

LEASE

Warehouse Block Free Standing Restaurant

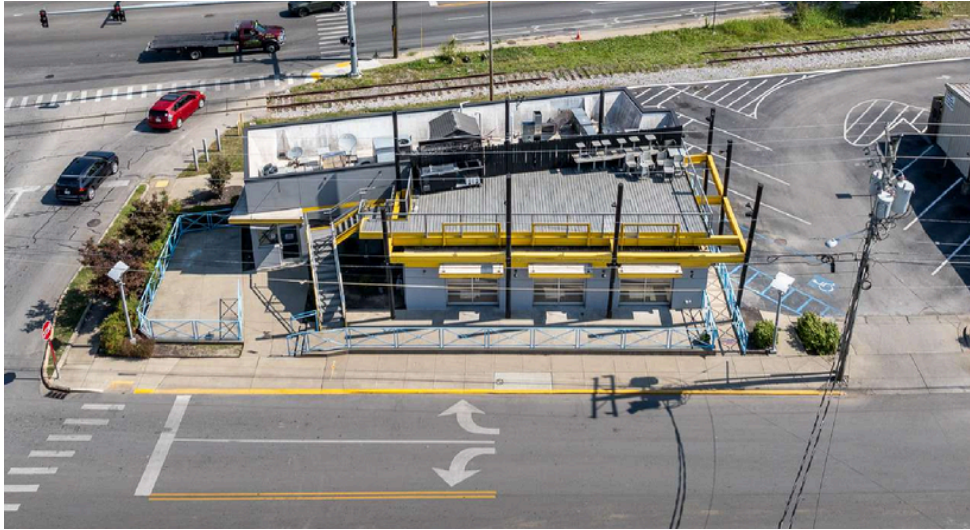
701 NATIONAL AVE

Lexington, KY 40502



ADAM CLARK LAW, PLLC
STROPHIC INJURY LAWYER
CHECK YOUR CASE
STATES ANYTIME
ADAM CLARK LAW 606-922-4457

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Freestanding restaurant space with equipment in the Warehouse Block
- Surrounded by popular local businesses, enhancing synergy and customer draw
- Convenient block-wide shared parking for patrons
- Close to well-established neighborhoods like Kenwick, Chevy Chase, and Ashland
- Located in the 40502, one of Lexington's most sought after zip codes
- Not included in listed square footage is additional rooftop and patio seating

OFFERING SUMMARY

| | |
|----------------------|---------------------------|
| LEASE RATE: | \$5,000.00 per month (MG) |
| AVAILABLE SF: | 2,303 SF |

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NATHAN DILLY
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PROPERTY DESCRIPTION

Located as the corner piece of Lexington's "Warehouse Block", 701 National Avenue is a freestanding restaurant space with outdoor patio and rooftop seating surrounded by a mix of popular businesses, including Mirror Twin Brewing, Eppings on Eastside, Breakout Games, La Petite Delicat, Sav's Chill, Blue Door Smokehouse and more. The block's walkability and thriving local scene make it a Lexington destination for residents and visitors alike.

This building is positioned in the highly desirable 40502 zip code, next to some of Lexington's most sought-after neighborhoods, including Kenwick, Chevy Chase, and Ashland. The property benefits from high foot traffic and shared parking that ensures easy access for customers, making it an ideal spot for restaurant operators looking to benefit from the synergy in the area.

For more information please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538 or Nathan Dilly at nathan.dilly@svn.com // 859.420.5492





















WAREHOUSE BLOCK

From food and fitness, to fashion and fun, there's something for everyone.

Warehouse Block

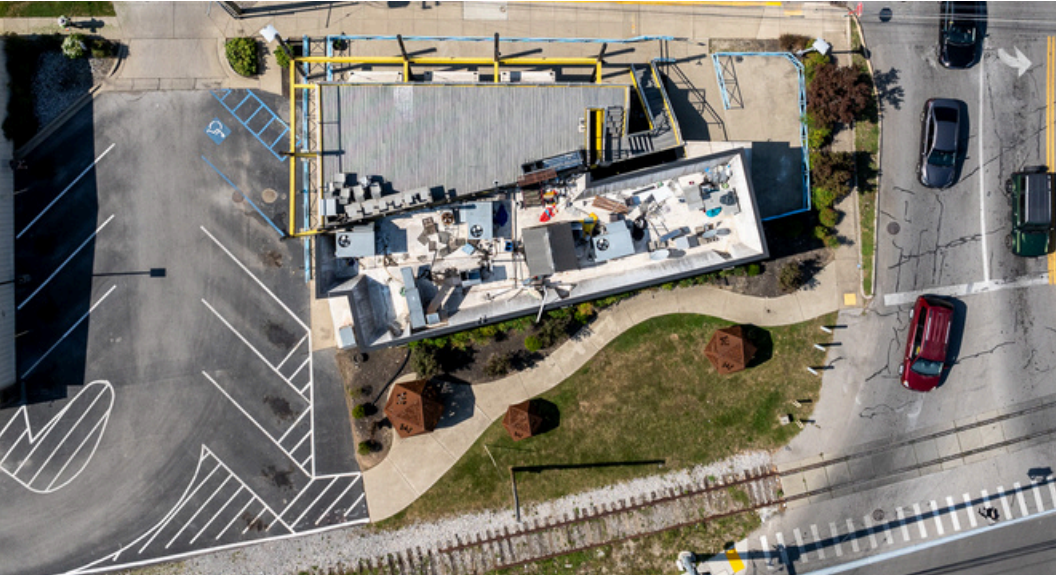
The Warehouse Block in Lexington is a **vibrant hub** of activity, offering a mix of shopping boutiques, fitness centers, and professional services by day. As night falls, it transforms into a **lively destination** with diverse food and drink options, perfect for a full night out. Whether you're looking for a place to shop, work out, or unwind, the Warehouse Block has something for everyone.

| Health and Beauty | Shopping | Creative Services | Wellness and Fitness | Entertainment | Food and Drink |
|---|--|---|---|---|---|
|    |    |    |    |    |    |

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ADDITIONAL PHOTOS



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PROPERTY AERIAL



<1.3 Miles
University of
Kentucky



Walton Ave.



**Warehouse Block Free
Standing Restaurant**

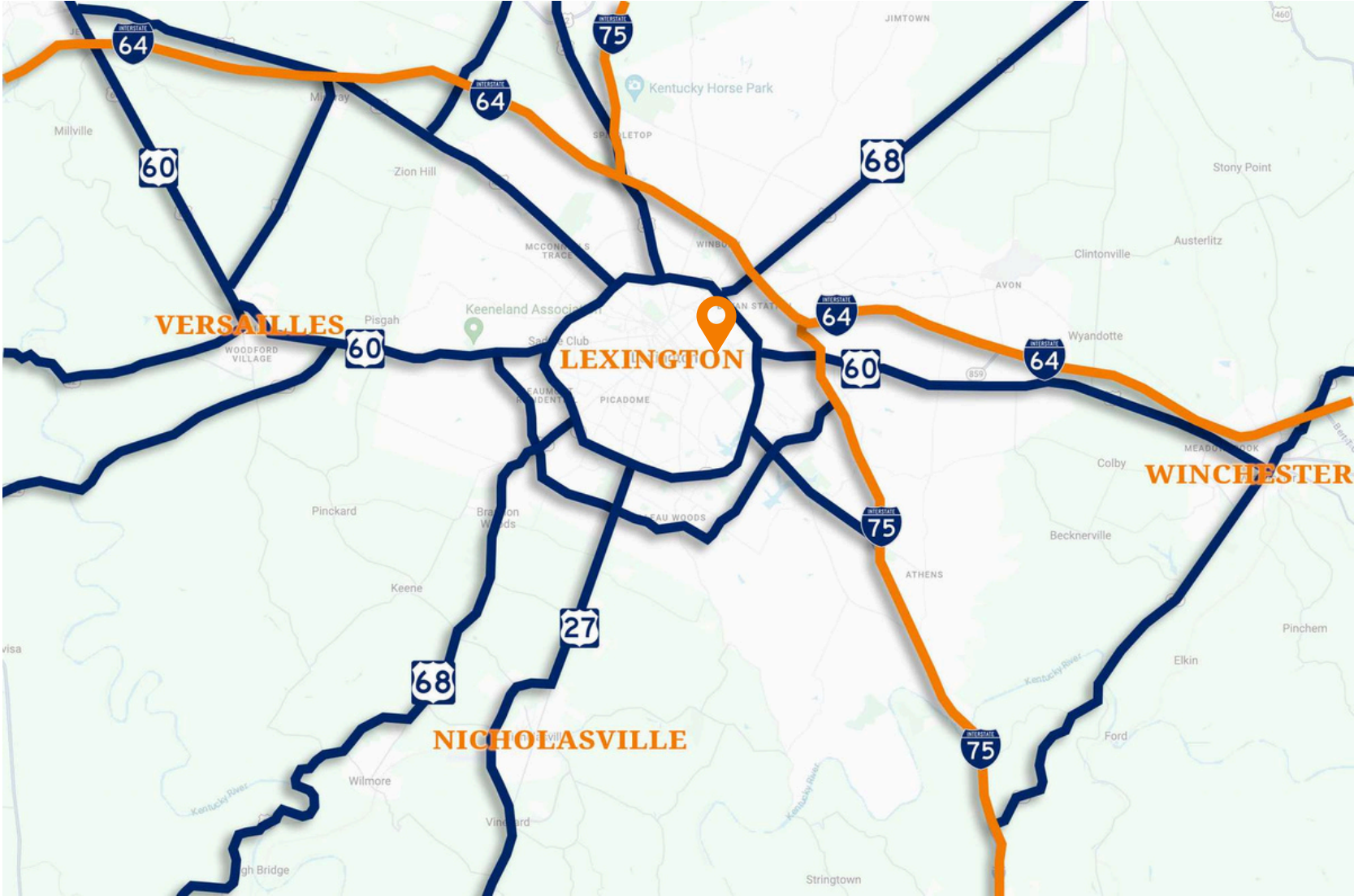
701 National Ave
Lexington, KY 40502
2,303 SF For Lease



Winchester Rd. 30,700+ VPD



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

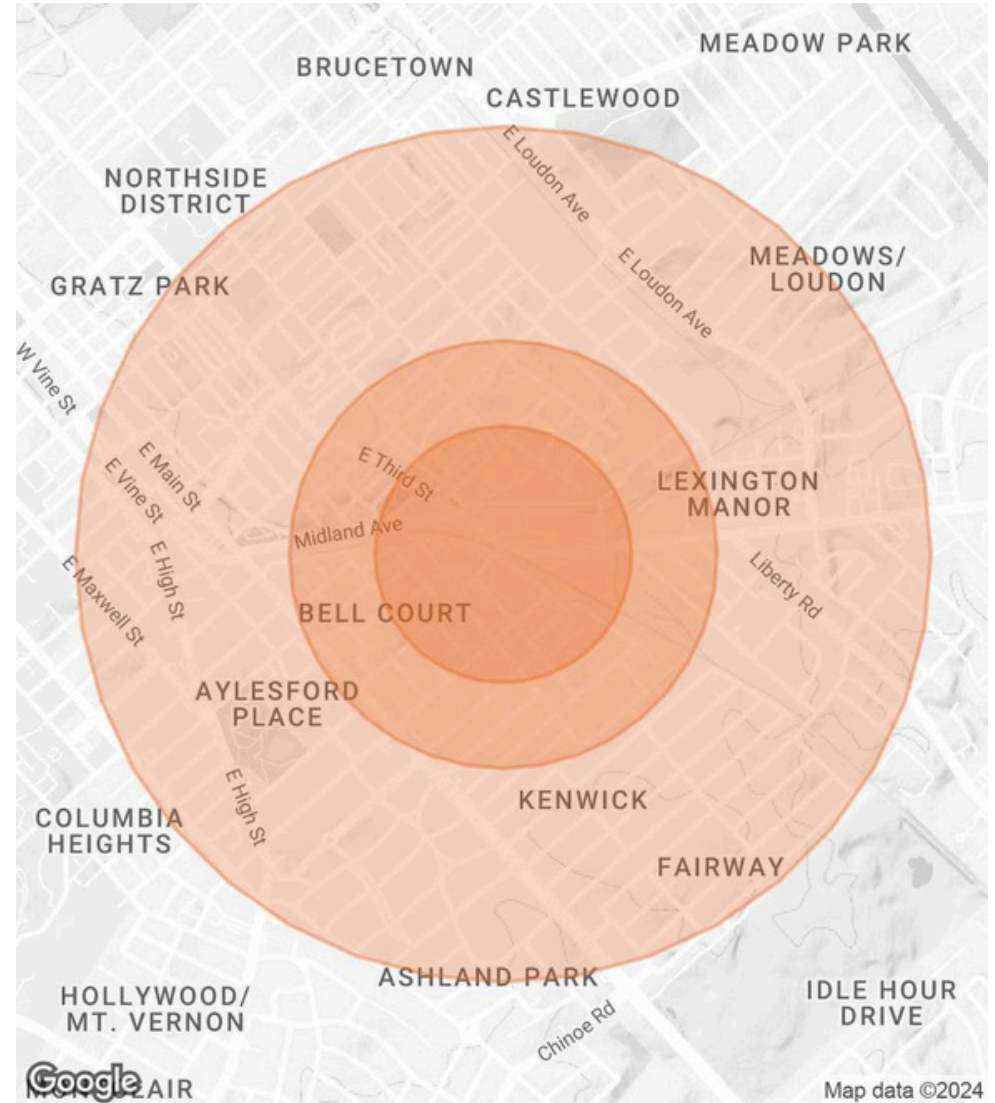
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------------|-----------|-----------|--------|
| TOTAL POPULATION | 985 | 4,058 | 16,484 |
| AVERAGE AGE AVERAGE | 39 | 39 | 39 |
| AGE (MALE) AVERAGE | 38 | 38 | 39 |
| AGE (FEMALE) | 40 | 40 | 40 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 472 | 1,923 | 7,868 |
| # OF PERSONS PER HH AVERAGE | 2.1 | 2.1 | 2.1 |
| HH INCOME AVERAGE HOUSE | \$99,447 | \$87,773 | \$77,648 |
| VALUE | \$387,439 | \$390,732 | \$396,453 |

Demographics data derived from AlphaMap



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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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