

# FOR LEASE

FLEX SPACE ON NATIONAL AVE.



## 949 NATIONAL AVE. #157

LEXINGTON, KY 40502



BLOCK+LOT

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# 01: EXECUTIVE SUMMARY

949 NATIONAL AVE. #157

## PROPERTY DESCRIPTION

Located in the popular National Avenue corridor, 949 National Avenue, Suite 157 offers 1,250 SF of rare B-4 flex space in the Lexington market. The unit features 168 SF of climate-controlled office space composed of an open work area, glass store front, LVP flooring, and one restroom. The warehouse is 1,082 SF with one 10'x12' drive-in door, 13'-15' clear height, LED lighting, suspended gas heat, and 200 AMP/3 phase electrical service.

## LOCATION DESCRIPTION

National Station is located in the highly stabilized National Avenue corridor in close proximity to downtown Lexington, New Circle Road, and I-64/I-75. The development is at the corner of Richmond Avenue and National Avenue accessible by both Richmond Road and Winchester Road. National Station is home to a multitude of businesses including Nate's Coffee, Void Sake, Syers Browning, Space Tango, Next Level Sports, and many more.



**1,250 SF**



**\$14.00 PSF+  
NNN**



**ZONED  
B-4**

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# 02: PROPERTY OVERVIEW

949 NATIONAL AVE. #157

## PROPERTY HIGHLIGHTS

### HIGH-DEMAND

Suite 157 is a rare, B-4-zoned flex space in a high-demand size.

### LOCATION

Ideally located on the popular National Avenue corridor.

### INDUSTRIAL FEATURES

The warehouse space offers 13'-15' clear height, 3 phase electric, suspended gas heat, LED lighting

### LOADING

One 10'x12' drive-in door in the warehouse space.

### OFFICE STOREFRONT

168 SF of climate-controlled office space with LVP flooring and one restroom.



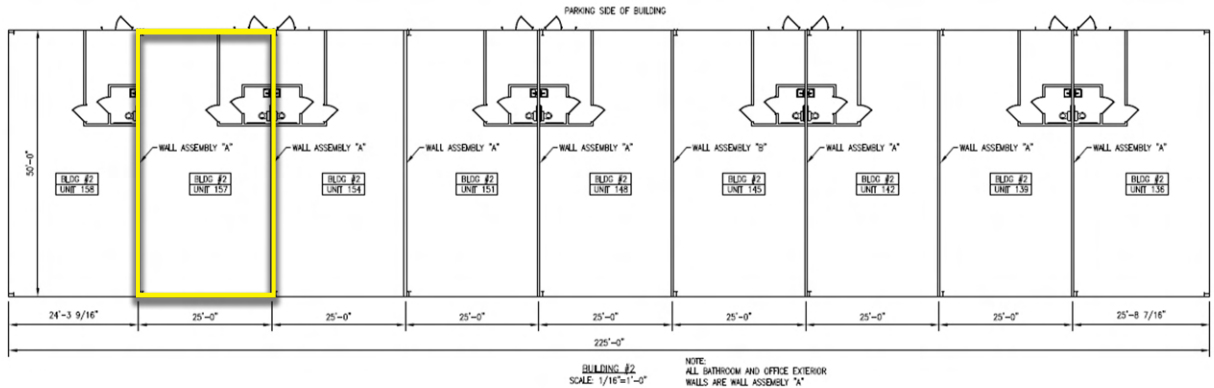
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# 02: PROPERTY OVERVIEW

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## FLOOR PLAN - SUITE 157



# 03: LOCATION INSIGHTS

SURROUNDING AMENITIES

949 NATIONAL AVE. #157



# 03: LOCATION INSIGHTS

949 NATIONAL AVE. #157

AERIAL

**INTERSTATE 75/64**

ABOUT 2 MILES

**DOWNTOWN  
LEXINGTON**

LESS THAN 1 MILE

**BLUE GRASS AIRPORT**

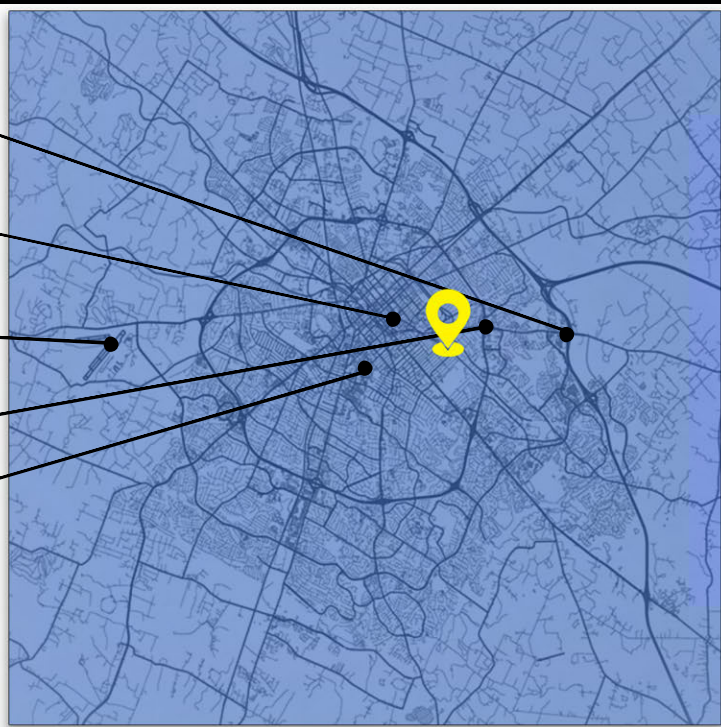
8 MILES

**NEW CIRCLE ROAD**

LESS THAN 2 MILES

**UNIVERSITY OF  
KENTUCKY**

1.05 MILES



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# 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.