



# For Sale: Prime NoLi Retail Property



**1200 N Limestone**

LEXINGTON, KY 40505

**PRESENTED BY:**

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# PROPERTY SUMMARY

## NOLI RETAIL PROPERTY

1200 NORTH LIMESTONE  
LEXINGTON, KY 40505

### OFFERING SUMMARY

SALE PRICE:	\$685,000
BUILDING SIZE:	3,120 SF
ZONING:	B-1
LOT SIZE:	0.137 Acres
PRICE / SF:	\$219.55
TENANT:	MOVE SMART PT

### PROPERTY SUMMARY

Introducing a prime investment opportunity in Downtown Lexington, KY. This 3,120 SF, 1945-built property offers 100% occupancy in a sought-after B-1 zoned area. With one unit, this retail/street retail space is a remarkable find for investors seeking a high-traffic, high-visibility location. Boasting a strong and consistent rental history, this property presents an excellent chance to capitalize on the increasing demand for retail space in this vibrant area.

Located in the Noli neighborhood, the property is surrounded by a strong, locally-based business hub featuring popular restaurants, boutique shops, and service-oriented businesses. This central location benefits from heavy foot traffic, excellent street visibility, and easy access to surrounding residential and commercial areas, making it highly desirable for both tenants and investors. Don't miss this opportunity to acquire a valuable asset in one of Lexington's most dynamic retail corridors.

\*\*\* Out of courtesy to ownership and staff, please avoid direct contact with the tenant. No drop-ins will be permitted a tour. Showings will be arranged by appointment only while normal business operations continue. \*\*\*

## PROPERTY HIGHLIGHTS

- \*\*\* Out of courtesy to ownership and staff, please avoid direct contact with the tenant. No drop-ins will be permitted a tour. Showings will be arranged by appointment only while normal business operations continue. \*\*\*
- 3,120 SF retail/street retail property built in 1945 with 100% occupancy
- Zoned B-1, offering a high-traffic, high-visibility location ideal for investors
- Strong and consistent rental history, providing immediate income and stability
- Situated in the vibrant Noli neighborhood, surrounded by locally-based restaurants, boutique shops, and service businesses
- Excellent street exposure and accessibility, benefiting from nearby residential and commercial areas



**VERSATILE WORK SPACES**

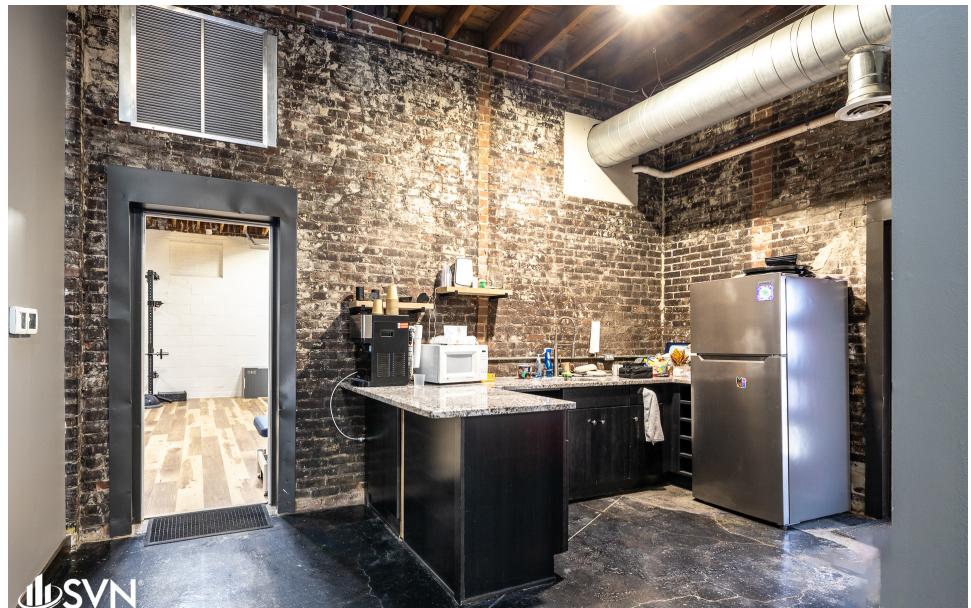


**MODERN OPEN FLOOR PLAN**

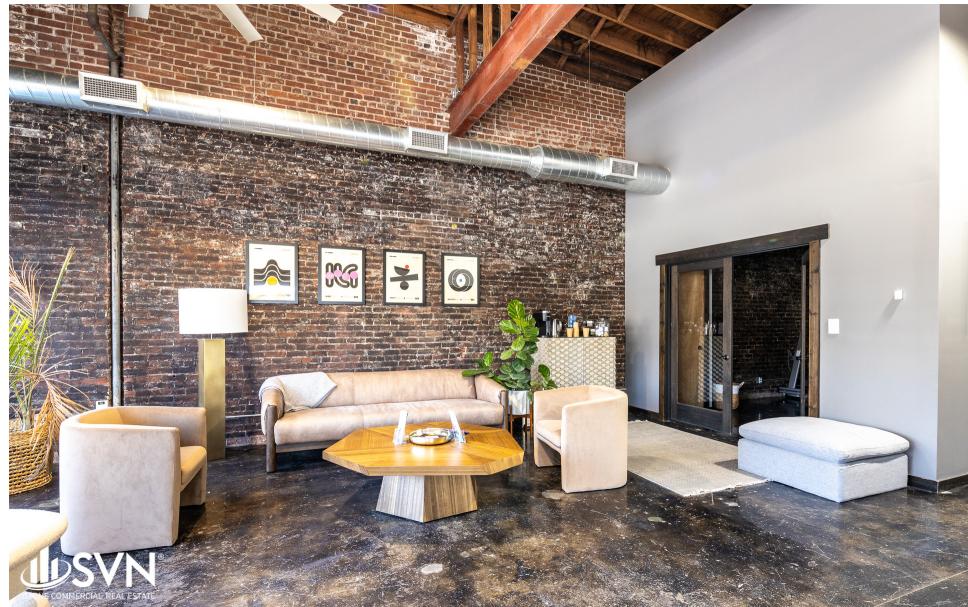


**GREAT PARKING**

## INTERIOR PHOTOS



## ADDITIONAL PHOTOS





## NEIGHBORHOOD MAP





### Rachel Ridd

Associate Advisor  
SVN | Stone Commercial Real Estate

Rachel Ridd is a Commercial Real Estate Advisor with SVN Stone Commercial Real Estate in Lexington, KY, where she specializes in Multifamily sales. With a commitment to helping clients maximize the value of their investments, Rachel serves on a team that brings a wealth of experience and a passion for delivering exceptional service.

Rachel's journey in the commercial real estate sector is marked by a diverse background that uniquely positions her in the industry. Prior to her role as a Commercial Real Estate Advisor, she served as the Marketing Director at SVN Stone Commercial Real Estate for five years. In this capacity, Rachel honed her skills in effectively marketing a wide array of commercial properties, gaining invaluable insights into the nuances of the real estate market.

Before transitioning to commercial real estate, Rachel's career reflected her commitment to making a positive impact on the lives of others. As a social worker, she dedicated herself to serving children in need, particularly those navigating the complexities of the foster care system. This early experience instilled in her a deep sense of empathy and a commitment to understanding the unique needs of individuals, qualities that continue to guide her in her current role.

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### Justin Ryder, CCIM

Advisor  
SVN | Stone Commercial Real Estate

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a



## DISCLAIMER

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

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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.