



The Summit at Fritz Farm remains Lexington's premier destination for shopping, dining, living, and entertainment, effortlessly blending Southern charm with modern flair.

With lush walkways, inviting outdoor spaces and a curated mix of best-in-class brands, The Summit is more than a shopping center it's a lifestyle experience.





LEXINGTON

Lexington is the **second largest city in the state** of Kentucky and was named **one of the best places to live** by U.S. News & World Report for 2022-2023.

Lexington is **#11 for The South's Best Cities 2024**ranking six spots ahead of Louisville.

Home to the Bourbon Trail and Keenland Race Track, Lexington sees more than 4M tourists each year and ranks among the 100 Most Loved Destinations in the Word.

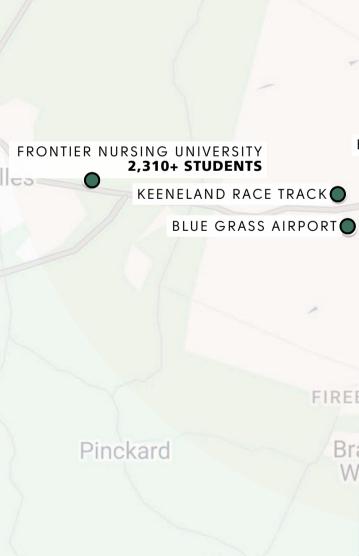
95% of the world's bourbon is produced in Kentucky and 14 distilleries are in Lexington.

Lexington is known as the horse capital of the world.

Lexington inhabits the **largest university in the state**, The University of Kentucky, with more than 47,000 students and employees.

THE HEART OF COSMOPOLITAN & BLUEGRASS

The Summit at Fritz Farm is strategically located around many major tourist attractions and universities, making it a go-to destination for locals and visitors alike.



Keene

Mid MIDWAY UNIVERSITY 1,600+ STUDENTS

Zion Hill

CINCINNATI 82 MILES

Vhite Sulphur

Cen

Georgeown GEORGETOWN COLLEGE 1,250+ STUDENTS

20-MILE RADIUS

KENTUCKY HORSE PARK

SPINDLETOP

MASTERSON STATION

WINBURN

BLUEGRASS COMMUNITY & TECHNICAL COLLEGE 14,160+ STUDENTS

BARREL HOUSEDISTILLING CO.

LEXINGTON BREWING CO

OFRESH BOURBONDISTILLERY

TRANSYLVANIA UNIVERSITY 1,020+ STUDENTS

BEAUMONT RESIDENTIAL UNIVERSITY OF KENTUCKY 30,470+ STUDENTS

RED MILE TOP

FIREBROOK

Brannon Woods

LLEAU WOODS

LANSDOWNE

ANDOVER HI



















IT'S ALL IN THE DETAILS

The Summit at Fritz Farm is Lexington's go-to mixed-use destination.



325,600 SF Retail, dining & entertainment



40,000 SF Class-a office space



306-UNIT LUXURY APARTMENT COMPLEX- THE HENRY



120 ROOM BOUTIQUE HOTEL- THE ORIGIN

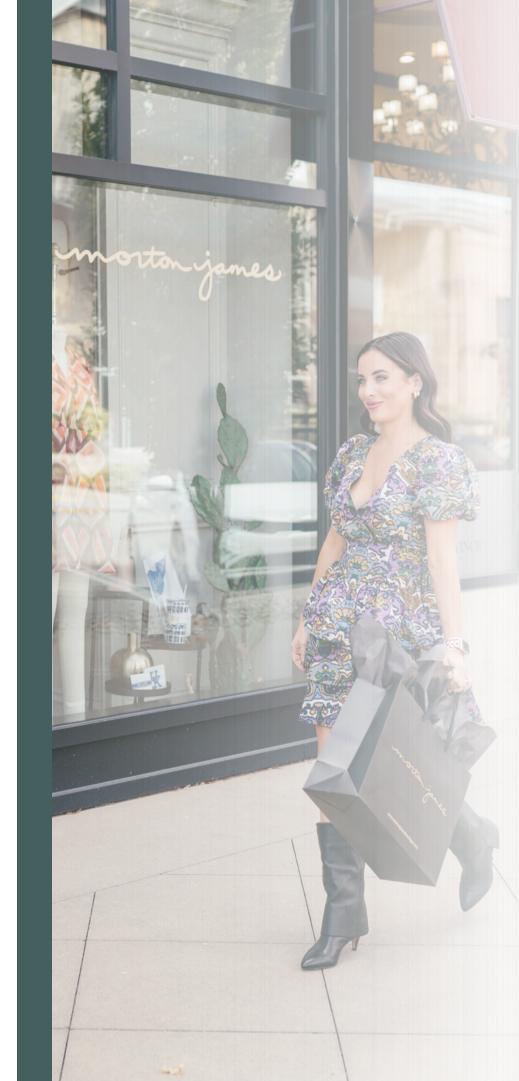






A HUB FOR EXCLUSIVITY

At The Summit, **62% of retailers are exclusive to the state or market** and many brands have relocated here from other locations in the market.



STATE-EXCLUSIVE



MARKET-EXCLUSIVE



TRAFFIC DATA

Annual Visits	3.7M
YOY Visit Increase	5%
Annual Avg. Visit Frequency	4.7
Avg. Dwell Time	50 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	314,916
Daytime Population	347,411
Households	132,658
Family Households	75,081
Millennials	21%
Gen X	18%
Baby Boomers	20%

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	Hallot	Burg
	Nevada	127
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68	575	
R	Parksville	Junction Ci

MORE THAN 45,300 FAMILY HOUSEHOLDS

Average HHI

HHI \$100K-\$150K

College Degree+

\$107,000

9%

74%

WITHIN A 5 MILE RADIUS OF THE SUMMIT AT FRITZ FARM

Connersvi Colville Headquarters Biddle Lees Vinorsvi Moon Lake Leesburg Ground Centerville orgetown Vhite Sulphur Middletown Stony Point 10-MILE RADIUS Clintonvil Wyandotte Lexington Colby Winchester M Woods Becknervi Nicholasville Stringtown The Forks ridge White Oak Bryantsville Buckeye Winston Three Forks Speedwell Kirksville (421) Dreyfus Paint Lick ancaster LOW Keyboard sho

CORE CUSTOMER

SPENDING PATTERNTS

SPENDING PATTERNTS		ABOVE U.S. AVERAGE
Household Income \$250K+	4%	+
Avg. Discretionary Income	\$57,883	
Discretionary Income \$150K+	7%	+

PSYCHOGRAPHICS

Young Professionals Well-educated young professionals starting their careers in white-collar or technical jobs.	23%
Wealthy Suburban Families Wealthy and diverse suburban families living children-driven lifestyles.	15%



OUR CORE CUSTOMERS ARE IDENTIFIED AS SOME OF THE MOST AFFLUENT HOUSEHOLDS IN THE NATION ACCORDING TO PLACER.AI.

























STAY A WHILE

The Summit at Fritz Farm not only provides its visitors with all of the best shopping and dining options, but an overall experience that makes guests want to stay a while and enjoy our gathering areas, walking trail, arts & entertainment district, live music, events and more.



NATIONAL LEASING

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Madewell