SVN
STONE COMMERCIAL REAL ESTATE

For Lease: 2,200 SF Georgetown Office/Retail

1031 Lexington Rd, Suite A

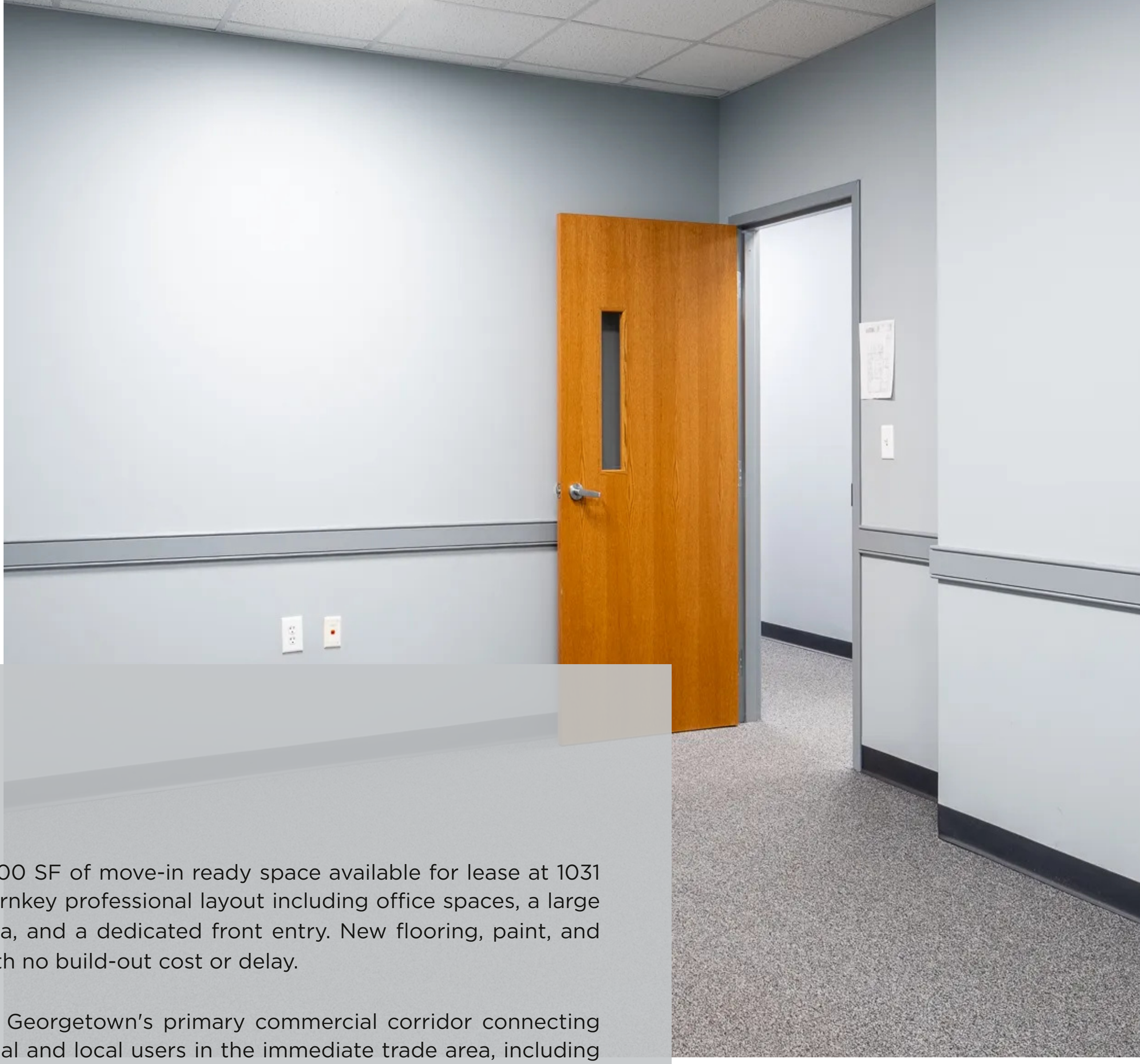
GEORGETOWN, KY 40324

PRESENTED BY:

CALEB CLEVELAND
C: 859.556.4857
caleb.cleveland@svn.com

WESTON LOCKHART
C: 859.317.3538
weston.lockhart@svn.com

PROPERTY SUMMARY



1031 LEXINGTON RD
SUITE A

GEORGETOWN, KY 40324

OFFERING SUMMARY	
LEASE RATE:	$14 SF/yr (NNN)
BUILDING SIZE:	5,000 SF
AVAILABLE SF:	2,200 SF
ZONING:	B-2

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present ±2,200 SF of move-in ready space available for lease at 1031 Lexington Rd, Suite A in Georgetown, KY. Suite A delivers a turnkey professional layout including office spaces, a large conference room, two restrooms, a full kitchen and break area, and a dedicated front entry. New flooring, paint, and lighting throughout mean a tenant can occupy immediately with no build-out cost or delay.

The property sits directly on Lexington Road (16,529+ VPD), Georgetown's primary commercial corridor connecting downtown to the I-75 interchange. Join a strong mix of national and local users in the immediate trade area, including Kroger, ALDI, Walgreens, McAlister's Deli, Roosters, Sonic, Taco Bell and Valvoline. Georgetown Community Hospital and downtown Georgetown are both minutes away. Flexible B-2 zoning supports a wide range of office, professional service, medical, and service-retail uses, with ample on-site parking and direct access off Lexington Road.

For further inquiry or to schedule a personal tour please reach out to Caleb Cleveland at 859.556.4857 // caleb.cleveland@svn.com or Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com.

PROPERTY HIGHLIGHTS

- ±2,200 SF move-in ready suite — no build-out required
- Flexible B-2 zoning — office, professional, medical, and service uses
- Ample on-site parking with direct access off Lexington Rd
- 16,529+ VPD on Lexington Rd, Georgetown's primary commercial corridor

IN GEORGETOWN RETAIL CORRIDOR

MOVE-IN READY

AMPLE PARKING

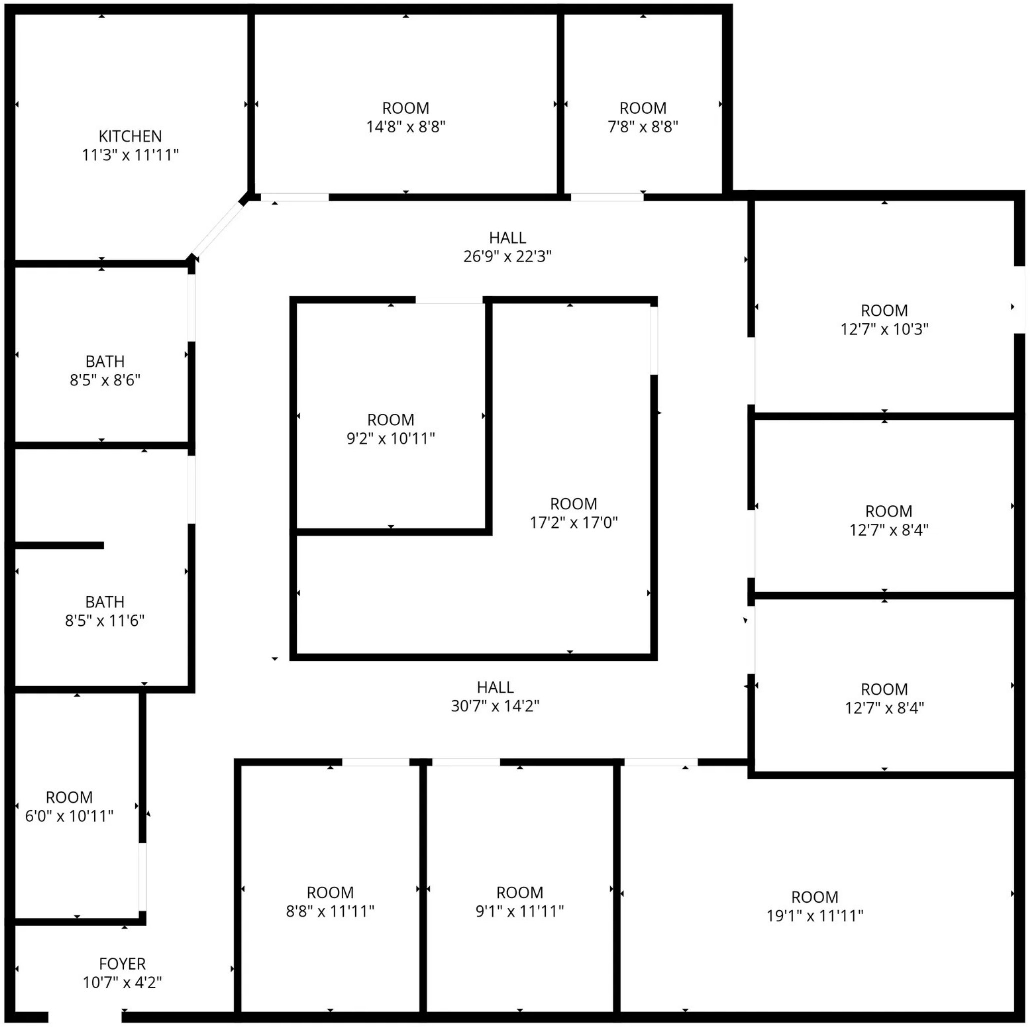
SVN STONE COMMERCIAL REAL ESTATE

AERIAL


GEORGETOWN
COMMUNITY HOSPITAL
ALDI
COMMONWEALTH CREDIT UNION
Roosters
A FUN, CASUAL JOINT
verizon
McALISTER'S
DELI
Kroger
FRESH FOR EVERYONE
Domino's Pizza
TACO BELL
Valvoline
SVN
STONE COMMERCIAL REAL ESTATE
Subject Property
SONIC
Lexington Rd | 16,529+ VPD
CALIBER COLLISION
SVN
STONE COMMERCIAL REAL ESTATE


KENTUCKY
Georgetown
Downtown Georgetown
CVS
Walgreens
GOODYEAR
WHITAKER BANK
UNIQUELY KENTUCKY
SVN
STONE COMMERCIAL REAL ESTATE
Subject Property
Lexington Rd | 16,529+ VPD
SONIC
SVN
STONE COMMERCIAL REAL ESTATE

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADDITIONAL PHOTOS

CALEB CLEVELAND

caleb.cleveland@svn.com
Cell: **859.556.4857**

PROFESSIONAL BACKGROUND

Caleb Cleveland is an Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky, specializing in retail leasing and investment sales. He began his career with the firm as an intern and became a licensed Advisor in 2025.

During his time at SVN Stone, Caleb has helped build and manage an extensive database of property owners, investors, tenants, and prospective buyers. This experience has given him a strong understanding of Kentucky's commercial real estate market and valuable skills in market research, client relations, prospecting, and property analysis.

Caleb enjoys working with investors, property owners, and small businesses to fill vacancies, identify opportunities, and find real estate solutions that support their goals. He approaches each assignment with responsiveness, attention to detail, and a client-focused mindset.

Originally from Charlotte, North Carolina, Caleb moved to Lexington to attend Asbury University, where he earned a degree in marketing in 2026. His academic background and hands-on real estate experience provide him with a well-rounded perspective as he serves clients throughout Central Kentucky.

SVN | Stone Commercial Real Estate
270 S. Limestone,
Lexington, KY 40508
859.264.0888

ADVISOR

WESTON LOCKHART

weston.lockhart@svn.com
Cell: **859.317.3538**

PROFESSIONAL BACKGROUND

Weston Lockhart is an Advisor with SVN Stone Commercial Real Estate, where he specializes in retail brokerage across Kentucky — representing retailers, landlords, and investors from site selection through disposition. A Lexington native and University of Kentucky graduate, Weston combines data-driven insight with genuine relationships to help retailers 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, Culver's, Huck's, Pizza Hut, Five Guys Burgers and Fries, Driven Brands, and others.

Beyond retailer representation, Weston runs investment sales and acquisitions across single- and multi-tenant retail — from net-leased assets to multi-tenant retail centers. He advises private and institutional investors on both sides of the transaction, guiding clients through valuation, disposition, and acquisition. This full-lifecycle approach lets a single relationship carry a client from leasing a vacancy to selling the stabilized asset.

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.

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.

EDUCATION & MEMBERSHIPS

University of Kentucky Gatton College of Business & Economics, Bachelor of Business Administration - Magna Cum Laude
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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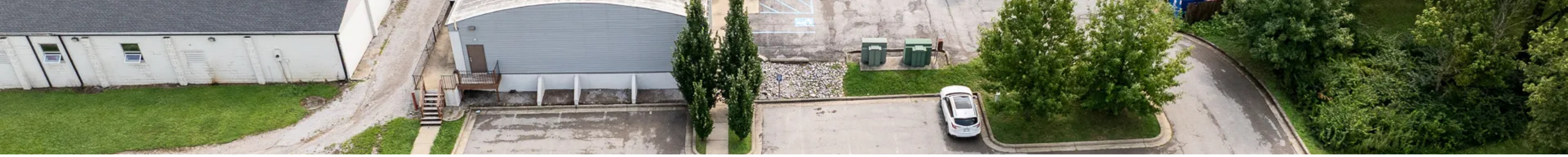

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease 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.