



FOR SALE

**764 E SEVENTH ST**

Lexington, KY 40505



ASKING PRICE

**\$2,600,000**

SQUARE FOOTAGE

**32,608**

# OFFERING



Own a unique Lexington asset priced at **industrial dollars with retail & office upside**. The entire 32,000SF interior is presently configured as an **open-plan furniture showroom**. With **few internal demising walls, 9'-10' clear heights, and abundant display lighting**, the property offers a blank canvas. Keep the ground floor as high-impact retail, convert the second level into creative office suites, or maintain a single-user showroom. Recent capital upgrades (2020 & 2025) include mechanicals, structural, interior and exterior enhancements, and beautifully refinished hardwoods on the second floor and polished concrete on the lower level, ensuring a move-in-ready platform for an owner-occupant to custom-tailor the space further.

At **\$81.25/SF** you secure space within the East Fayette industrial pricing benchmark of **\$78/SF** while unlocking margins against retail (**\$183/SF**) and office (**\$112/SF**) comparables.



**\$2,600,000**  
**PRICE**



**\$79.74**  
**PRICE/SF**

## Property Details

<b>BUILDING SIZE</b>	32,608 SF	<b>CLEAR HEIGHT</b>	7.5' -9.62'
<b>1ST FLOOR</b>	~16,000 SF	<b>DOCK DOORS</b>	1
<b>2ND FLOOR</b>	~16,000 SF	<b>CURRENT USE</b>	Furniture Showroom
<b>LOT SIZE</b>	0.43 AC	<b>YEAR BUILT</b>	1948
<b>ZONING</b>	I-1 (Industrial)	<b>RENOVATIONS</b>	2020 & 2025
<b>TRAFFIC COUNT</b>	4,537 (E Seventh St)	<b>PARKING</b>	16 Spaces On-Site





## | Highlights

### **OPEN-PLAN SHOWROOM CANVAS**

Two floors of contiguous display space minimize demolition and accelerate tenant improvements for retail, creative office, gallery, or experiential concepts.

### **MULTI-TENANT UPSIDE**

Independent entrances and clear floor plates allow vertical split (ground-floor retail, second-floor office/studio) or horizontal bays for multiple users.

### **INSTANT EQUITY VS. MKT PRICING**

Enter at \$79.74/SF vs. Retail \$183/SF, Office \$112/SF, Industrial \$78/SF.

### **STRATEGIC ACCESS**

<1 mi to New Circle Rd (KY-4) and 4 mi to I-7815/I-64; 10 min to Downtown & UK campus.

### **EXPANDABLE PARKING**

Adjacent lot available for lease to support higher parking ratios.

### **FLEXIBLE USES**

The property can operate as a high-impact destination showroom; creative loft offices on the hardwood second floor; a split ground-floor retail / second-floor office stack; artisan or maker studios under I-1 zoning; or climate-controlled storage and micro-fulfillment. Few assets offer this breadth of owner-user flexibility in a sub-2% retail-vacancy, ±\$22/SF rent market.



# GALLERY





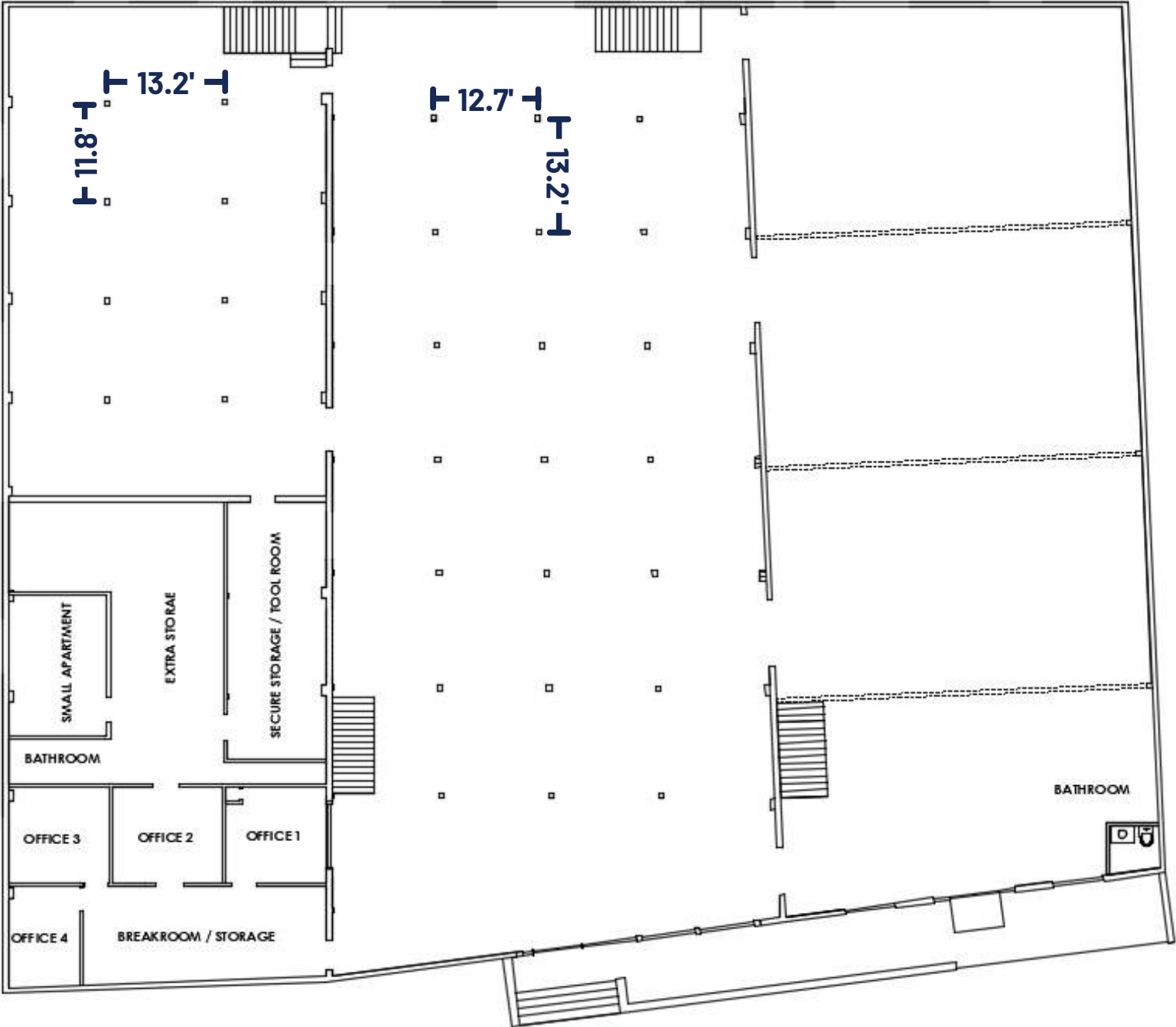
# GALLERY





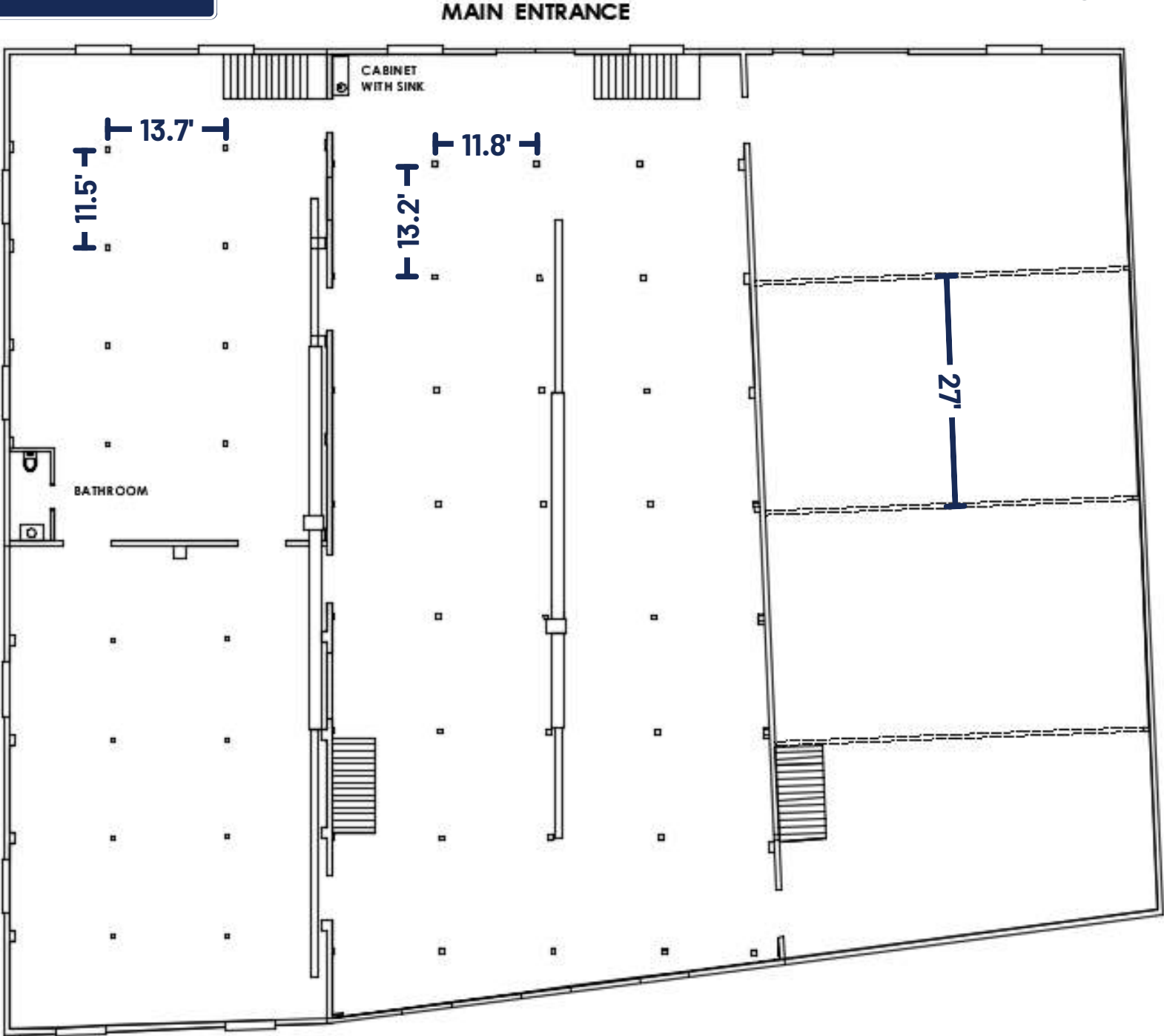
# 1ST FLOOR

7' - 7.5'  
CLEARANCE



# 2ND FLOOR

8.2' - 9.62'  
CLEARANCE





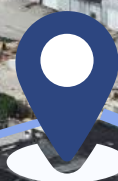
AERIAL

DOWNTOWN  
LEXINGTON



SMUCKER'S

4,537 AADT



Stones & Granite  
of Lexington

E SEVENTH ST



SELF  
STORAGE



# TRANSIT

NEWTOWN PIKE

TRANSYLVANIA  
UNIVERSITY

N BROADWAY

E LOUDON AVE

E NEW CIRCLE RD



DOWNTOWN  
LEXINGTON



EASTLAND  
INDUSTRIAL

WINCHESTER RD

UNIVERSITY OF  
KENTUCKY

RICHMOND RD

HAMBURG AREA



# NEARBY POINTS OF INTEREST



**GILEZAN**  
— GLOBAL —



**exp**  
**COMMERCIAL**

	MILES	MINUTES
JM SMUCKER CO. (JIF PLANT)	0.1	1
GREYLINE STATION & MARKET	0.9	3
WEST SIXTH BREWING	1.1	4
TRANSYLVANIA UNIVERSITY	1.3	4
EXPLORIUM OF LEXINGTON	1.4	5
DOWNTOWN LEXINGTON	1.5	5
RUPP ARENA	1.6	5
LEXINGTON CONVENTION CENTER	1.6	5
UNIVERSITY OF KENTUCKY	2.0	6
LEXMARK INTL HQ	2.0	6
THE DISTILLERY DISTRICT	2.2	6
HAMBURG PAVILION	2.5	7
KROGER FIELD (UK FOOTBALL)	2.8	8
FAYETTE MALL	4.5	12



## OVERVIEW

Lexington stands as a regional hub in Kentucky's Bluegrass. With an MSA population over 517,000 and an average household income over \$67,000, Lexington offers both scale and spending power. Economic pillars include the University of Kentucky, Keeneland and the Kentucky Horse Park, which together attract hundreds of thousands of visitors annually, and Rupp Arena, which hosts over 200 events per year, further driving hospitality and retail demand.

Significant commercial and residential developments, like the Hamburg Pavilion and the Citation Boulevard corridor, further solidify Lexington's commercial appeal. Ongoing development collectively supports thousands of retail, office, and healthcare jobs, providing consistent daytime demand. Robust traffic, targeted infrastructure projects, low vacancy rates, and a diverse employment base create a market environment primed for new entrants and value-add opportunities across all asset classes.

The city offers a compelling blend of stability and upside potential. Whether you're looking to establish a new presence, acquire value-add property, or capitalize on emerging development, Lexington's growth trajectory is worth watching.





# MARKET OVERVIEW



## | Lexington MSA

INDUSTRIAL

OFFICE

RETAIL

INVENTORY

62.8M SF

22.2M SF

33.4M SF

VACANCY

3.6%

6.9%

2.4%

AVG. RENT/SF

\$8.94

\$18.40

\$20.12

AVG. PRICE/SF

\$72

\$111

\$169

## | East Fayette/Lexington

INVENTORY

13.0M SF

7.9M SF

12.7M SF

VACANCY

3.3%

9.9%

1.7%

AVG. RENT/SF

\$10.10

\$17.50

\$21.64

AVG. PRICE/SF

\$78

\$112

\$183



# DEMOGRAPHICS



## 1-MILE

## 3-MILE

## 5-MILE

	1-MILE	3-MILE	5-MILE
2024 POPULATION	14,544	106,874	219,658
2020-2024 POP. GROWTH	0.6%	0.2%	0.3%
HOUSEHOLDS (2024)	6,533	45,593	94,949
MEDIAN HOUSEHOLD INCOME	\$50,685	\$47,037	\$53,916
AVERAGE HOUSEHOLD INCOME	\$69,617	\$69,755	\$74,240
DAYTIME EMPLOYEES	12,186	129,032	207,911
MEDIAN AGE	37.9	32.6	34.7
TOTAL CONSUMER SPENDING	\$163.2M	\$1.2B	\$2.5B



# LISTING TEAM

The next-generation CRE team driving results through innovative approaches and market expertise. We combine energetic deal-making with persistence and analytical rigor. We believe exceptional outcomes emerge from true partnerships – which is why we selectively engage with clients who share our vision for value creation.



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