



LEXINGTON, KY





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 World.

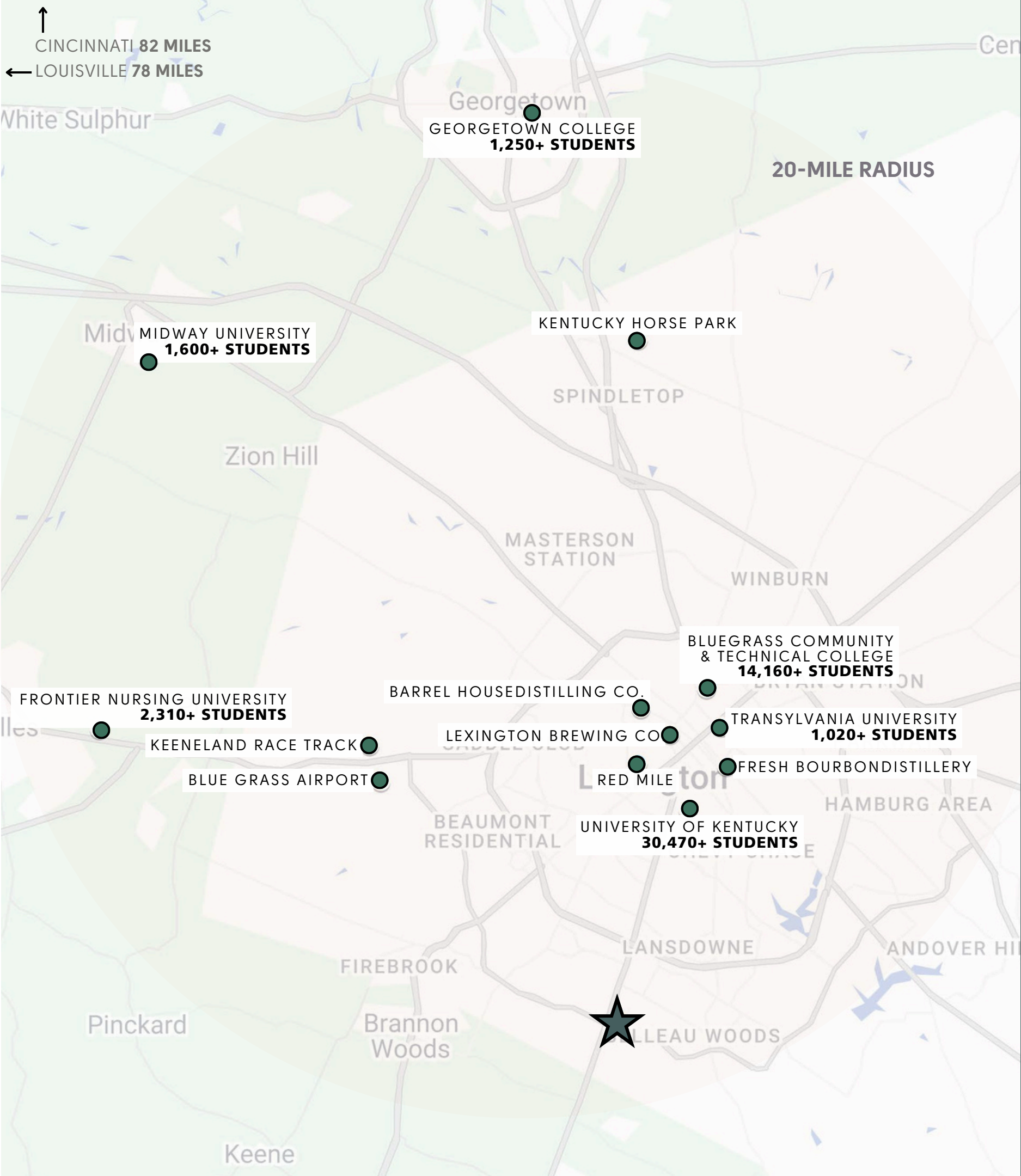
95% of the world's bourbon is produced in Kentucky and 14 distilleries are in Lexington.

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.





IT'S ALL IN THE DETAILS

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

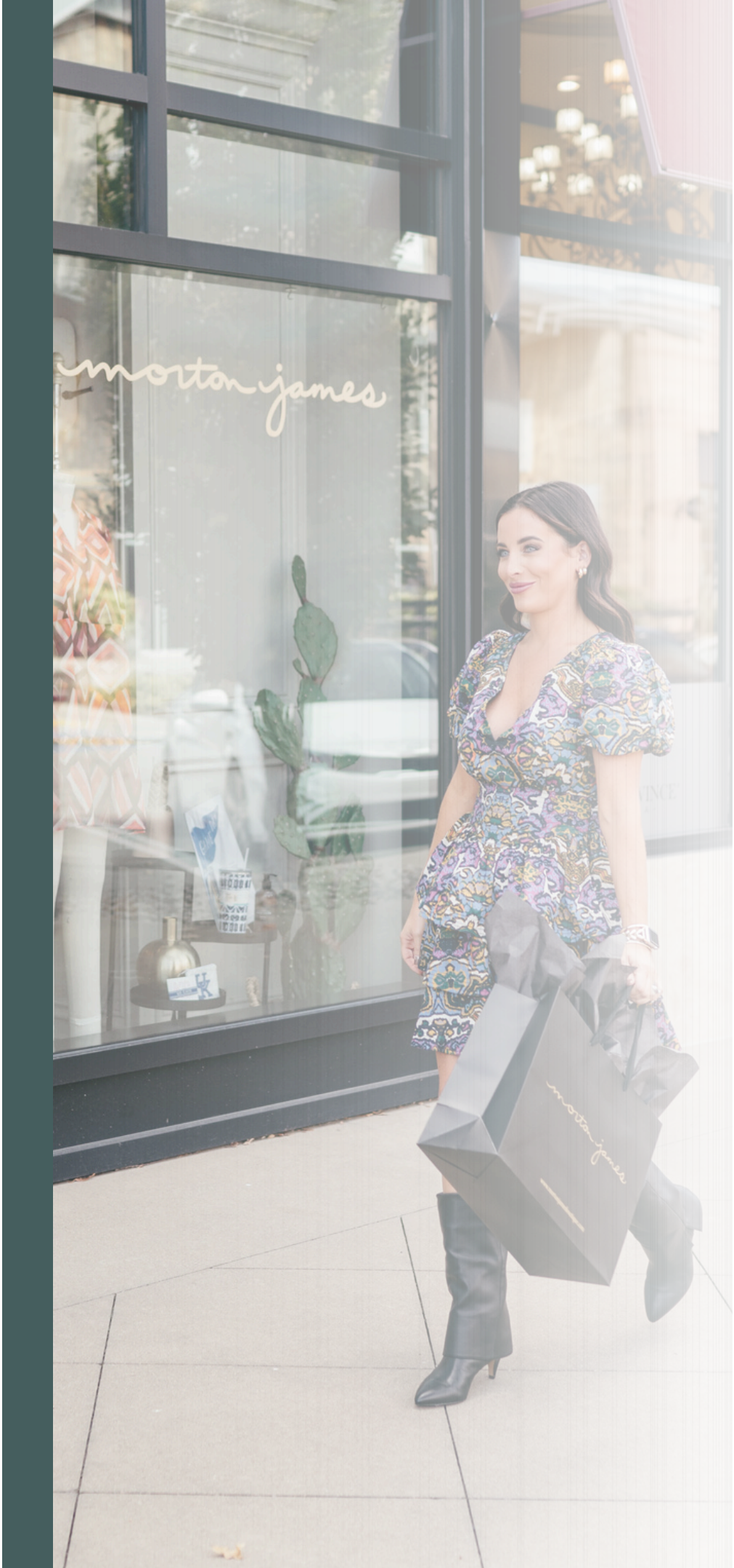
-  **325,600 SF**
RETAIL, DINING & ENTERTAINMENT
-  **40,000 SF**
CLASS-A OFFICE SPACE
-  **306-UNIT**
LUXURY APARTMENT COMPLEX- THE HENRY
-  **120 ROOM**
BOUTIQUE HOTEL- THE ORIGIN
-  **118 ROOM**
SPRINGHILL SUITES

DRONE VIDEO



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



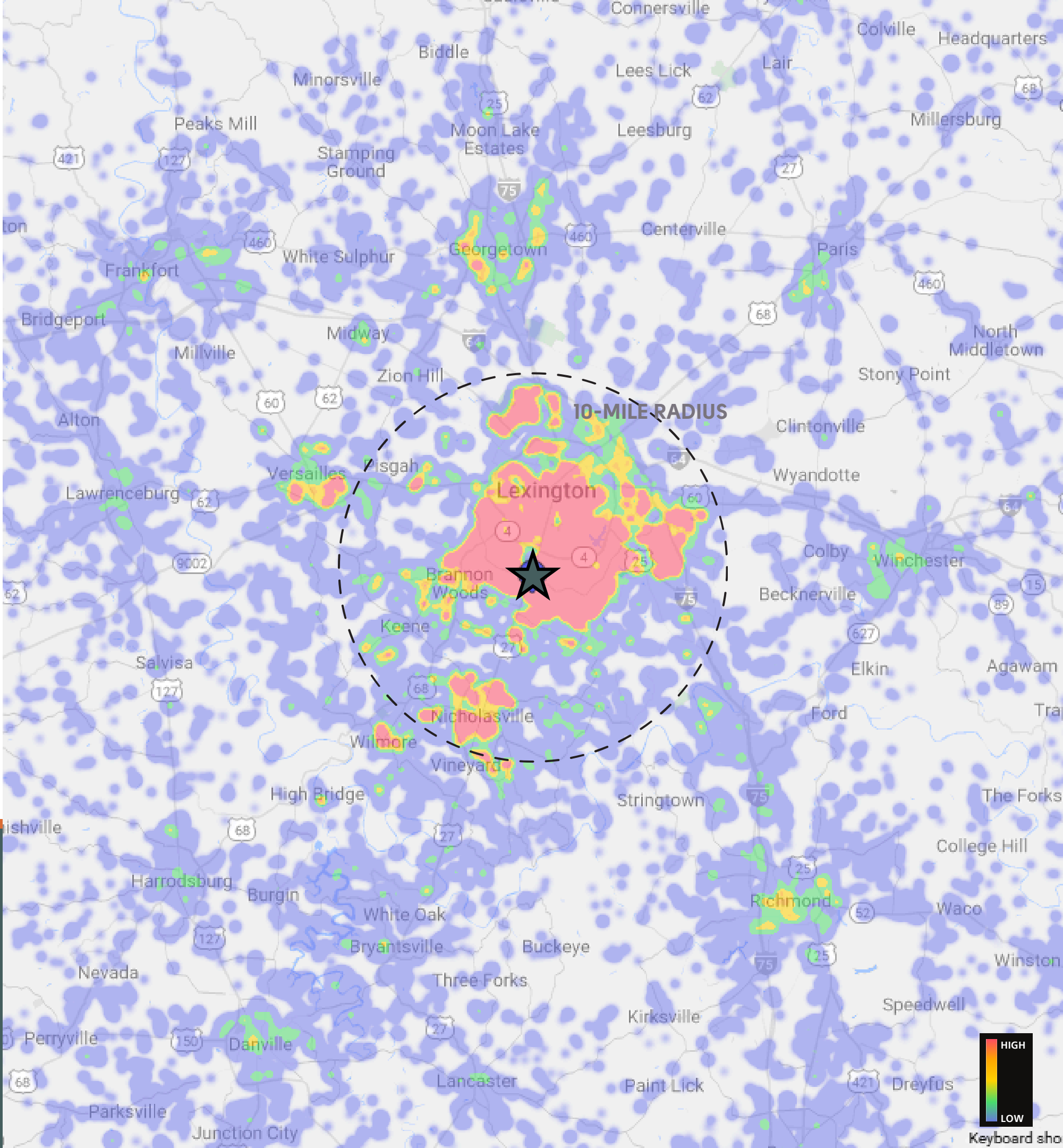
TRAFFIC DATA

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	Average HHI	\$107,000
Daytime Population	347,411	HHI \$100K-\$150K	9%
Households	132,658	College Degree+	74%
Family Households	75,081		
Millennials	21%		
Gen X	18%		
Baby Boomers	20%		

MORE THAN 45,300 FAMILY HOUSEHOLDS
WITHIN A 5 MILE RADIUS OF THE SUMMIT AT FRITZ FARM



CORE CUSTOMER

SPENDING PATTERNTS

Household Income \$250K+	4%	+
Avg. Discretionary Income	\$57,883	
Discretionary Income \$150K+	7%	+

ABOVE
U.S. AVERAGE

PSYCHOGRAPHICS

Young Professionals 23%
Well-educated young professionals starting their careers in white-collar or technical jobs.

Wealthy Suburban Families 15%
Wealthy and diverse suburban families living children-driven lifestyles.



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

KRISTA WOOD
KWOOD@CENTENNIALREC.COM
859.287.2335

SAMANTHA MERRELL
SMERRELL@CENTENNIALREC.COM
859.287.2685

LOCAL LEASING, NATIONAL POP UPS, ADVERTISING & EVENT TOURS

HEIDI KEMPF
HKEMPF@CENTENNIALREC.COM
813.333.3993

🌐 [THESUMMITATFRITZFARM.COM](https://thesummitatfritzfarm.com)