



Richmond Office or Retail For Sale or Lease



1419 Lexington Road

RICHMOND, KY 40475

PROPERTY SUMMARY

RICHMOND OFFICE OR RETAIL SHOP FOR SALE OR LEASE

1419 LEXINGTON ROAD
RICHMOND, KY 40475

OFFERING SUMMARY

| | |
|-----------------------|-------------------------|
| SALE PRICE: | \$795,000 |
| LEASE RATE: | \$4,600 per month (NNN) |
| BUILDING SIZE: | 4,256 SF |
| LOT SIZE: | 0.28 Acres |



PROPERTY SUMMARY

SVN Stone Commercial is pleased to offer a highly visible, well appointed Office or Boutique retail location in Richmond, KY. This former residence has been utilized as a commercial space for years when the zoning became B-3. Currently the office home to Solid Ground Engineering. The property was updated and renovated in 2016 with a new Parking lot, New Roof, Paint and interior improvements. 8 plus office spaces, Conference room options on 2 levels as well as a fully finished basement that was utilized for office, and storage. 4,256 SF on a .28 acre site with easy access to I-75, Downtown and EKU Campus. Ideal for Professional office, Real Estate, CPA, Attorney, Insurance Groups.

Contact Neal Metcalfe, Senior Advisor Today for a tour or more details 859-312-8069 or via neal.metcalfe@svn.com.

PROPERTY HIGHLIGHTS

- **High Visible Renovated Historic Home for Office or Retail**
- **4,256 SF on .28 acre site For Sale or Lease**
- **8+ private office spaces, Storage, On site parking, Finished Basement**
- **B-3 Zoning: Ideal for Professional office or Boutique Retail**
- **Easy access to I-75, Downtown and EKU Campus**



8+ Private Offices



4,256 SF



On-Site Parking

marketing purposes only,
exact locations not warranted

I 75 | 69,418 + VPD



Lexington Rd | 9,184 + VPD



University Area <2.5 MILES



INTERIOR PHOTOS



ADVISOR BIO



NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

Direct: **859.306.0614** | Cell: **859.312.8069**

PROFESSIONAL BACKGROUND

Neal Metcalfe is a Senior Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of retail, office, industrial, and land properties, as well as property management across Central and Eastern Kentucky. With his SVN practice dating to 2012, Neal brings a client-first approach grounded in deep market knowledge and long-standing community relationships.

Before transitioning to commercial real estate, Neal built over two decades of commissioned sales experience in broadcasting and digital media marketing, including roles with NBC affiliate WLEX-TV, WVLK AM/FM, and multiple corporate radio and marketing groups. That background gave him a strong foundation in B2B relationship-building, marketing strategy, and working directly with business owners and decision-makers — skills he applies daily in his real estate practice.

Neal is deeply rooted in the Central Kentucky community. He has served on the CCIM Lexington Board, the Commercial Property Association of Lexington (CPAL), the Richmond Chamber of Commerce Governing Board, the Economic Development Committee, the Madison County Planning and Zoning Board, and the KCREA Board. He also supports Young Life Madison County, Immanuel Baptist Church, and other local nonprofits and ministries.

Outside of work, Neal enjoys golf, travel, Airstream camping, and working on his home. He resides in Richmond, Kentucky with his wife, Christy, and they have two daughters, Mayson and Emma. You can contact Neal at 859-312-8069 or neal.metcalfe@svn.com.

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University, Richmond, KY

SVN | Stone Commercial Real Estate

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DISCLAIMER

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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.

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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.