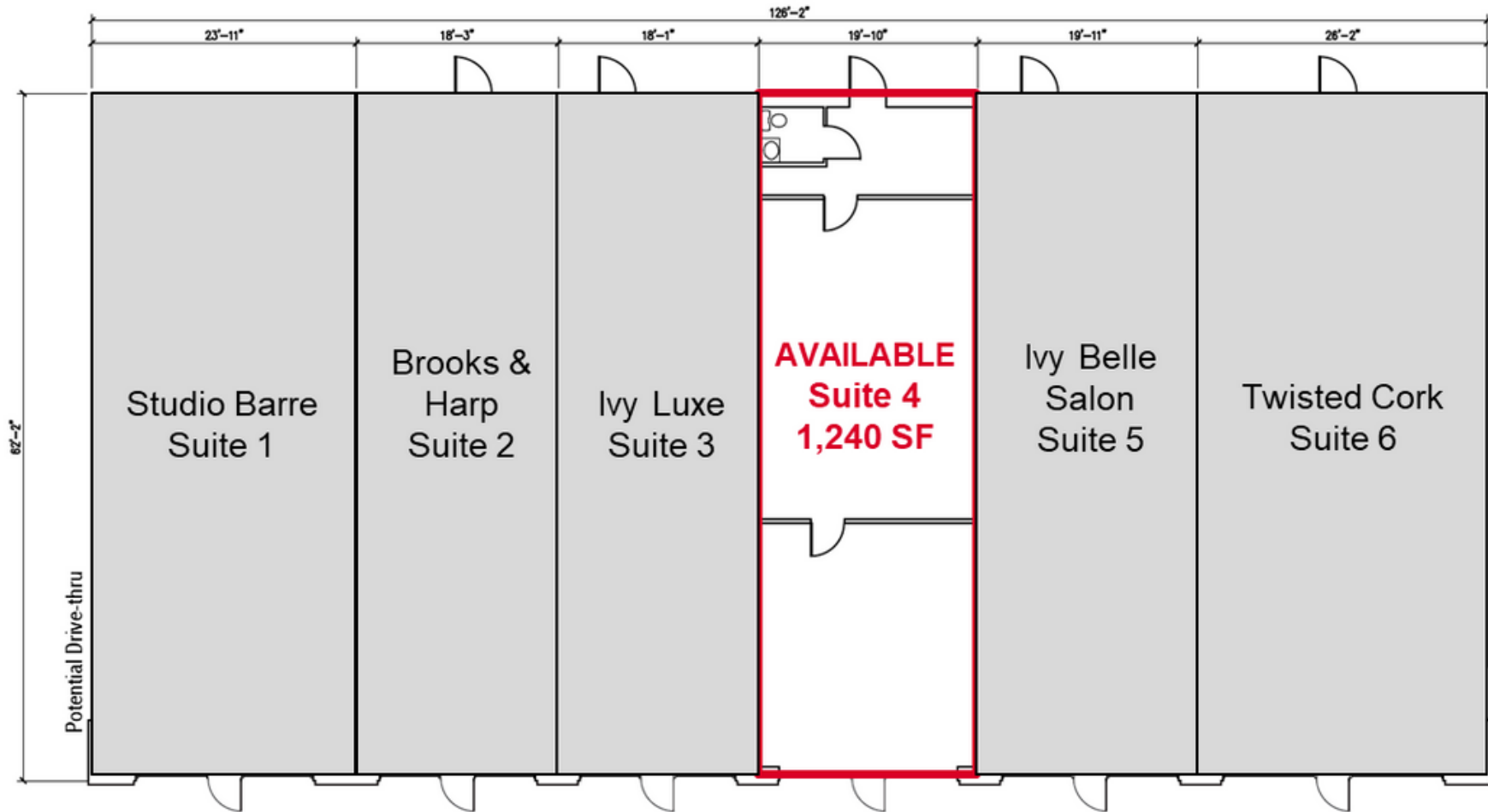


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Floor Plans

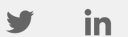


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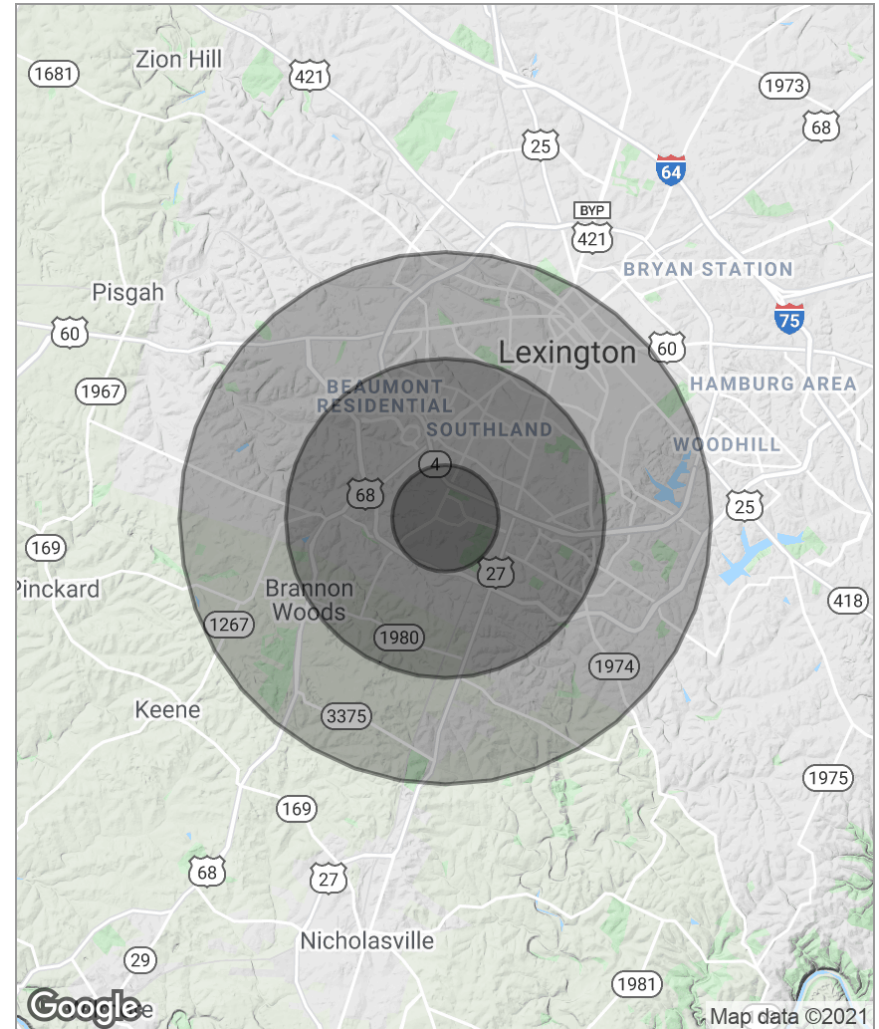
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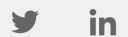
Demographics Map

Demographic Profile	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,873	38,249	81,251
TOTAL POPULATION	9,427	88,764	191,863
AVERAGE HH INCOME	\$85,316	\$79,890	\$72,869
MEDIAN HH INCOME	\$66,383	\$57,590	\$50,567



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