



# 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

<b>SALE PRICE:</b>	\$685,000
<b>BUILDING SIZE:</b>	3,120 SF
<b>ZONING:</b>	B-1
<b>LOT SIZE:</b>	0.137 Acres
<b>PRICE / SF:</b>	\$219.55
<b>TENANT:</b>	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



**SVN**  
STONE COMMERCIAL REAL ESTATE

**726 732**  
**736 740**  
**N Limestone**

**SVN**  
STONE COMMERCIAL REAL ESTATE

**648 N Limestone**  
**+ 112 Alabama Ave**

**SVN**  
STONE COMMERCIAL REAL ESTATE

**Subject Property**  
**1200 N Limestone**

**GREYLINE**  
STATION

**DOWNTOWN**  
**LEXINGTON**





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## 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

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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.