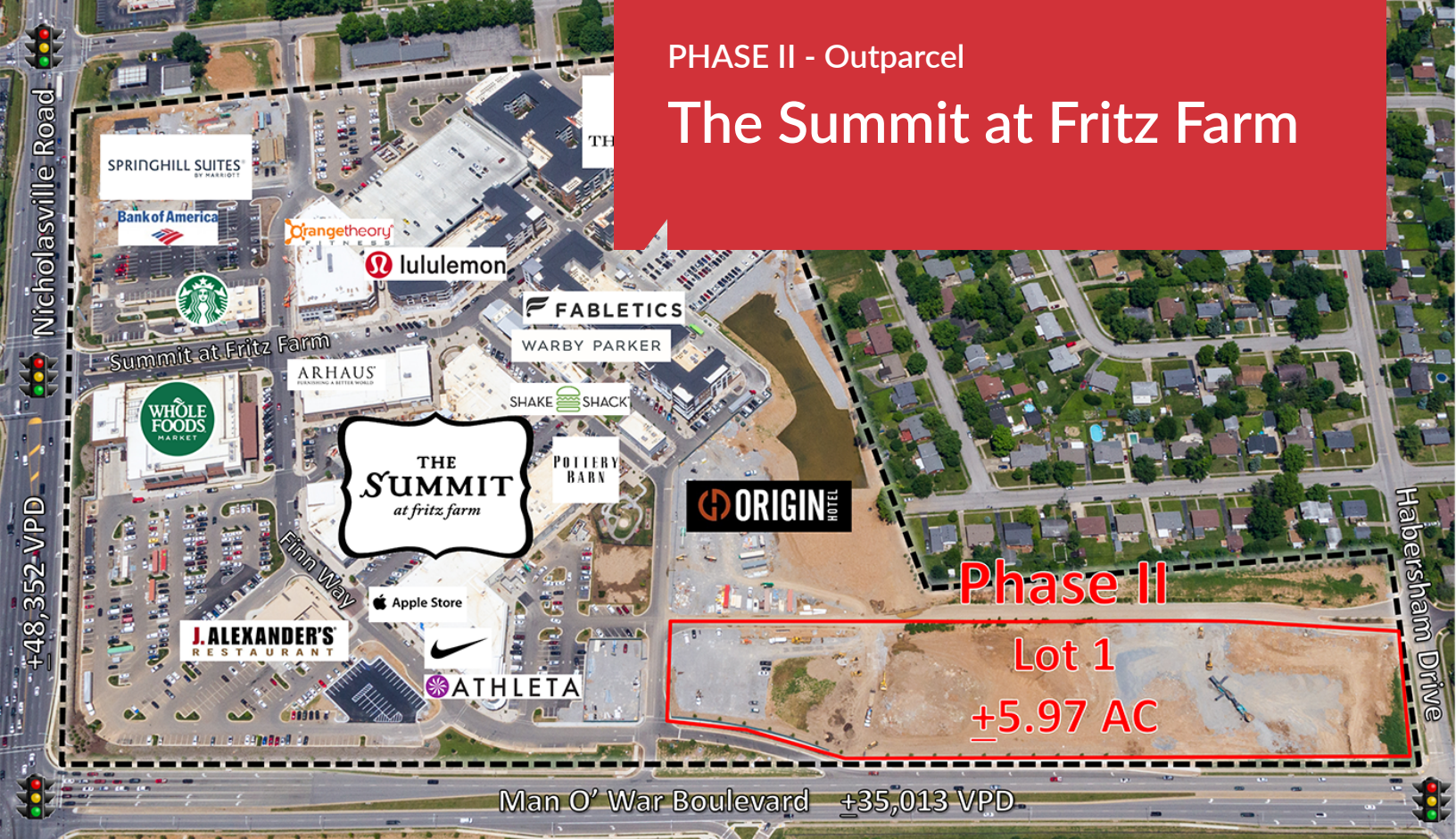


PHASE II - Outparcel

# The Summit at Fritz Farm



## The Summit at Fritz Farm Phase II-Land

Nicholasville Rd & Man O' War Blvd  
Lexington, Kentucky 40517

### Property Highlights

- Outlot of a new dense, mixed-use, upscale development
- Combined daily traffic counts over 83,365
- Walkable Everything - amenities, restaurants, shopping, services, offices, hotel, residential, outdoor spaces

### Property Description

NAI Isaac is pleased to present an outparcel available for sale or ground lease within Lexington's best new shopping, dining, entertainment and luxury living center. The Summit at Fritz Farm is a finely curated mixed-use upscale destination celebrating the rich heritage of Lexington, KY. Blending 325,610 SF of regional, mixed-use shopping and dining destination, Class A creative office space, 120-room boutique hotel and 306 luxury apartments, The Summit at Fritz Farm is Lexington's most dynamic destination.

### OFFERING SUMMARY

Lot 1	5.97 AC
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### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,701	\$86,343
3 Miles	91,070	\$88,079
5 Miles	189,949	\$87,051

For more information

**Paul Ray Smith, Jr, Executive Vice President**

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prsmith@naisaac.com

**Jamie Adams, CCIM, Vice President**

O: 859 422 4413 | C: 859 396 5468  
jadams@naisaac.com

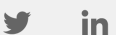
**J.L. Cannady, CCIM, Assistant Vice President**

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jlcannady@naisaac.com



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
naisaac.com



# The Summit At Fritz Farm



83,365  
CARS DAILY



**THE HENRY**  
at fritz farm

306-UNIT LUXURY APARTMENT  
COMPLEX AT 95% LEASED AND DEMANDS  
HIGHEST RENTS IN THE MARKET

**325,610 SF**  
REGIONAL, MIXED-USE  
SHOPPING AND  
DINING DESTINATION

**ORIGIN**  
120-KEY  
BOUTIQUE HOTEL

**SPRINGHILL SUITES®**  
MARRIOTT

118-KEY HOTEL  
COMING SOON



**40K SF**  
OF MODERN  
OFFICE SPACE



# Site Plan

LEASE  
OUTLINE  
DRAWING

THE SUMMIT<sup>®</sup>  
Lexington, KY

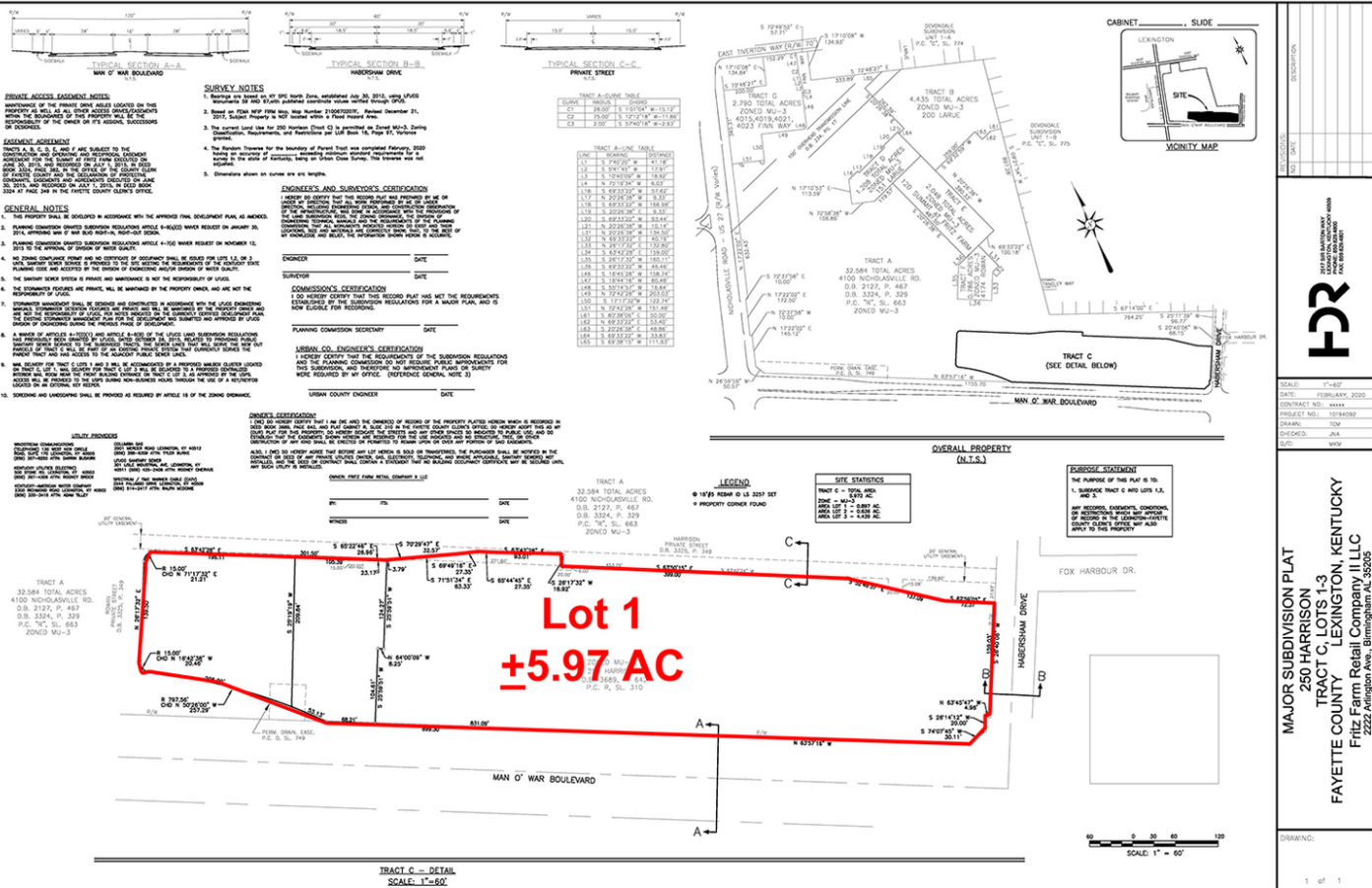
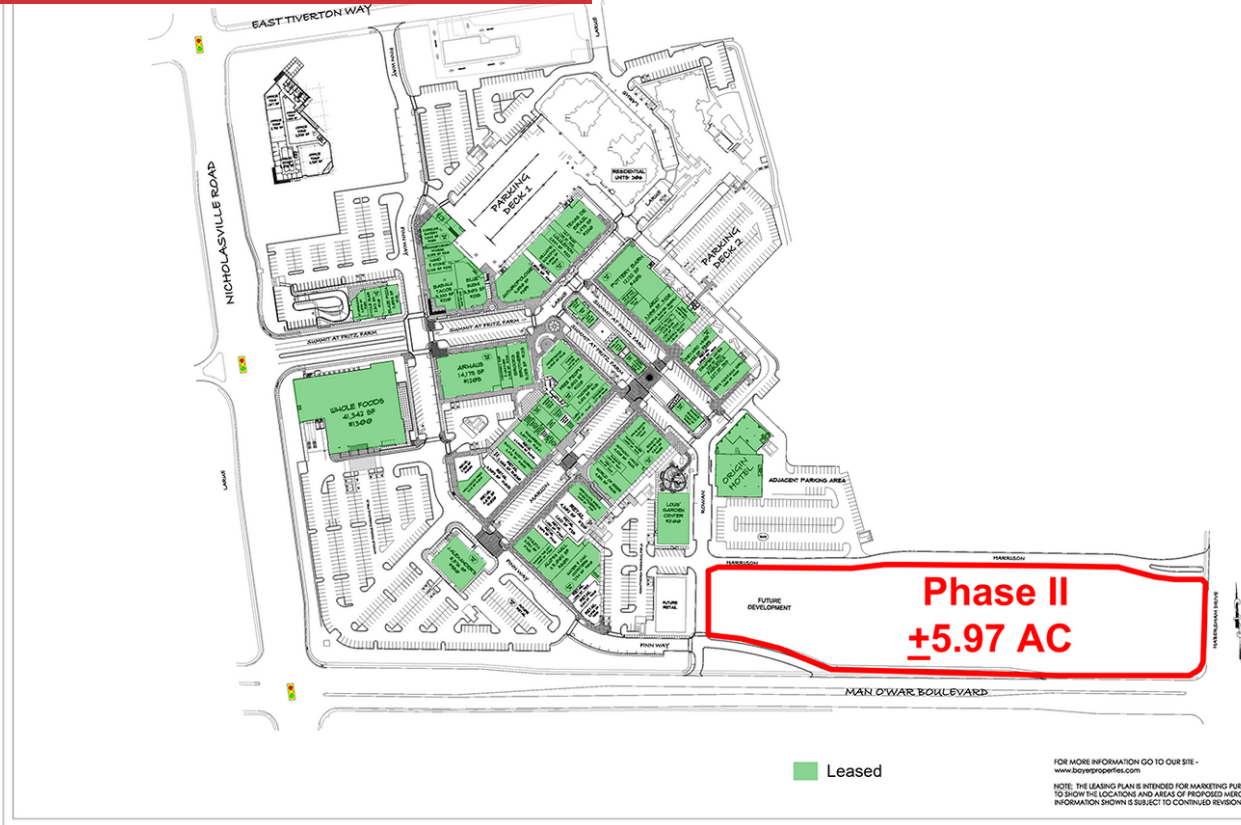
THE SUMMIT  
AT  
FRITZ FARM

BAVER  
PROPERTIES

Project: 0502  
Date: 05/16/18  
Drawn: S. HENLEY  
Checked: JVA  
Scale: 1" = 60'

FOR MORE INFORMATION GO TO OUR SITE -  
www.bayerproperties.com

NOTE: THE LEADING PLANE IS INTENDED FOR MARKETING PURPOSES  
TO SHOW THE LOCATIONS AND AREAS OF PROPOSED MERCHANDISE.  
INFORMATION SHOWN IS SUBJECT TO CONTINUED REVISIONS.



SCALE: 1" = 60'

DATE: FEBRUARY, 2020

CONTRACT NO. 10000

PROJECT NO. 10000

DATE: 05/16/18

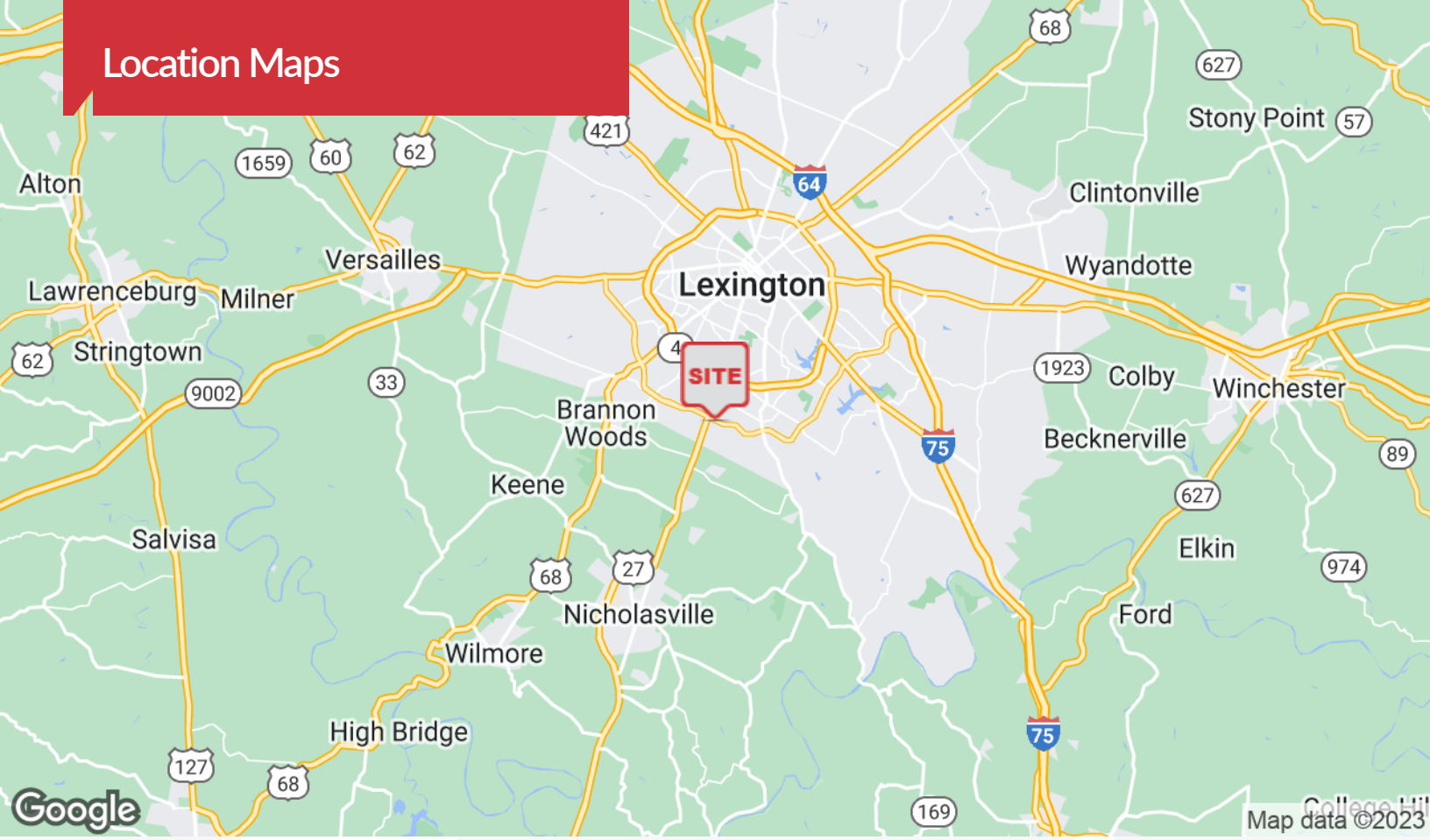
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DRAWN: S.HENLEY

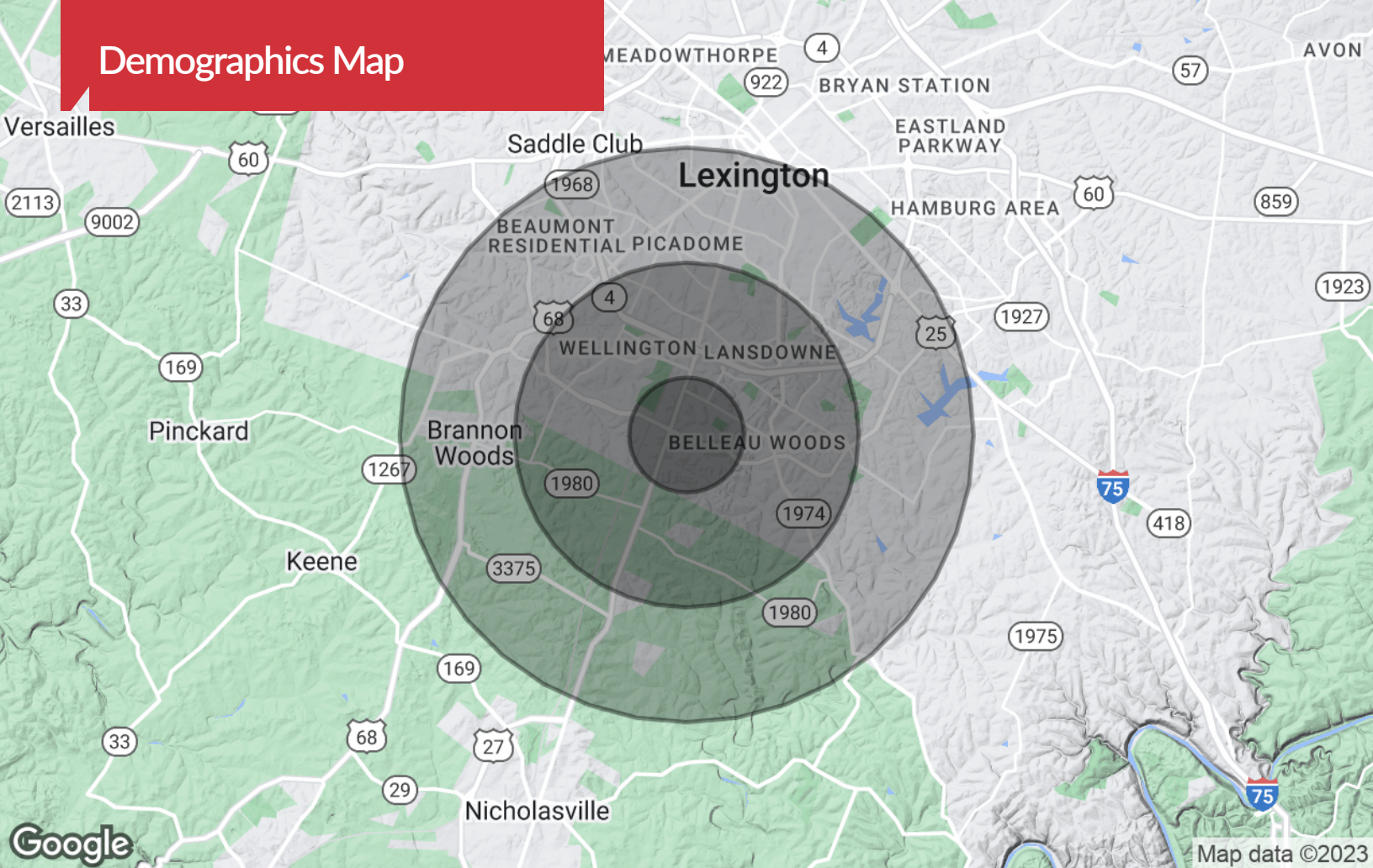
SCALE: 1" = 60'

1 of 1

# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,701	91,070	189,949
MEDIAN AGE	33.5	35.6	35.0
MEDIAN AGE (MALE)	32.7	34.2	33.8
MEDIAN AGE (FEMALE)	34.4	36.8	36.2

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,032	39,869	81,437
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$86,343	\$88,079	\$87,051
AVERAGE HOUSE VALUE	\$164,637	\$215,178	\$248,205

\* Demographic data derived from 2022 STDB