

# FOR LEASE

OFFICE & RETAIL AT ARLINGTON LOFTS



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# 01: EXECUTIVE SUMMARY

ARLINGTON LOFTS

## PROPERTY DESCRIPTION

Arlington Lofts is a mixed-use multi-family development with 81 units on the second and third level, and high-visibility office and retail space on the first level. The property was built in 2020 and features 21 parking spaces. We are seeking service-oriented retail/office tenants to serve the already built-in clientele with 81 potential customers right above in the apartments, and many more in the surrounding residences! This would be a great location for small businesses such as salons, wellness, banking, credit exchange, sandwich or dessert shop, phone repair, hardware store, convenience store, home goods, etc.

The property is located on the Northside of Downtown Lexington in the No-Li District. The property is just over a half mile from New Circle Road and 0.3 miles from the newly renovated Greyline Station on Loudon and Night Market on Bryan Avenue. The No-Li Night Market is a pop-up open air market held annually the first Friday of the month from May-December. Greyline Station is a mixed use property with event, office, retail, and restaurant space.



**564-3,586**  
**CONTIGUOUS SF**



**\$17.50-\$18.50**  
**PSF+UTILITIES**



**ZONED**  
**MU-2**



(PHOTOS ARE OF SUITE 110)



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 **BLOCK+LOT**

# 02: PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS ARLINGTON LOFTS

### LOCATION

Located in the heart of NoLi District in close proximity to Lexington's primary arteries, this is an ideal space for start-ups and new businesses!

### PREMISES

Turn Key Salon Space Available.

### PLUS UTILITIES

Priced at \$17.50-\$18.50 + Utilities - no CAM or added fees!

### SUITE 110

Suite 110 is 1,894 SF and features two offices, reception area, conference room, open work area, a kitchenette, and two restrooms. This creative office space is loaded with industrial character with sealed concrete floors and exposed ductwork.

### SUITES 112/114

Suites 112/114 is built out and ready for a salon, or could be converted to traditional retail or office. The space consists of open area with a shampoo bowl and sink, two restrooms, a breakroom with a washer and dryer, and mechanical/storage room.

### SUITE 116

Small retail space with built in shelving, and a restroom. This can be combined with Suites 110-114 for a total of 3,586 SF.



(PHOTOS ARE OF SUITES 112/114)



(PHOTOS ARE OF SUITES 112/114)

## 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS  
ARLINGTON LOFTS



(PHOTOS ARE OF SUITE 110)



(PHOTOS ARE OF SUITES 116)



(PHOTOS ARE OF SUITE 116)



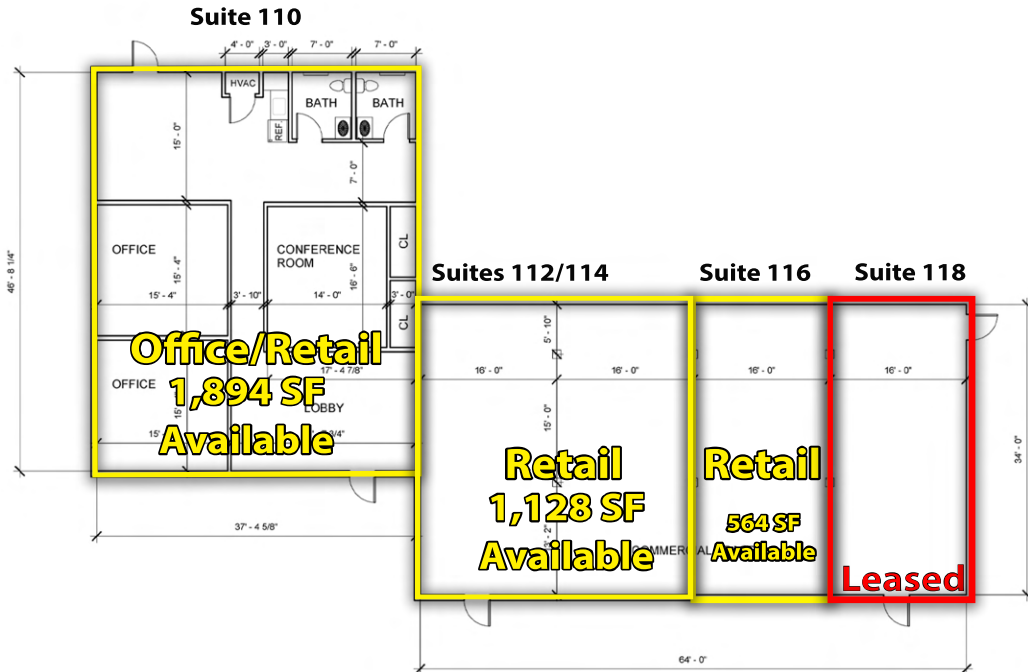
(PHOTOS ARE OF SUITES 112/114)

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# 02: PROPERTY OVERVIEW

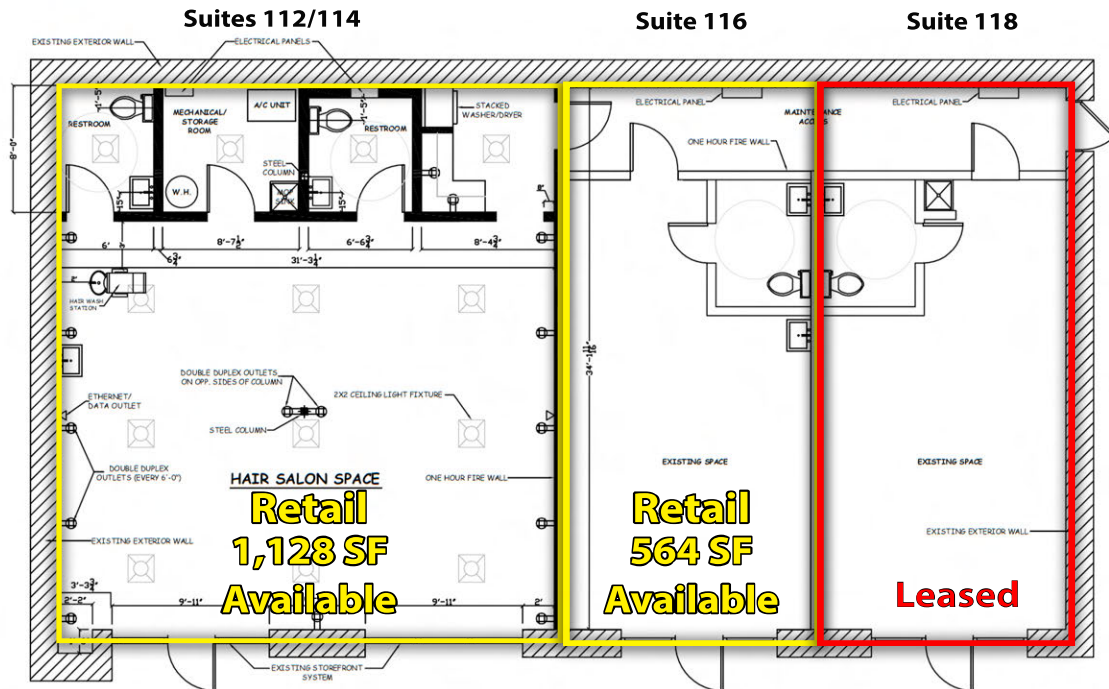
## FLOOR PLAN ARLINGTON LOFTS





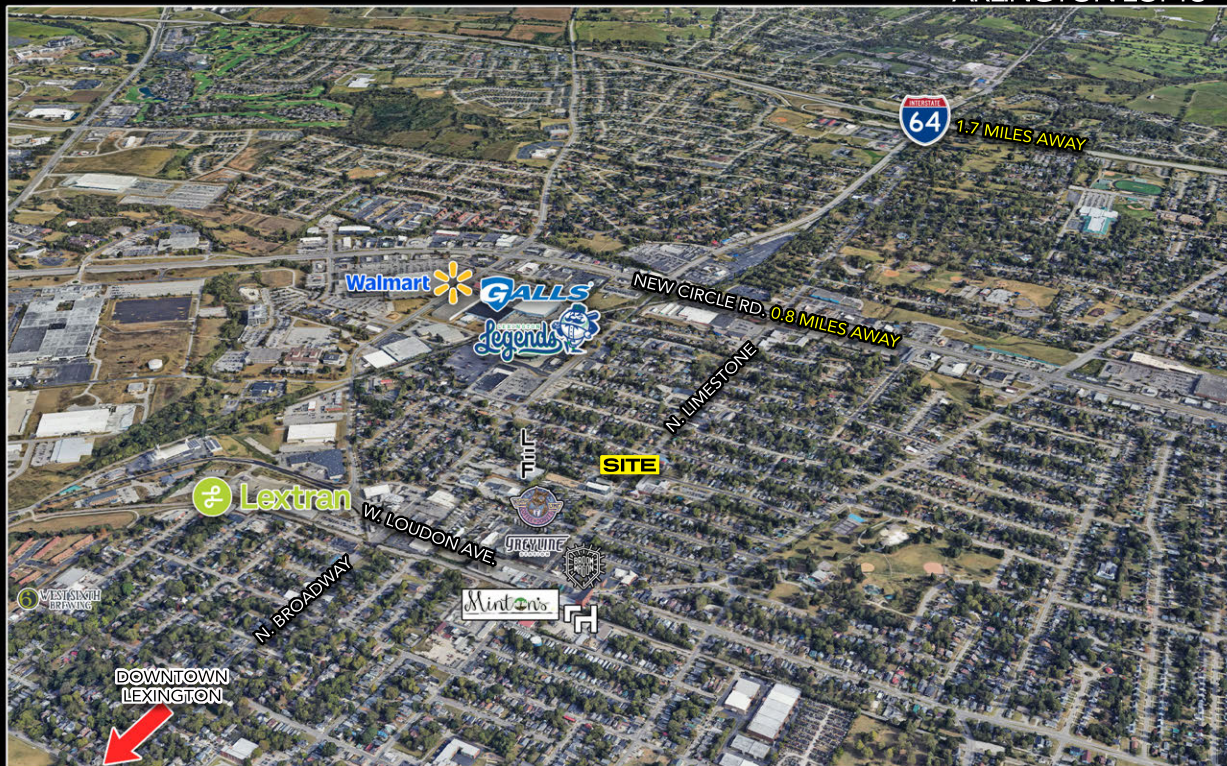
# 02: PROPERTY OVERVIEW

AS-BUILT PLAN  
ARLINGTON LOFTS



# 03: LOCATION INSIGHTS

## AERIAL ARLINGTON LOFTS



# 03: LOCATION INSIGHTS

## ARLINGTON LOFTS

### AERIAL

**INTERSTATE 75/64**

1.7 MILES

**NEW CIRCLE RD.**

0.8 MILES

**DOWNTOWN  
LEXINGTON**

APPX. 1 MILE

**BLUE GRASS  
AIRPORT**

8.7 MILES

**UNIVERSITY OF  
KENTUCKY**

2.5 MILES





# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## ARLINGTON LOFTS

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.