

# FOR SALE

DOWNTOWN OFFICE / INVESTMENT



**169 N. LIMESTONE**  
LEXINGTON, KY 40507



BLOCK + LOT

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# 01: EXECUTIVE SUMMARY

169 N. LIMESTONE



## PROPERTY DESCRIPTION

Beautifully-restored "Haggin Building" on what was coined "Battle Row" in the 1810 census is an 1820 structure originally constructed as an office and commercial space. The owners have meticulously restored and remodeled this neglected property in the heart of Downtown Lexington. This property offers a perfect blend of modern and traditional architectural elements with brand new roof, windows, and a +/- 3,000 SF addition in the rear.

The building is appx. 6,324 SF on two floors and 0.12 acres. The first floor is leased to Fayette Alliance with 1,555 SF available in the front retail space. The entire second floor is available for owner-occupancy of 3,187 SF. Each floor has sections of hardwood floors and polished concrete. The building also has ADA compliant restrooms on each floor, exposed ceilings, and clear span, making the floor plates very flexible. This exceptional historic renovation from Gibson, Taylor, & Thompson Architecture and Design is perfect for an owner/occupant looking for one of the better locations in Downtown Lexington.



6,324 SF



\$1,850,000



ZONED  
B-2

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 BLOCK + LOT

# 02: PROPERTY OVERVIEW

169 N. LIMESTONE

## CONSTRUCTION HIGHLIGHTS

### STRUCTURE

The front portion and adjoining "ell" section are circa 1820 structural masonry, infilled with pre-finished aluminum corrugated metal siding clad concrete block and wood superstructure. The rear section is also concrete block, formed concrete, and pre-finished aluminum corrugated metal siding clad metal studs.

### ADDITION

The interior of the rear section is all clear span metal bar joists with steel super structure and polished concrete floors on both levels.

### ROOF

The roofing for the front section is all asphalt shingles and the infill and rear sections are all TPO low slope membrane roof, mono pitched to one side for property drainage.

### WINDOWS

The windows through the first floor front and rear and second floor rear are all storefront glazing with the windows on the front second floor being wood aluminum clad historically correct.

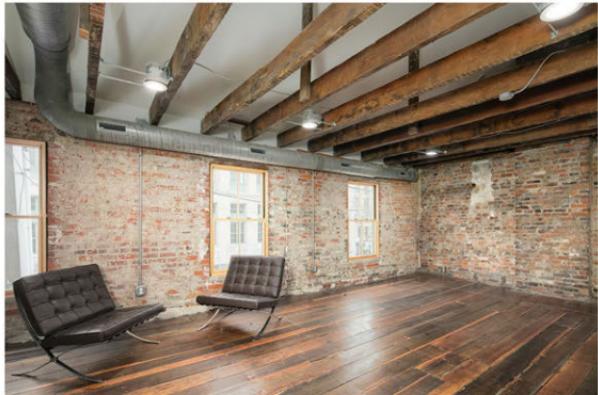
### FLOORS

Original hardwood throughout the historic section on the second floor where possible in the original structure.



# 02: PROPERTY OVERVIEW

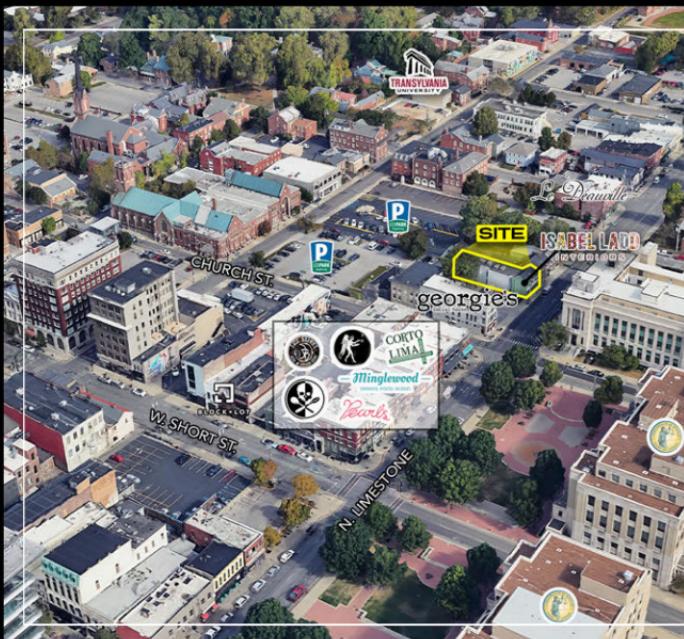
ADDITIONAL PHOTOS  
169 N. LIMESTONE



# 03: LOCATION INSIGHTS

## LOCATION DESCRIPTION

Located on N. Limestone between Church Street and Second Street and directly across from the Court House. The property is located right in Downtown Lexington's premier dining scene and walkable to everything Downtown has to offer. Neighboring businesses include Georgie's Social House and Le Deauville restaurant.



169 N. LIMESTONE

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 19,739  
3 MILE: 106,633  
5 MILE: 228,633



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$69,498  
3 MILE: \$80,731  
5 MILE: \$89,475



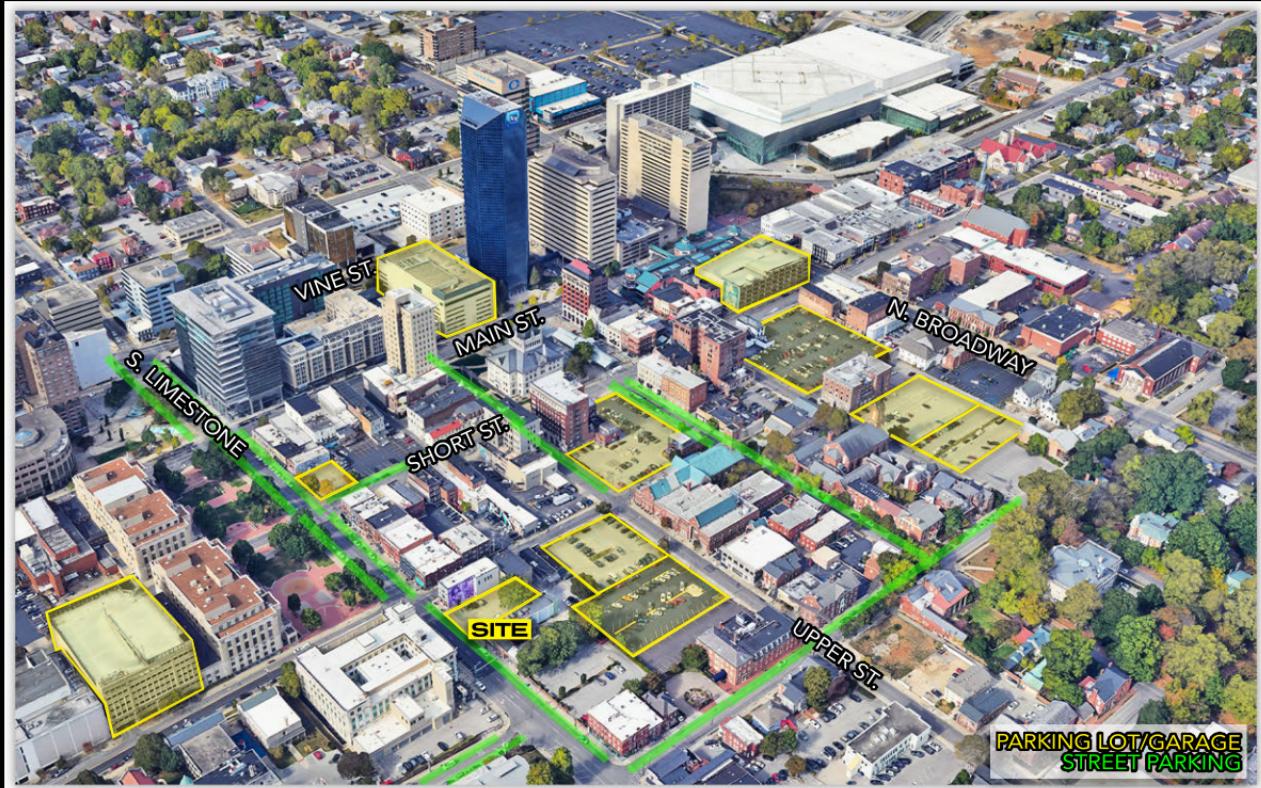
### NUMBER OF HOUSEHOLDS

1 MILE: 8,815  
3 MILE: 45,669  
5 MILE: 98,970



# 03: LOCATION INSIGHTS

NEARBY PARKING OPTIONS  
169 N. LIMESTONE



## 03: LOCATION INSIGHTS

169 N. LIMESTONE

AERIAL

**INTERSTATE 75/64**

3.30 MILES

**NEW CIRCLE RD.**

2 MILES

**BLUE GRASS  
AIRPORT**

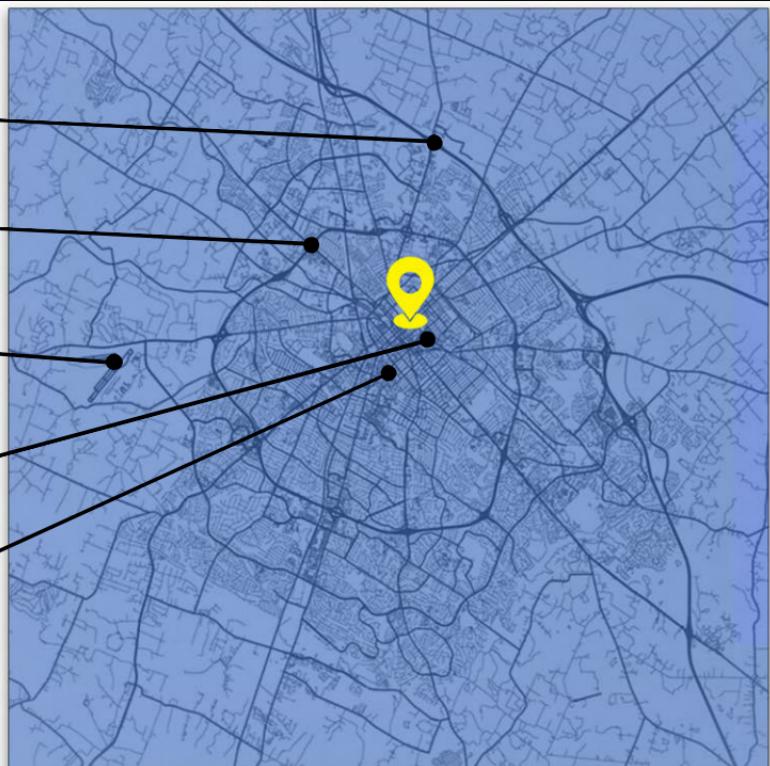
5.6 MILES

**FAYETTE COUNTY  
COURTHOUSES**

0.5 MILE

**UNIVERSITY OF  
KENTUCKY**

APPX. 1 MILE



## 04: MARKET REPORT

### LEXINGTON, KENTUCKY



### 169 N. LIMESTONE

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-65 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.