



Georgetown High Traffic Retail Site



1273 Lexington Rd

GEORGETOWN, KY 40324

PRESENTED BY:

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PROPERTY SUMMARY

GEORGETOWN HIGH TRAFFIC RETAIL SITE

1273 LEXINGTON RD
GEORGETOWN, KY 40324

OFFERING SUMMARY

FOR LEASE:	Ground Lease / Build-to-Suit
PROPERTY TYPE:	Land
PRICE:	Negotiable
ACREAGE:	3.15 Acres



PROPERTY SUMMARY

SVN Stone is proud to exclusively offer this exceptional 3.15-acre retail development opportunity in Georgetown. Positioned in the path of continued residential and commercial growth, the property presents a rare opportunity for retailers, restaurants, and service-oriented users seeking prominent visibility and flexible site planning. The site benefits from combined average daily traffic counts of 37,908 VPD and is strategically located at the intersection of McClelland Circle and Lexington Road, surrounded by established national retailers including Kroger, Aldi, Starbucks, and many others. Offered for ground lease or build-to-suit, the property can be subdivided to accommodate multiple users, pad developments, or phased construction. With strong area demographics and convenient access to major thoroughfares, this site is ideally suited for tenants seeking a presence within one of Georgetown's most active retail corridors.

PROPERTY HIGHLIGHTS

- Prominent Visibility Near the Signalized Intersection of McClelland & Lexington Rd
- 37,908 VPD Providing Exceptional Daily Exposure
- Across from Kroger, Aldi & Starbucks
- 3.15 Acres Available for Ground Lease or Build-to-Suit
- Subdivision Available to Accommodate Single or Multi-Tenant Development



**COMBINED AADT:
37,908 VPD**

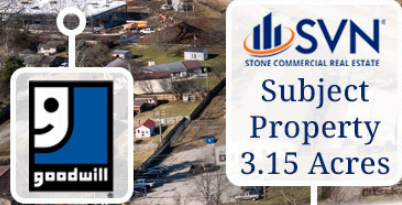


3.15 ACRES



**GROUND LEASE OR
BUILD TO SUIT**

AERIAL

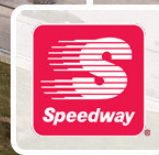


Subject Property
3.15 Acres



McClelland Cir. | VPD 20,154+

Lexington Road | VPD 17,754+



GEORGETOWN AREA MAP



SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property
3.15 Acres

ADDITIONAL PHOTOS





NATHAN DILLY

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PROFESSIONAL BACKGROUND

Nathan Dilly is a Senior Advisor with SVN Stone Commercial Real Estate, where he launched his real estate career in 2016. He specializes in retail properties and has guided numerous clients through the sale, leasing, and development of their assets. Over the years, Nathan has represented a wide range of clients, including individual investors, trusts, banks, franchisees, publicly traded companies, and private equity groups, in transactions involving leasing, acquisitions, dispositions, and strategic portfolio planning.

Nathan maintains strong relationships with SVN advisors nationwide, allowing him to support clients with multi-state requirements and deliver data-driven, market-specific, solutions. He brings a collaborative, client-first approach to every assignment, with a particular focus on helping brands and investors identify and capitalize on retail opportunities across the region.

Outside of his work, Nathan enjoys spending time with his wife and kids, traveling, staying active, playing guitar, and pursuing new business and real estate opportunities. A Lexington, Kentucky native, Nathan is a graduate of the University of Kentucky.

MEMBERSHIPS

International Council of Shopping Centers - ICSC
Commercial Property Association of Lexington - CPAL
Bluegrass M&A Professionals - BLUEMAP

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WESTON LOCKHART

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PROFESSIONAL BACKGROUND

Weston Lockhart is an Advisor with SVN Stone Commercial Real Estate, where he specializes in retail brokerage across Kentucky. A Lexington native and University of Kentucky graduate, Weston combines data-driven insight with genuine relationships to help retailers, landlords, and investors make confident decisions about their real estate.

He leads rollout and expansion strategies for brands including Popeyes Louisiana Kitchen, Goodwill Industries of Kentucky, Huck's, Pizza Hut, Five Guys Burgers and Fries, Driven Brands, Bargain Hunt, and others. Beyond retailer representation, Weston advises clients on the sale and acquisition of single and multi-tenant retail assets, working closely with both private and institutional investors.

Weston currently serves as the Kentucky/Tennessee Talent Development Chair for ICSC and is recognized as an ICSC Next Generation Leader, honoring professionals shaping the future of retail real estate. A four-time SVN Achiever (2022-2025), he has been consistently ranked among the firm's top performers nationally. He is also the founder and host of DevelopLex, a platform showcasing the people, projects, and progress driving Central Kentucky's growth.

Weston lives in Lexington with his wife, Abby, and their daughter, Lucy. He serves as a Deacon at Hope Presbyterian Church and enjoys fly fishing and a day outdoors at Red River Gorge — especially when it ends with pizza and a beer.

MEMBERSHIPS

Kentucky & Tennessee Talent Development Chair - ICSC

Next Generation Leadership - ICSC

Kentucky Commercial Real Estate Alliance Committee

Commercial Property Association of Lexington

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MATT STONE, CCIM, SIOR, MBA

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Cell: **859.351.5444**

PROFESSIONAL BACKGROUND

Matt Stone, CCIM, SIOR, MBA is the Managing Director of SVN Stone Commercial Real Estate. Since 2006, Matt has been the trusted advisor for many clients in transactions within the retail, office, industrial, multi-family, and hospitality product types. Matt personally oversees the day to day operations of the company, brokerage of commercial investment properties and user properties, as well as property management. He has worked with banks, private investors, and as a receiver to help with asset management and evaluation for distressed loan purchasing, workouts, REO disposition, and general opinions of value. Matt and his team continue to perform property management and bookkeeping services for retail, industrial, office, and multi-family properties throughout Central Kentucky.

Matt holds the prestigious Society of Industrial and Office Realtors designation (SIOR) www.sior.com and the Certified Commercial Investment Member (CCIM) www.ccim.com designations. He was the past President of the Commercial Property Association of Lexington (CPAL), served as a past President for the Lexington District of the Kentucky CCIM Chapter, a past Co-Chair of the Tennessee/Kentucky Idea Exchange for the International Council of Shopping Centers (ICSC), a board member for National Christian Foundation - Kentucky (NCF), an advisory board member for Bank of the Bluegrass, and on the board of Christian Student Fellowship (CSF) at the University of Kentucky. He is also on the Young Life Golf Committee to help raise awareness and funds for Young Life in Lexington every May. In addition to his commercial real estate designations, Matt earned a Masters of Business Administration (MBA) and a Bachelor of Science in Mathematics Education from the University of Kentucky.

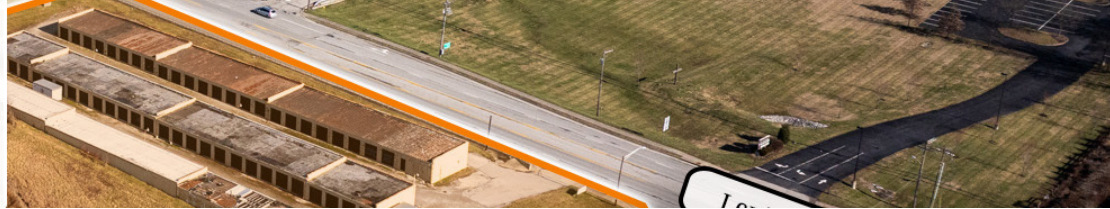
Prior to SVN Stone Commercial Real Estate, Matt served on staff in Lexington with Young Life. He is currently involved at Southland Christian Church, and in other non-profit ministries and organizations around the country and in Lexington. Matt is an avid golfer, and runner, and also enjoys spending time and traveling with his wife, son, and two daughters.

MEMBERSHIPS

Certified Commercial Investment Member- CCIM
Society of Industrial and Office Realtors - SIOR
International Council of Shopping Centers- ICSC
Commercial Property Association of Lexington- CPAL

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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.