



Palomar Corridor 1,000 SF Salon/Studio Space



1028 Wellington Way

LEXINGTON, KY 40513

SVN
1,000 SF
FOR LEASE

PROPERTY SUMMARY

PALOMAR CORRIDOR 1,000 SF SALON/STUDIO SPACE

1028 WELLINGTON WAY
LEXINGTON, KY 40513

OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr (Gross)
BUILDING SIZE:	46,567 SF
AVAILABLE SF:	1,000 SF
LEASE TYPE:	Gross



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present an ~1,000 SF salon/studio space located at 1028 Wellington Way. The space is located inside of the Genesis Health Club, but has its own exterior entrance and potential for exterior signage. The space has a welcoming reception area, 5 private rooms, and a storage closet. The asking rate is \$26/SF/YR and will be structured as a gross lease. There is plenty of parking available onsite. The property is located on Wellington Way, next to the highly popular Palomar Centre and near the intersection of Man O War and Harrodsburg Road. The 40513 zip code is one of Lexington's most desirable areas to live, work, and play. This well located salon/studio space is primed and ready for its next user!

Please reach out to Harrison Lane at 859.537.1051 or Harrison.Lane@SVN.com for more information.

PROPERTY HIGHLIGHTS

- ~1,000 SF OF SALON/STUDIO SPACE
- \$26/SF/YR GROSS
- 5 PRIVATE ROOMS
- SALON INFRASTRUCTURE IN PLACE
- RARE OFFERING IN 40513



**32,533+ VPD off of
Harrodsburg Road**



\$26/SF/Year Gross

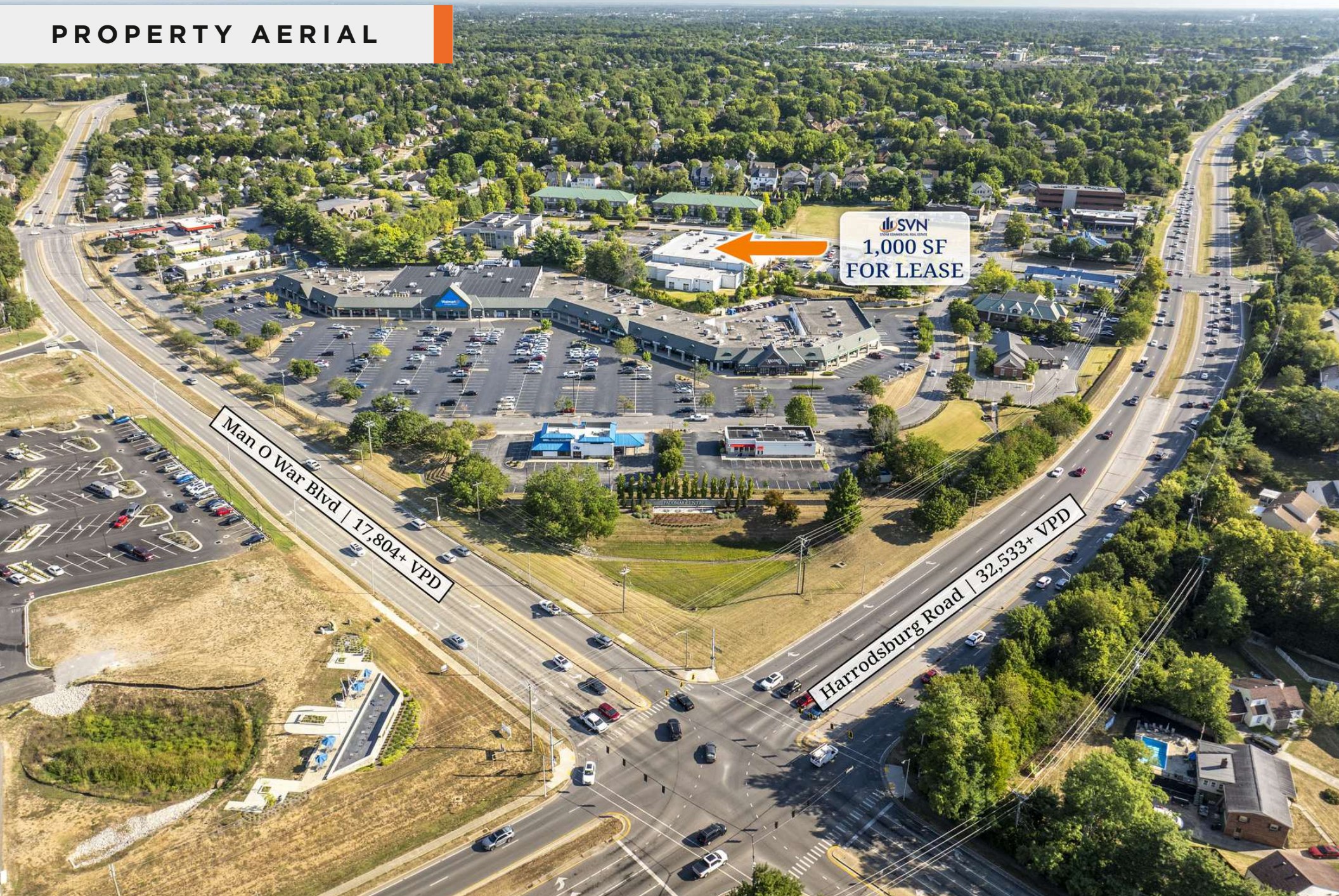


**Reception Area and 5
Private Rooms**

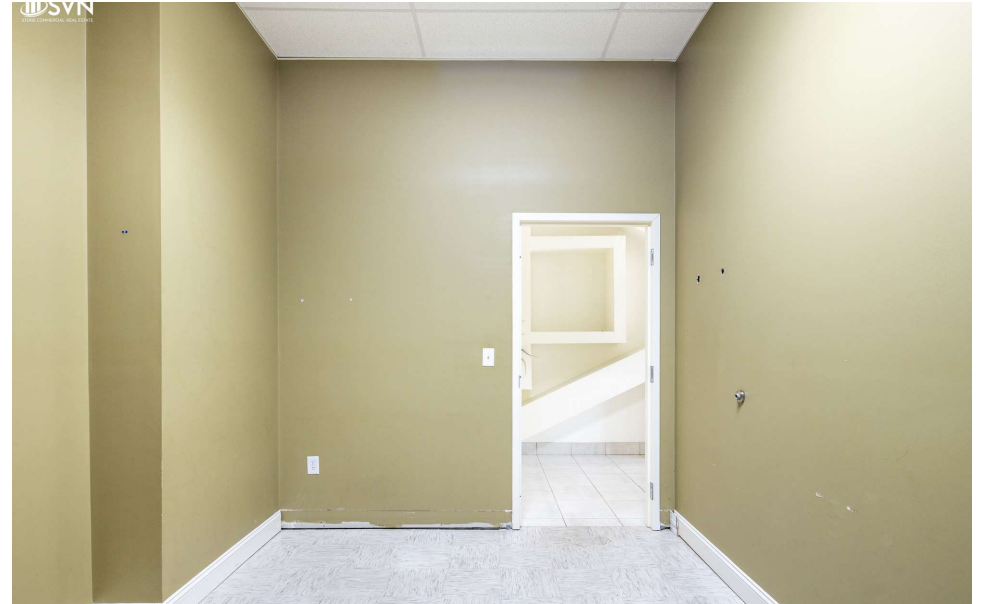
PROPERTY AERIAL



PROPERTY AERIAL



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIO



HARRISON LANE

Advisor

harrison.lane@svn.com

Direct: **859.436.2835** | Cell: **859.537.1051**

PROFESSIONAL BACKGROUND

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVN Stone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He's skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

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.

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.