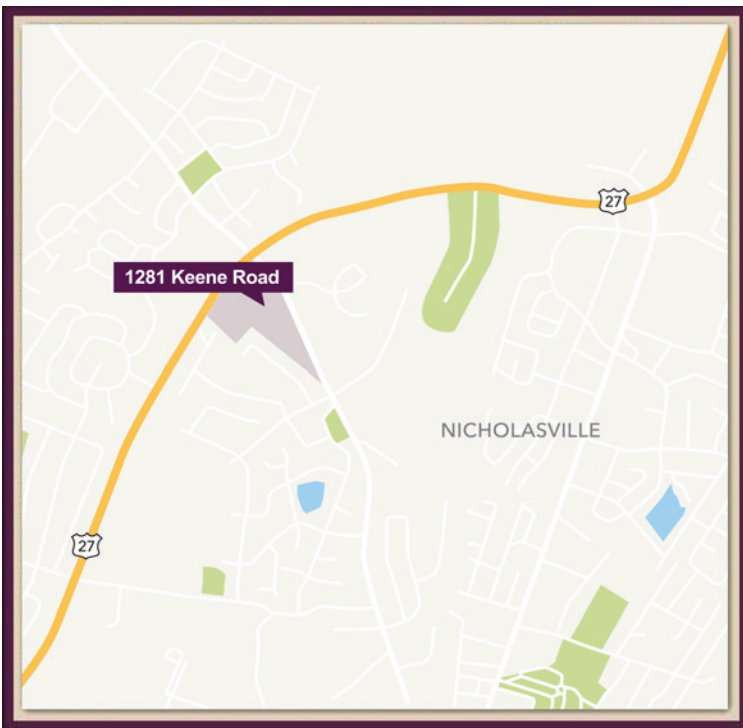


LEASING OPPORTUNITY

KEENE CENTER DRIVE

Corner of Keene Rd (KY169) and US27 By-Pass, Nicholasville, Kentucky 40356



OPPORTUNITIES

- * New Construction.
- * Lots and Inline SF Spaces Available.
- * The property is anchored by Wawa.
- * Development includes National Brand retailers and restaurants Wawa, Chipotle, Aldi, Panera and Cattleman's Restaurant.
- * Located along busy US 27 and across the street from CHI Saint Joseph Health with easy access off US 27 or Keene Road.



**Equity
Management
Group, Inc.**

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: **Jason Taylor**

jtaylor@equity-management.com

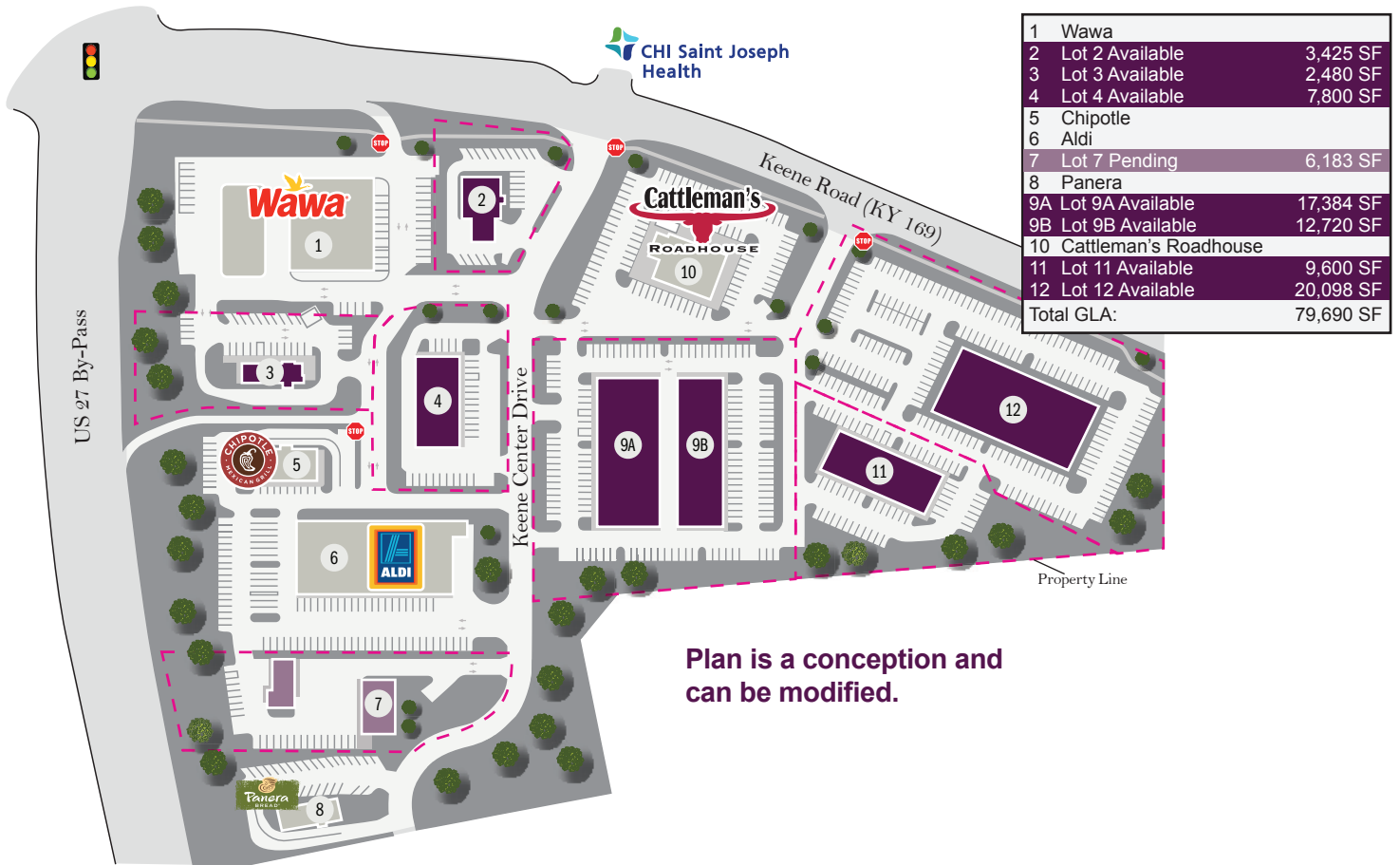
Phone: (859) 266-1414 * Cell: (502) 472-7546

Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

KEENE CENTER DRIVE

Corner of Keene Rd (KY169) and US27 By-Pass, Nicholasville, Kentucky 40356



Plan is a conception and can be modified.

PROPERTY SPECIFICS

Anchor Tenant(s): Wawa, Aldi
Total Land Area: 4.36 Acres
Zoned: B-1
Traffic Count: 33,418 VPD (US 27)
Parking Spaces: Ample

PROPERTY ADVANTAGES

Keene Landings is a new development that features national brands Wawa, Chipotle, Aldi, Panera and Cattleman's Roadhouse. The average household income is a strong \$92,250. The property is located just 9 miles southwest of Lexington, Kentucky.

LOCATION

Located at: The intersection of US 27 By-Pass and Keene Road (KY 169).

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	6,428	30,345	43,801
Average Household Income:	\$92,250	\$71,812	\$81,855
Estimated Number of Households:	2,324	11,381	15,949



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Drone footage of the property.



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