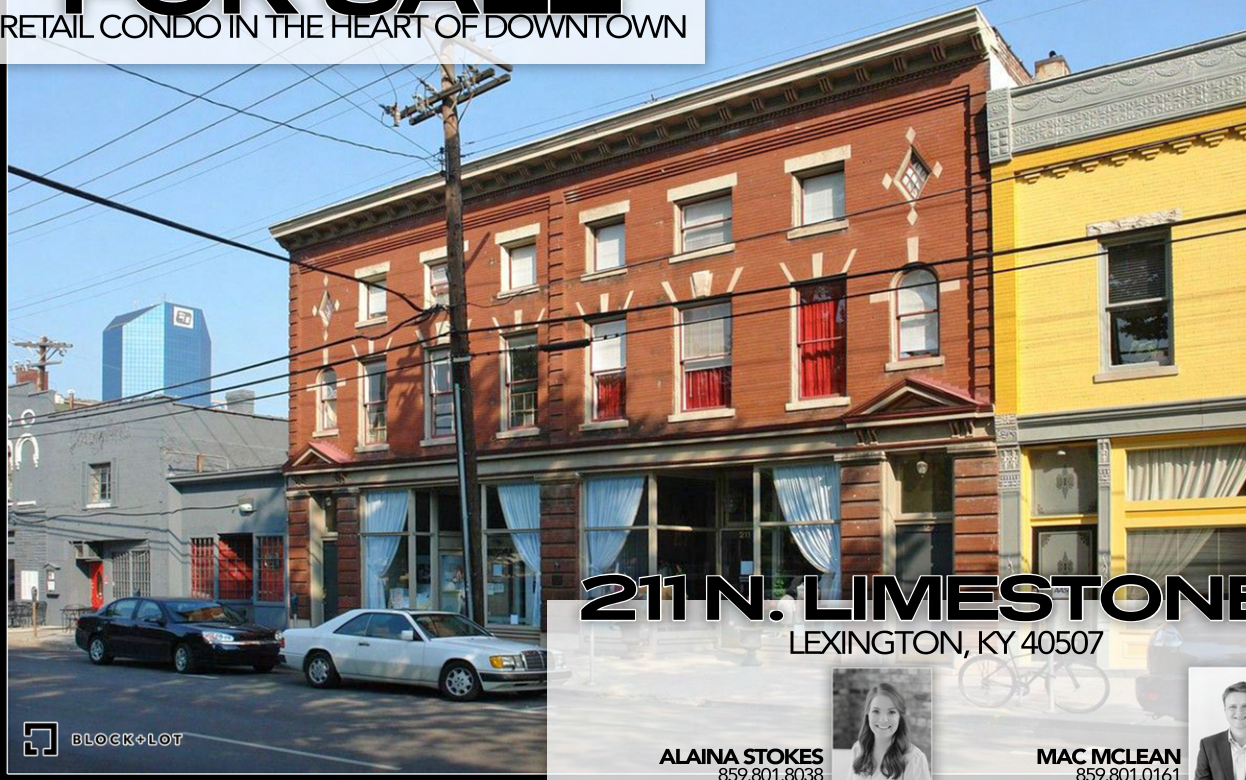
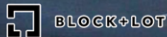


FOR SALE

RETAIL CONDO IN THE HEART OF DOWNTOWN



211 N. LIMESTONE
LEXINGTON, KY 40507



BLOCK+LOT

ALAINA STOKES

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MAC MCLEAN

859.801.0161

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01: EXECUTIVE SUMMARY

211 N. LIMESTONE

PROPERTY DESCRIPTION

1,763 SF retail condo available for sale at the gateway to Lexington's popular NoLi District.

Block + Lot is proud to offer this distinctive downtown commercial condo for sale, located along the sought-after North Limestone corridor. The 1,763 SF space is ideal for retail or creative office use and showcases a blend of historic charm and functional design. Features include glass storefronts, original hardwood floors, tin tile ceilings, custom built-in bookshelves, and abundant natural light throughout. A spacious basement provides additional storage, and two dedicated on-site parking spaces convey with the unit.

This property is located at the gateway to the popular NoLi District across from Sayre School. Join other retailers and restaurants including Columbia Steakhouse, Le Deauville, Mulberry and Lime, Georgie's Social House, Jack Browns, Bar Ona, and Lussi Brown Coffee Bar.



1,763 SF



\$425,000
(\$241.07 PSF)



ZONED
B-2A

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02: PROPERTY OVERVIEW

211 N. LIMESTONE

PROPERTY HIGHLIGHTS

LOCATION

Popular location in the N. Limestone Corridor.

PARKING

Two on-site parking spaces included, in addition to plentiful metered street parking.

CHARACTER

Historic character and charm.

NATURAL LIGHT

Tall glass storefronts that allow for an abundance of natural light.

BASEMENT

Spacious lower-level storage area with a cellar door – ideal for inventory or deliveries.



AERIAL
211 N. LIMESTONE



859.801.0161
859.801.8038



BLOCK+LOT

03: LOCATION INSIGHTS

211 N. LIMESTONE

AERIAL

INTERSTATE 75/64

3.30 MILES

NEW CIRCLE RD.

2 MILES

BLUE GRASS

AIRPORT

5.6 MILES

FAYETTE COUNTY

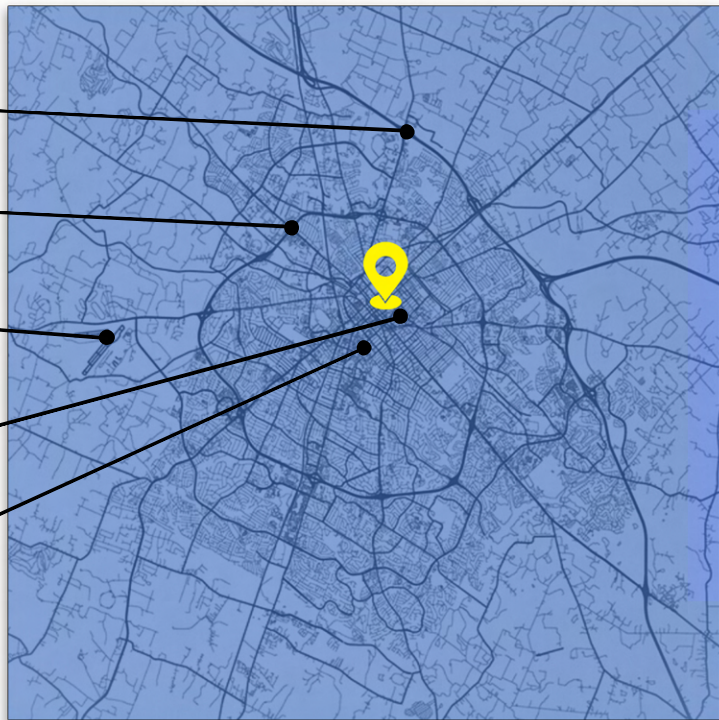
COURTHOUSES

0.5 MILE

UNIVERSITY OF

KENTUCKY

APPX. 1 MILE



04: MARKET REPORT

LEXINGTON, KENTUCKY



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.