



For Sale: Retail Property + Adjacent Lot



**648 N Limestone &
112 Alabama Ave**

LEXINGTON, KY 40508

PRESENTED BY:

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PROPERTY SUMMARY

RETAIL PROPERTY & ADJACENT LOT

648 NORTH LIMESTONE &
112 ALABAMA AVE
LEXINGTON, KY 40508

OFFERING SUMMARY

SALE PRICE:	\$225,000
BUILDING SIZE:	672 SF
ZONING:	B-1
LOT SIZE:	0.196 Acres
PRICE / SF:	\$334.82
TENANT:	THE HAPPY FARMER



PROPERTY SUMMARY

Presenting an investment opportunity in Downtown Lexington, KY. This 672 SF building, constructed in 1976, is fully occupied and located in a B-1 zoned area. With 100% occupancy, this retail/street retail property offers reliable income and a straightforward addition to an investor's portfolio.

Situated in the Noli neighborhood, the property benefits from a location surrounded by locally-owned restaurants, shops, and service businesses, providing steady foot traffic and visibility. The offering also includes an adjacent parcel at 112 Alabama Ave, providing potential flexibility for future use or expansion. With its dependable rental history and central location, this property is a practical opportunity for investors seeking a manageable, income-producing retail asset in a vibrant commercial area.

*** Out of courtesy to ownership and staff, please avoid direct contact with the tenant. No drop-ins will be permitted a tour. Showings will be arranged by appointment only while normal business operations continue. ***

PROPERTY HIGHLIGHTS

- *** Out of courtesy to ownership and staff, please avoid direct contact with the tenant. No drop-ins will be permitted a tour. Showings will be arranged by appointment only while normal business operations continue. ***
- 672 SF retail/street retail building built in 1976, fully occupied and providing stable income
- Located in a B-1 zoned area within the Noli neighborhood, surrounded by locally-owned shops, restaurants, and service businesses
- Adjacent parcel at 112 Alabama Ave included, offering potential flexibility for future use or expansion
- Reliable rental history and central location make this a practical investment opportunity in a vibrant commercial district



**DESIRABLE B-1
ZONING**



**ADVANTAGEOUS
B-1 ZONING**



**ADJACENT PARCEL
FLEXIBILITY**

AERIAL

For marketing purposes only,
exact locations not warranted

**Downtown
Lexington**

N Limestone | 7600+ VPD



SVN[®]
STONE COMMERCIAL REAL ESTATE

**Subject Property
648 N Limestone
+ 112 Alabama Ave**

Alabama Ave



SVN[®]
STONE COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS





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Rachel Ridd

Associate Advisor
SVN | Stone Commercial Real Estate

Rachel Ridd is a Commercial Real Estate Advisor with SVN Stone Commercial Real Estate in Lexington, KY, where she specializes in Multifamily sales. With a commitment to helping clients maximize the value of their investments, Rachel serves on a team that brings a wealth of experience and a passion for delivering exceptional service.

Rachel's journey in the commercial real estate sector is marked by a diverse background that uniquely positions her in the industry. Prior to her role as a Commercial Real Estate Advisor, she served as the Marketing Director at SVN Stone Commercial Real Estate for five years. In this capacity, Rachel honed her skills in effectively marketing a wide array of commercial properties, gaining invaluable insights into the nuances of the real estate market.

Before transitioning to commercial real estate, Rachel's career reflected her commitment to making a positive impact on the lives of others. As a social worker, she dedicated herself to serving children in need, particularly those navigating the complexities of the foster care system. This early experience instilled in her a deep sense of empathy and a commitment to understanding the unique needs of individuals, qualities that continue to guide her in her current role.



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Justin Ryder, CCIM

Advisor
SVN | Stone Commercial Real Estate

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.