



Nicholasville Retail / Office for Lease



Retail / Office Space For Lease — US-27 Corridor

605 KEENE CENTRE DRIVE, NICHOLASVILLE, KY 40356
±2,622 SF • \$25.00 SF/YR NNN • US-27 FRONTAGE • FOR LEASE

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PROPERTY SUMMARY

RETAIL / OFFICE SPACE —

US-27 RETAIL CORRIDOR

605 KEENE CENTRE DRIVE, NICHOLASVILLE, KY 40356

OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
AVAILABLE SF:	±2,622 SF
BUILDING SIZE:	4,954 SF multi-tenant
IN-LINE CO-TENANT:	Family Allergy & Asthma
FRONTAGE:	US-27 (Lexington Rd) — 27,900+ VPD
CROSS STREET:	Keene Road (KY-169)
SUBMARKET:	Nicholasville / Jessamine County
USE:	Retail / Office



PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present ±2,622 SF of retail/office space for lease at 605 Keene Centre Drive, fronting US-27 (Lexington Road) at Keene Road (KY-169) — the primary retail corridor connecting Nicholasville to Lexington, roughly 12 miles south of downtown. The multi-tenant building is anchored by Citizens National Bank, with the balance available to lease for retail or office use.

The suite sits directly across US-27 from Lowe's and inside an established, national-tenant retail node — Panera Bread, Chipotle, Aldi, Raising Cane's, Citizens National Bank, and Copper River Grill — now expanding with a fresh wave of development, including Wawa.

PROPERTY HIGHLIGHTS

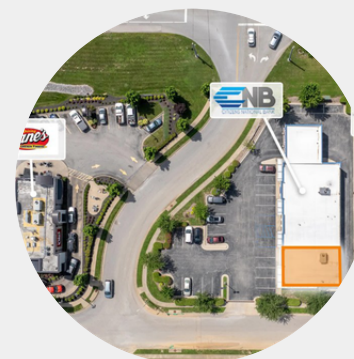
- Established US-27 retail node — directly across the corridor from Lowe's, with Panera, Chipotle, Aldi, Raising Cane's, Citizens National Bank, and Copper River Grill in the immediate node
- New national development wave — Wawa (first Central Kentucky store) and Cattleman's Roadhouse are landing on the same US-27 frontage, adding daily traffic and destination draw
- High-traffic frontage — US-27 (Lexington Road) carries 27,900+ VPD as the main route between Nicholasville and Lexington
- Multi-tenant stability — building anchored by Family Allergy & Asthma; ±2,622 SF available for retail or office use
- Fast-growing trade area — Jessamine County has grown roughly 19% since 2010; Nicholasville ranks among Kentucky's fastest-growing cities
- Above-market node incomes — average household income of \$98,400 within one mile of the site



ACROSS FROM LOWE'S
US-27 frontage — 27,900+ VPD



NEW NATIONAL DRAW



ESTABLISHED RETAIL
±2,622 SF in a proven multi-tenant building

RETAIL NODE & CO-TENANCY

AN ACTIVE US-27 RETAIL NODE

The Keene Road / US-27 node is one of Nicholasville's most active retail corridors — a grocery-and-restaurant cluster feeding off 27,900+ VPD on Lexington Road, the main artery between Nicholasville and Lexington. Established national tenants already surround the site, and a new development wave is underway on the same frontage.

National anchors have followed the growth: the adjacent Keene Center pads are marketed as anchored by Wawa, Aldi, Chipotle, Panera, and Cattleman's Roadhouse — with Wawa marking its first Central Kentucky store. Suite 605 sits in the middle of this established-plus-emerging tenancy.

TENANT	CATEGORY	POSITION
Lowe's	Home Improvement	Across US-27
Panera Bread	Fast-Casual	Adjacent
Chipotle	Fast-Casual	Adjacent
Aldi	Grocery	Adjacent
Raising Cane's	Quick-Service	Adjacent
Citizens National Bank	Bank	Adjacent
Copper River Grill	Full-Service Dining	Adjacent
Walgreens	Pharmacy	Corridor
Wawa	Convenience / Fuel	Coming Soon
Cattleman's Roadhouse	Full-Service Dining	Coming Soon

NICHOLASVILLE & THE US-27 CORRIDOR

ONE OF CENTRAL KENTUCKY'S FASTEST-GROWING MARKETS

Nicholasville is the seat of Jessamine County, roughly 12 miles south of Lexington at the front of the US-27 corridor. The county has grown about 19% since 2010 to nearly 58,000 residents, and the city — now around 34,400 — ranks among Kentucky's fastest-growing. That growth concentrates along Lexington Road (US-27), the county's dominant retail spine, where the subject property fronts an established trade node.

A CORRIDOR IN EXPANSION

The US-27 corridor is drawing a wave of new national development. Just up the corridor, local officials have called the Brannon Crossing area "the epicenter of growth in Central Kentucky," with a 120-plus-acre mixed-use expansion of retail, grocery, apartments, and hotel in planning. At the subject's own node, Wawa, Aldi, Chipotle, Panera, and Cattleman's Roadhouse are landing on the same frontage.

EMPLOYMENT & COMMUNITY

Nicholasville is home to R.J. Corman Railroad Group and an expanding Alltech campus, and sits within the Lexington metro labor shed — delivering a deep, growing daytime and residential customer base to the US-27 retail corridor.

GROWTH SNAPSHOT

+19.1%

JESSAMINE CO.
GROWTH SINCE 2010

34,402

NICHOLASVILLE
POPULATION (2026 EST.)

5

NEW NATIONAL BRANDS
LANDING IN THE NODE

12 mi

TO DOWNTOWN
LEXINGTON

- Wawa's first Central Kentucky store on the US-27 frontage
- Among Kentucky's fastest-growing cities by population
- \$98,400 average household income within one mile of the site

DEMOGRAPHICS & TRADE AREA

	1 MILE	3 MILE	5 MILE
Population	7,250	30,856	40,734
Workday Population	5,170	23,424	37,802
Households	2,657	11,594	15,140
Median Household Income	\$75,200	\$66,600	\$74,800
Average Household Income	\$98,400	\$82,000	\$93,800
Median Age	37	37	38
Median Home Value	\$234,500	\$207,300	\$248,300
Annual Retail Spend	—	\$340.9 M	\$509.7 M

TRADE AREA NOTES

- Above-market income: average household income of \$98,400 within one mile of the site
- Spending power: \$509.7M in annual retail spend within five miles
- Daytime market: 37,802 workday population within five miles feeds the corridor on weekdays
- Steady growth: population and households across all rings forecast to grow through 2030

Source: AlphaMap radius-ring analytics — current-year estimates with 2030 forecast growth across all rings.

\$98,400

AVG.HH INCOME
1-MILE RING

\$509.7M

ANNUAL RETAIL SPEND
5-MILE RING

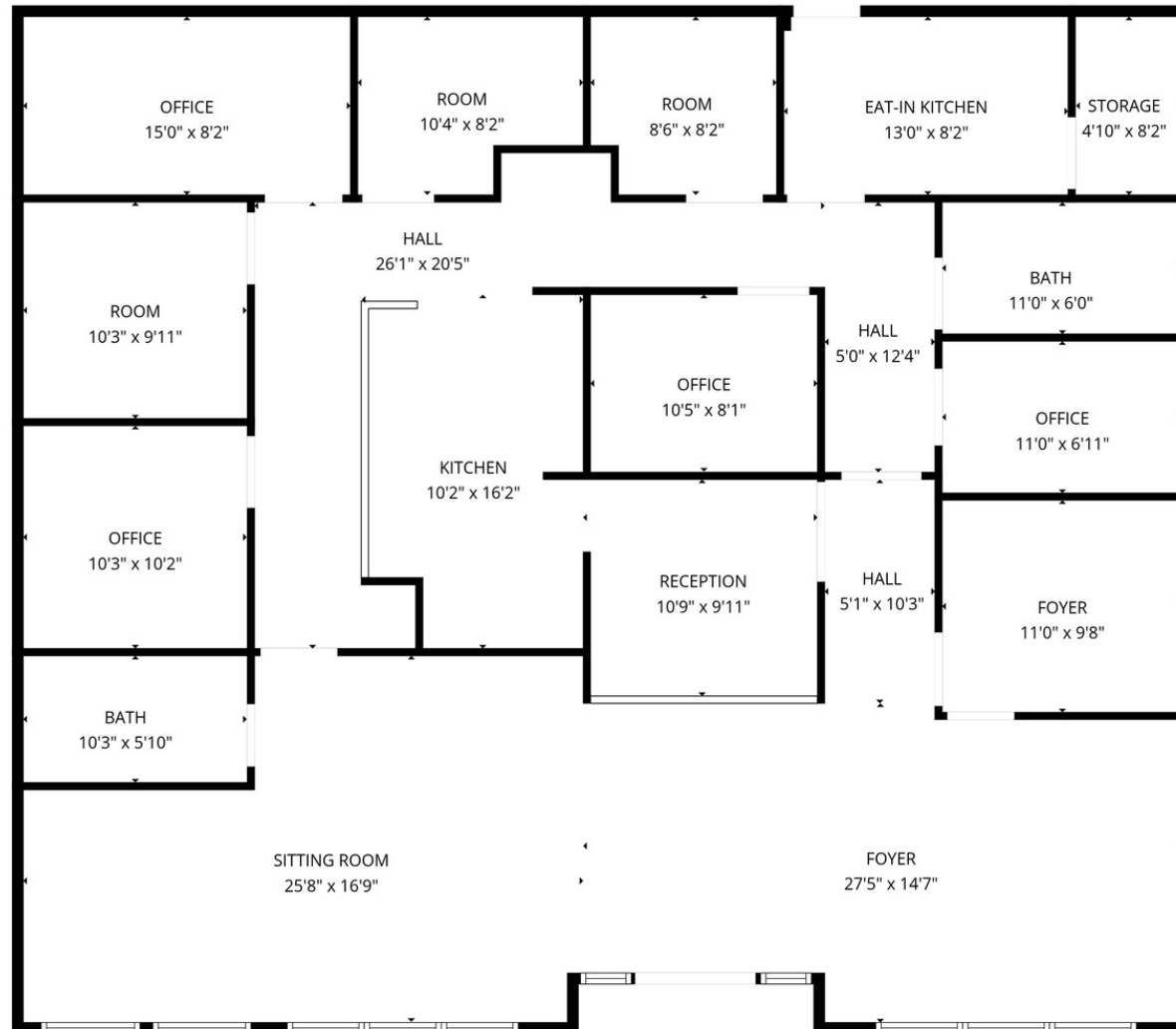
40,734

POPULATION
5-MILE RING

5,170

WORKDAY POPULATION
1-MILE RING

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL — US-27 CORRIDOR



AERIAL — NEW DEVELOPMENT NODE



TRADE AREA HIGHLIGHTS

- New national development landing on the US-27 frontage — Wawa, Aldi, Chipotle, Panera, and Cattleman's Roadhouse
- Directly across US-27 from Lowe's, on 27,900+ VPD frontage
- Established daily-needs node — Citizens National Bank, Raising Cane's, and Copper River Grill adjoin the site
- Wawa marks its first Central Kentucky location, anchoring the area's next growth cycle

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