

For Lease

# Keene Centre Retail/Office



**600 Keene Centre Drive**  
Nicholasville, Jessamine County, KY, 40356

For More Information:

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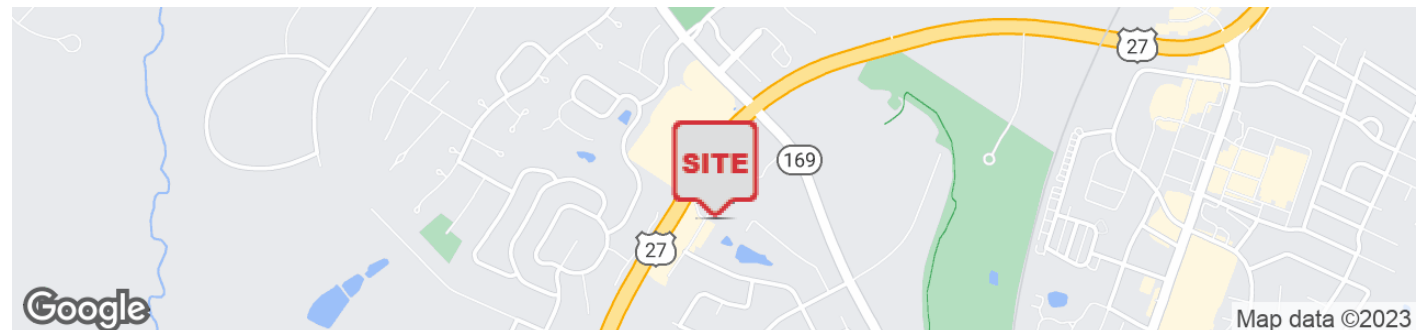
## Executive Summary



### Property Details

<b>Suite 600</b>	
<b>Rental Rate</b>	\$16.50 PSF NNN
<b>Building Size</b>	18,833 SF
<b>Cross Streets</b>	US Highway 27 & Keene Centre Drive

### Location Map



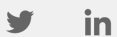
### Demographics

	3 Miles	5 Miles	10 Miles
Total Households:	11,114	15,280	84,125
Total Population:	29,643	42,596	205,452
Average HH Income:	\$63,714	\$70,528	\$85,091
Median HH Income:	\$58,553	\$45,563	\$50,150



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## Complete Highlights

### PROPERTY HIGHLIGHTS

- Right end cap available - last space remaining!
- Keene Centre is a mixed-use, +/-18,833 SF two-story building located in Nicholasville, one of the fastest growing counties in Kentucky
- Suite 600: +/-1,950 SF end cap with windows/natural light down the entire front and side of the suite
- Ample parking on three sides of the suite
- Located at one of the few signalized intersections on US 27 Bypass, across from Lowe's, Rite Aid, several branch banks, numerous medical offices and KentuckyOne Health's recently 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
- Co-tenants include Bellaire Academy and Results Physiotherapy
- The Keene Centre area is home to Firehouse Subs, Anytime Fitness, Copper River Restaurant, Raising Canes and many others who bring significant traffic to the property
- Located on a major Highway that enjoys approximately 37,179 cars per day and is in the immediate vicinity of numerous residential developments



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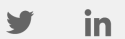
## Additional Photos



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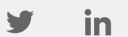


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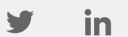
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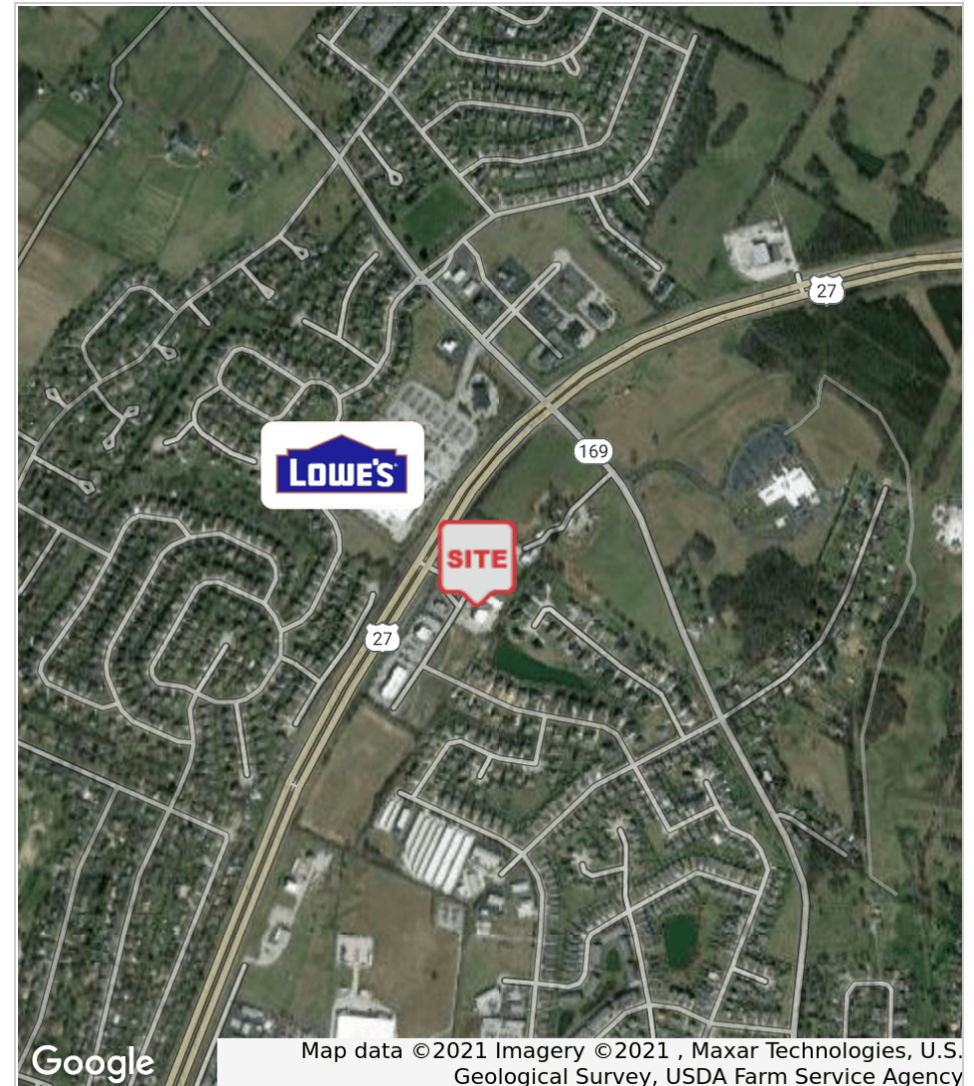




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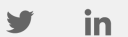
## Location Maps



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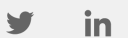
## Aerial Photograph



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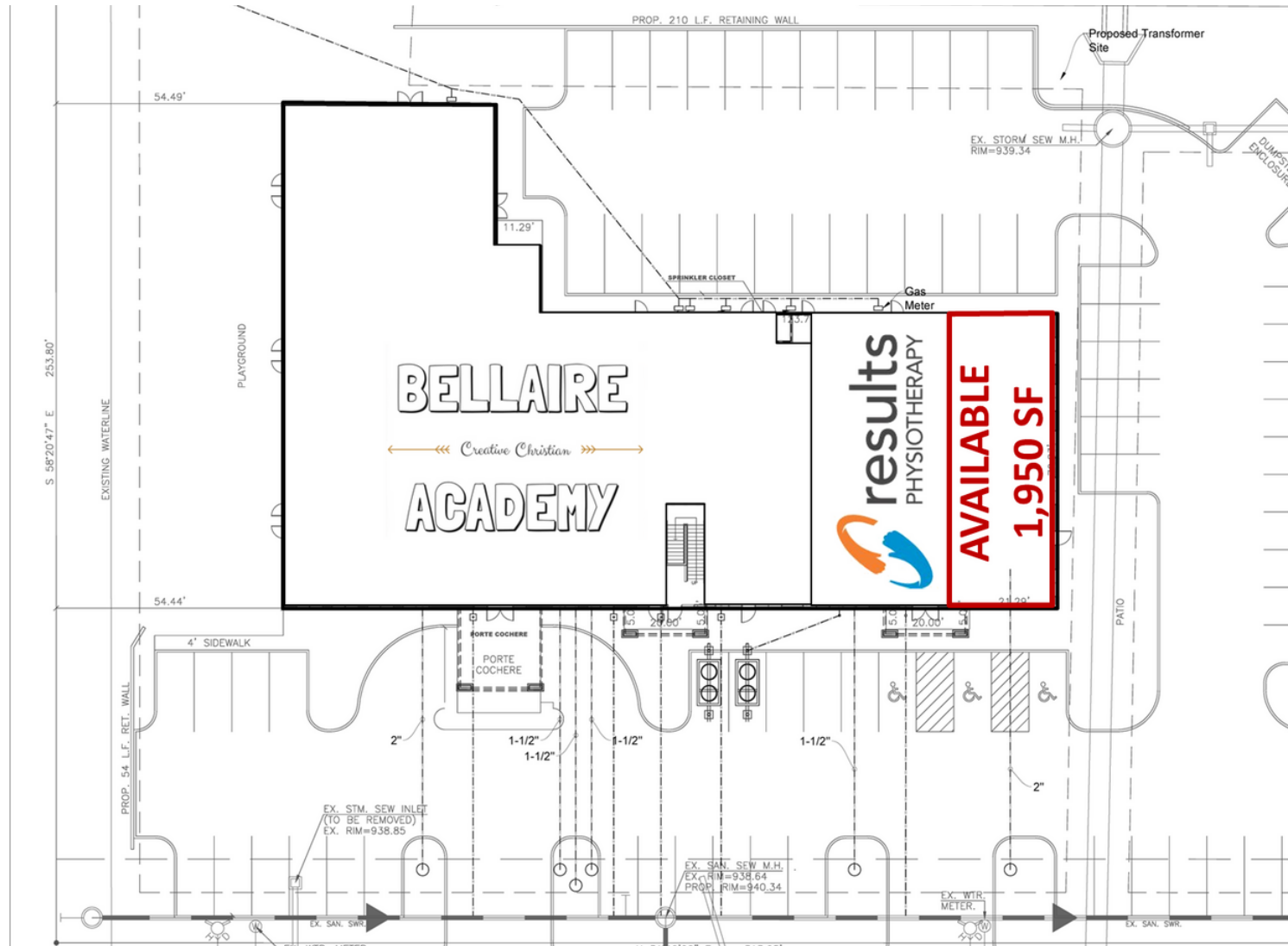
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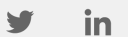


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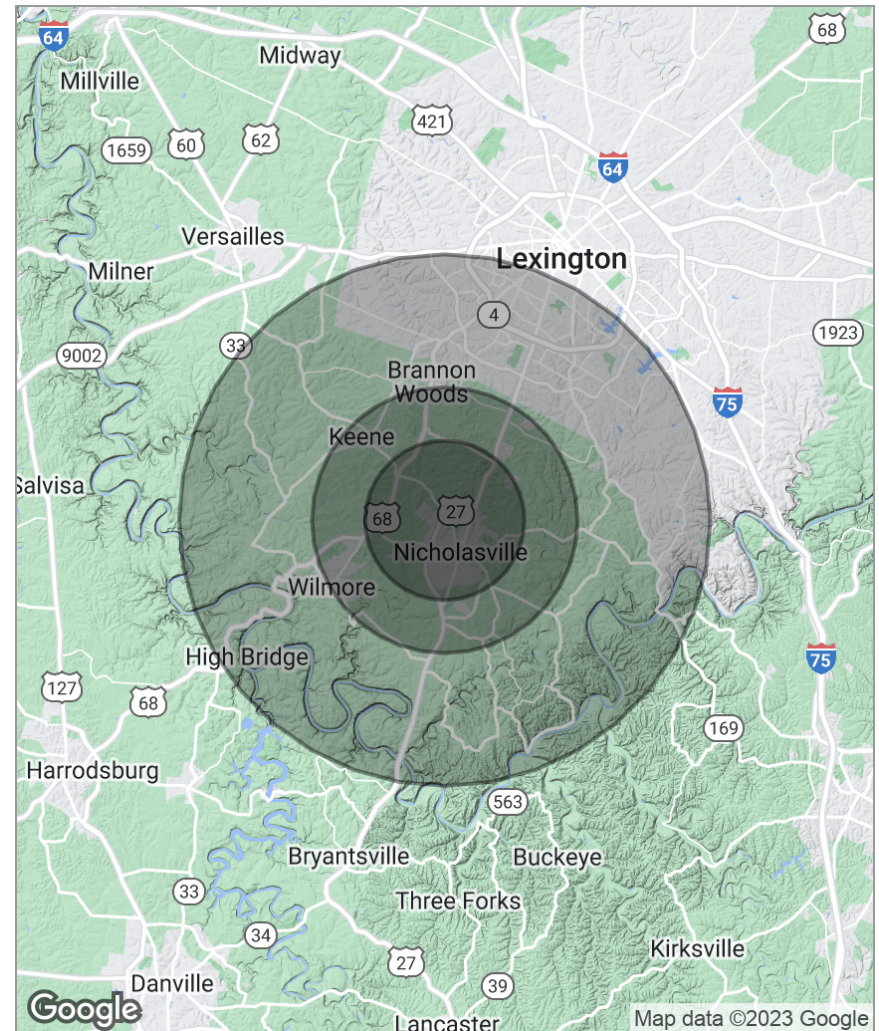


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