

FOR LEASE

# Reimagined Retail in Downtown Lexington

319 CEDAR STREET | LEXINGTON, KY 40508

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                      |                                 |
|----------------------|---------------------------------|
| <b>LEASE RATE:</b>   | \$2,600.00 - 6,000.00 per month |
| <b>LEASE TYPE:</b>   | Modified Gross                  |
| <b>AVAILABLE SF:</b> | 2,100 - 4,200 SF                |
| <b>LOT SIZE:</b>     | 0.23 Acres                      |
| <b>YEAR BUILT:</b>   | 2012                            |
| <b>ZONING:</b>       | B-2A                            |

## PROPERTY OVERVIEW

SVN Stone Commercial is pleased to present a SLAM DUNK retail leasing opportunity in the heart of Downtown Lexington, KY. 319 Cedar Street is located just steps away from Rupp Arena and the University of Kentucky campus. The property has been reimagined and restructured to maximize the potential for the property and its tenants. This exceptional Class A brick building boasts top of the line finishes and brilliant curb appeal. The new ownership has transformed this building into a mixed-use property. The top floor has been crafted into a luxuriously designed short term rental, while the middle floor has been fit up for high end professional office space. The remaining ~4,200 SF is comprised of first floor retail/restaurant space and a kitchen in the basement of the building. Patio space is also potentially available for a suitable use. The first floor can be leased separately from the kitchen. See agent for details.

This signalized corner of South Broadway and Cedar Street benefits from ~26,000 vehicles passing by each day, and a steady flow of foot traffic. Additional parking is available at a neighboring property after 6pm to meet the needs of a restaurant or bar use. Professional office space hours are weekdays ending at 4:30pm freeing up additional on-site parking. The lease structure is modified gross with the tenant paying a percentage of utilities, maintenance, and common area expenses.

For more information please contact Harrison Lane at [harrison.lane@svn.com](mailto:harrison.lane@svn.com) // 859.436.2835.

### HARRISON LANE

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## LEASE SPACES



## LEASE INFORMATION

|                     |                  |                    |                                |
|---------------------|------------------|--------------------|--------------------------------|
| <b>LEASE TYPE:</b>  | Modified Gross   | <b>LEASE TERM:</b> | Negotiable                     |
| <b>TOTAL SPACE:</b> | 2,100 - 4,200 SF | <b>LEASE RATE:</b> | \$2,500 - \$6,000.00 per month |

## AVAILABLE SPACES

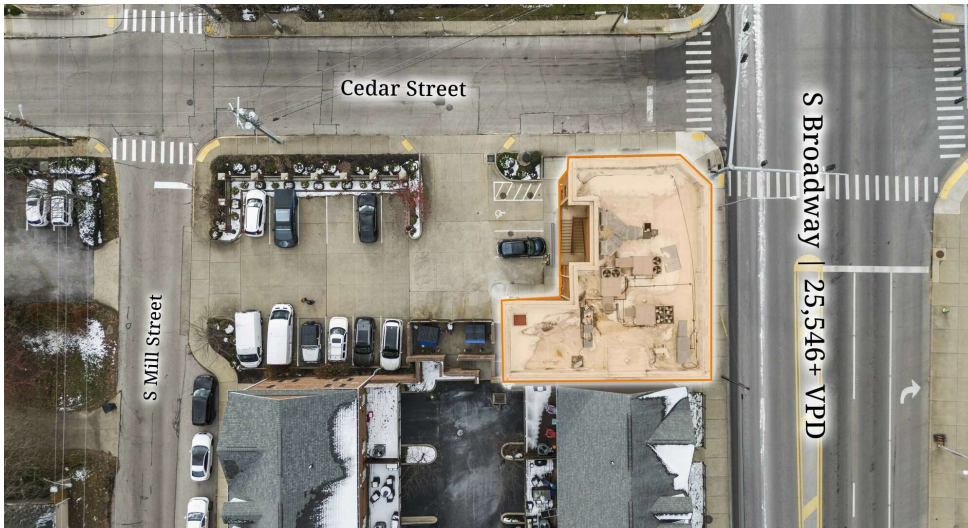
| SUITE                | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        | DESCRIPTION   |
|----------------------|-----------|-----------|----------------|-------------------|---|
| Basement + 1st Floor | Available | 4,200 SF  | Modified Gross | \$6,000 per month | First floor retail/restaurant space and kitchen in the basement |
| First Floor          | Available | 2,100 SF  | Modified Gross | \$4,200 per month | First floor retail space only                                   |
| Basement Kitchen     | Available | 2,100 SF  | Modified Gross | \$2,600 per month | Basement kitchen only   |

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# COMPLETE HIGHLIGHTS



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## BUILDING INFORMATION

|                    |          |
|--------------------|----------|
| NUMBER OF FLOORS   | 4        |
| AVERAGE FLOOR SIZE | 2,175 SF |
| YEAR BUILT         | 2012     |

## PROPERTY HIGHLIGHTS

- Reimagined high end retail or office FOR LEASE
- \$2,600 - \$6,000/month Modified Gross
- ~4,200 SF of space available (can be divided)
- Kitchen infrastructure in place, including multiple walk-in coolers
- Existing elevator, sprinkler system, and dumbwaiter
- Professional office space hours are weekdays ending at 4:30pm freeing up additional on-site parking
- ~26,000 VPD on South Broadway
- Rent abatement available for qualified tenants
- Minimum 3 year lease (1-month free), 3 months free rent with 5 year lease

# PROPERTY AERIAL



**HARRISON LANE**

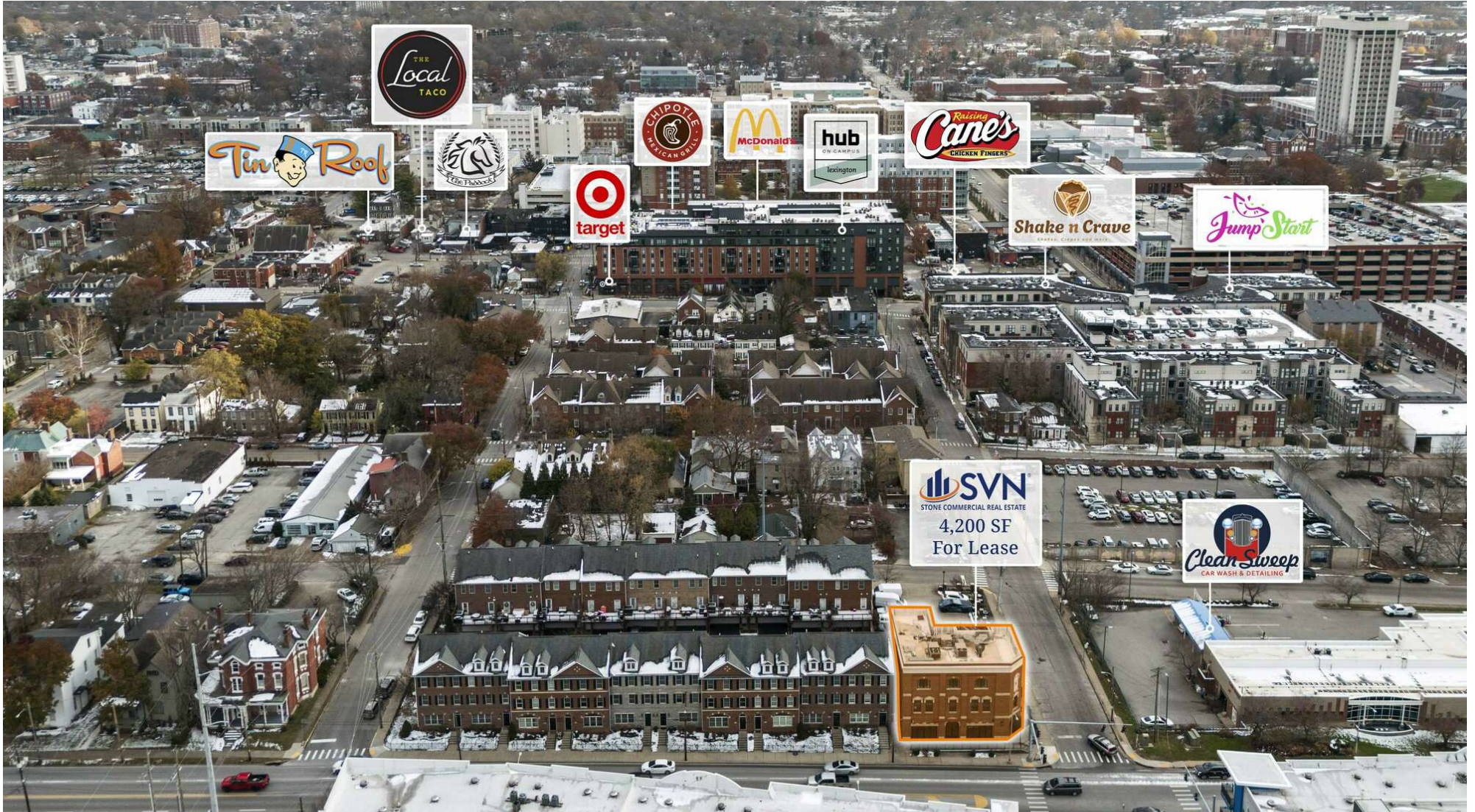
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**319 CEDAR STREET** | 319 Cedar Street Lexington, KY 40508

**SVN | STONE COMMERCIAL REAL ESTATE**

# PROPERTY AERIAL



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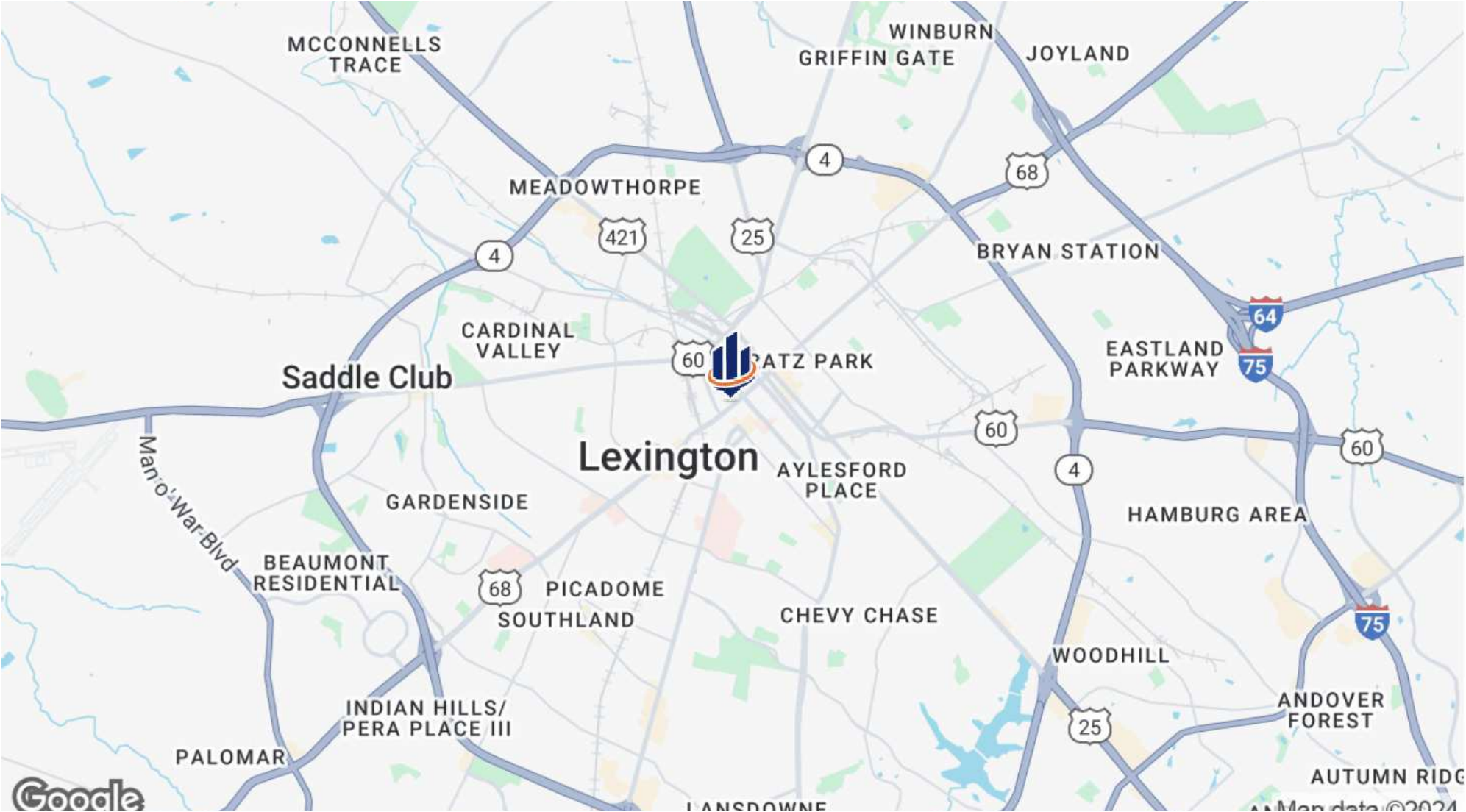
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**INTERIOR PHOTOS**



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**LOCATION PHOTO**



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# DEMOGRAPHICS MAP & REPORT

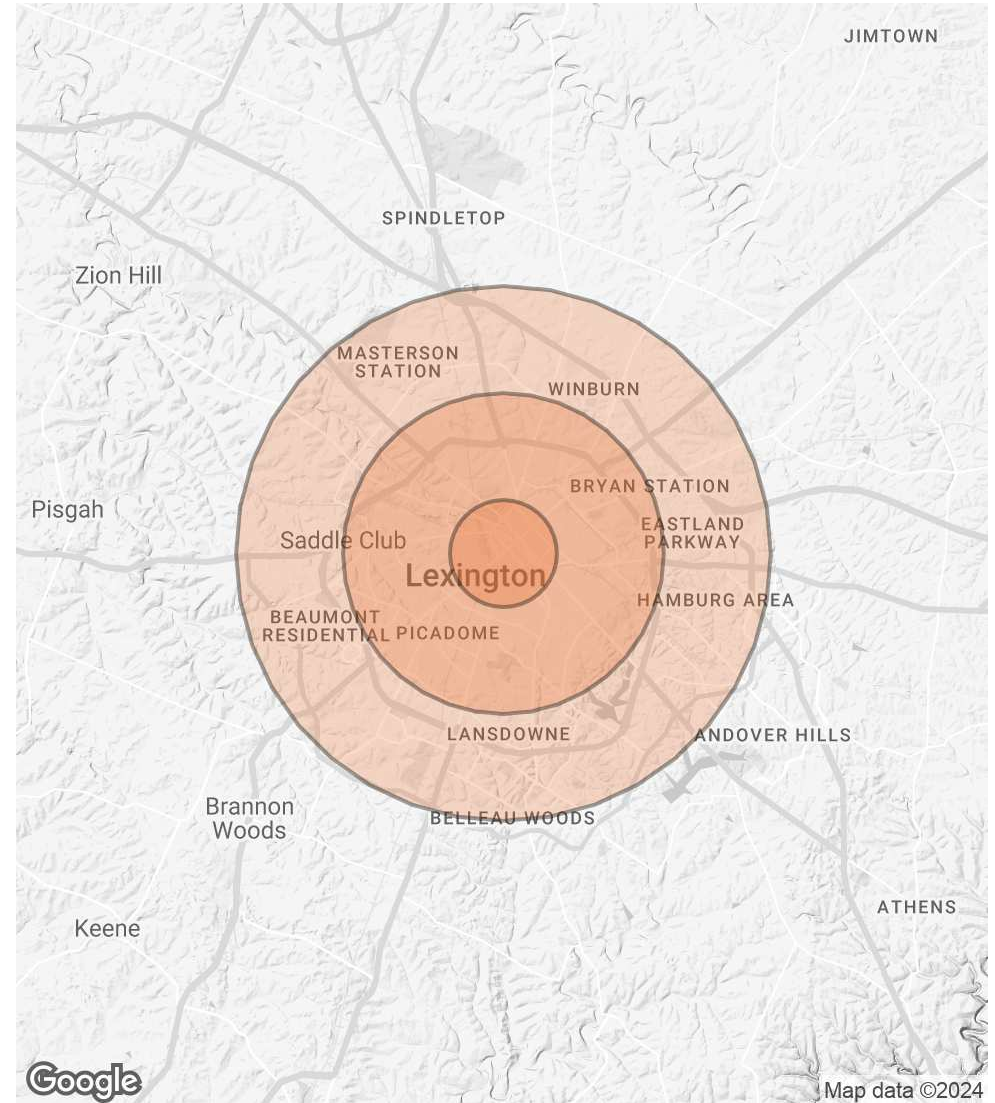
## POPULATION

|                             | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 17,448 | 106,557 | 239,868 |
| <b>AVERAGE AGE</b>          | 26.7   | 33.5    | 34.7    |
| <b>AVERAGE AGE (MALE)</b>   | 26.0   | 32.6    | 33.6    |
| <b>AVERAGE AGE (FEMALE)</b> | 27.9   | 34.7    | 36.0    |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 7,387     | 45,504    | 104,059   |
| <b># OF PERSONS PER HH</b> | 2.4       | 2.3       | 2.3       |
| <b>AVERAGE HH INCOME</b>   | \$32,075  | \$50,157  | \$56,173  |
| <b>AVERAGE HOUSE VALUE</b> | \$161,080 | \$238,248 | \$218,123 |

2020 American Community Survey (ACS)



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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.

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