



For Lease: Winchester Road Corridor Office



611 Winchester Road

611 WINCHESTER ROAD, LEXINGTON, KY 40505

±5,854 SF • UPDATED OFFICES • FOR LEASE

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PROPERTY SUMMARY

FOR LEASE — WINCHESTER ROAD CORRIDOR OFFICES

611 WINCHESTER RD, LEXINGTON, KY 40505

OFFERING SUMMARY

LEASE RATE	\$16.00 SF/yr (NNN)
AVAILABLE SF	±5,854 SF
LOT SIZE	±16,282 SF (0.37 AC)
YEAR BUILT	1960 (per Fayette Co. PVA)
ZONING	B-1 · Neighborhood Business
PARCEL #	16172010 (Fayette Co.)



SVN | Stone Commercial Real Estate is pleased to present ±5,854 SF of updated office space available for lease at 611 Winchester Road, in Lexington, Kentucky. Built in 1960 and renovated into contemporary open work areas, private offices, and conference space, the property sits minutes from downtown Lexington and the I-75/I-64 interchange.

PROPERTY HIGHLIGHTS

- **Minutes to downtown and I-75**
Direct access from Winchester Road (US 60) puts tenants minutes from downtown Lexington and the I-75/I-64 interchange.
- **Beautifully updated interior**
Renovated open work areas with refinished hardwood floors and contemporary finishes throughout.
- **Flexible workspace configuration**
Open work areas, private offices, and conference rooms already in place that can be suited to a range of office users.
- **High-visibility Winchester Rd Corridor**
23,843+ combined AADT (2022) fronting the site on Winchester Road / US 60.



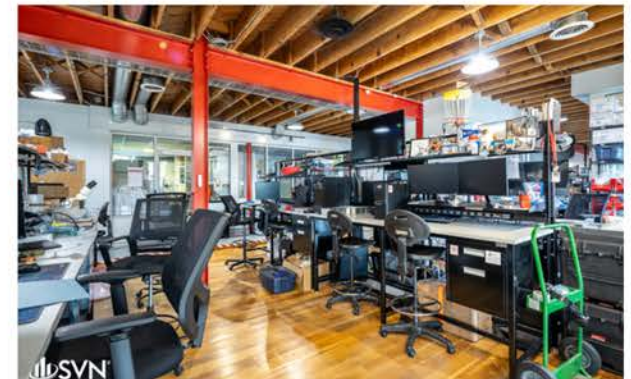
NEAR DOWNTOWN

Aerial view toward the Lexington skyline



UPDATED INTERIOR

Contemporary open workspace



FLEXIBLE LAYOUT

Private offices and conference space

TRADE AREA & TRAFFIC

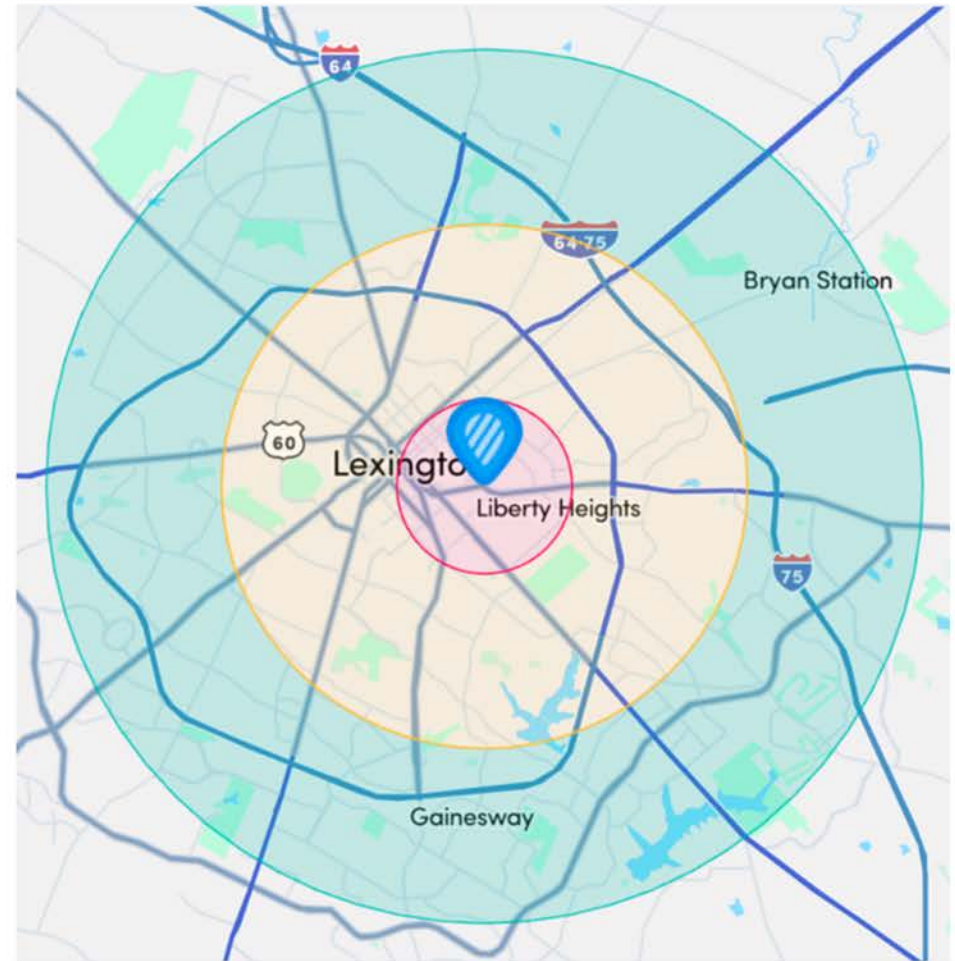
WINCHESTER ROAD / US 60 CORRIDOR — NEAR-DOWNTOWN LEXINGTON

The subject fronts Winchester Road (US 60), a primary near-downtown corridor carrying 23,843+ combined AADT (2022), with direct, signalized access minutes from downtown Lexington and the I-75/I-64 interchange. AlphaMap drive-time modeling places the site within a 5-minute drive of the Third Street/Midland Avenue core and roughly 10-15 minutes of downtown and the interstate system — one of Lexington's most accessible in-town office locations.

TRADE AREA OVERVIEW

Trade Area Size (1 / 3 / 5 Mi)	3.1 / 28.3 / 78.5 sq mi
Population (1 / 3 / 5 Mi)	17,391 / 106,051 / 237,743
Households (1 / 3 / 5 Mi)	8,309 / 45,322 / 102,992
Avg HH Income (1 / 3 / 5 Mi)	\$73.3K / \$74.4K / \$80.6K
Total Consumer Spend (1 / 3 / 5 Mi)	\$487M / \$2.7B / \$6.2B

Source: AlphaMap Radius Rings trade-area pull, centered directly on the subject (611 Winchester Rd). Current-year estimates.



AlphaMap Radius Rings Trade Area — 1/3/5-mile rings centered on the subject

DEMOGRAPHICS

PRIMARY TRADE AREA	1 MILE
Population	17,391
Workday Population	27,035
Households	8,309
Median Household Income	\$47,500
Average Household Income	\$73,300
Median Age	37
Median Owner-Occupied Home Value	\$337,500
Annual Consumer Spend (Total)	\$487M

REGIONAL DRAW

78.5 sq mi trade area • 237,743 residents (5-mile ring)

AlphaMap radius-ring pull, centered on the subject

TRADE AREA NOTES

- Dense, established in-town trade area — 17,391 residents within one mile.
- Strong daytime presence — 27,035 workday population supports staffing draw for an office user.
- Stable, invested residential base — \$337.5K median owner-occupied home value.
- \$487M in total annual consumer spend within one mile underscores the corridor's commercial depth.

17,391

POPULATION
1 MILE

27,035

WORKDAY POP
1 MILE

\$73,300

AVG HH INCOME
1 MILE

\$337,500

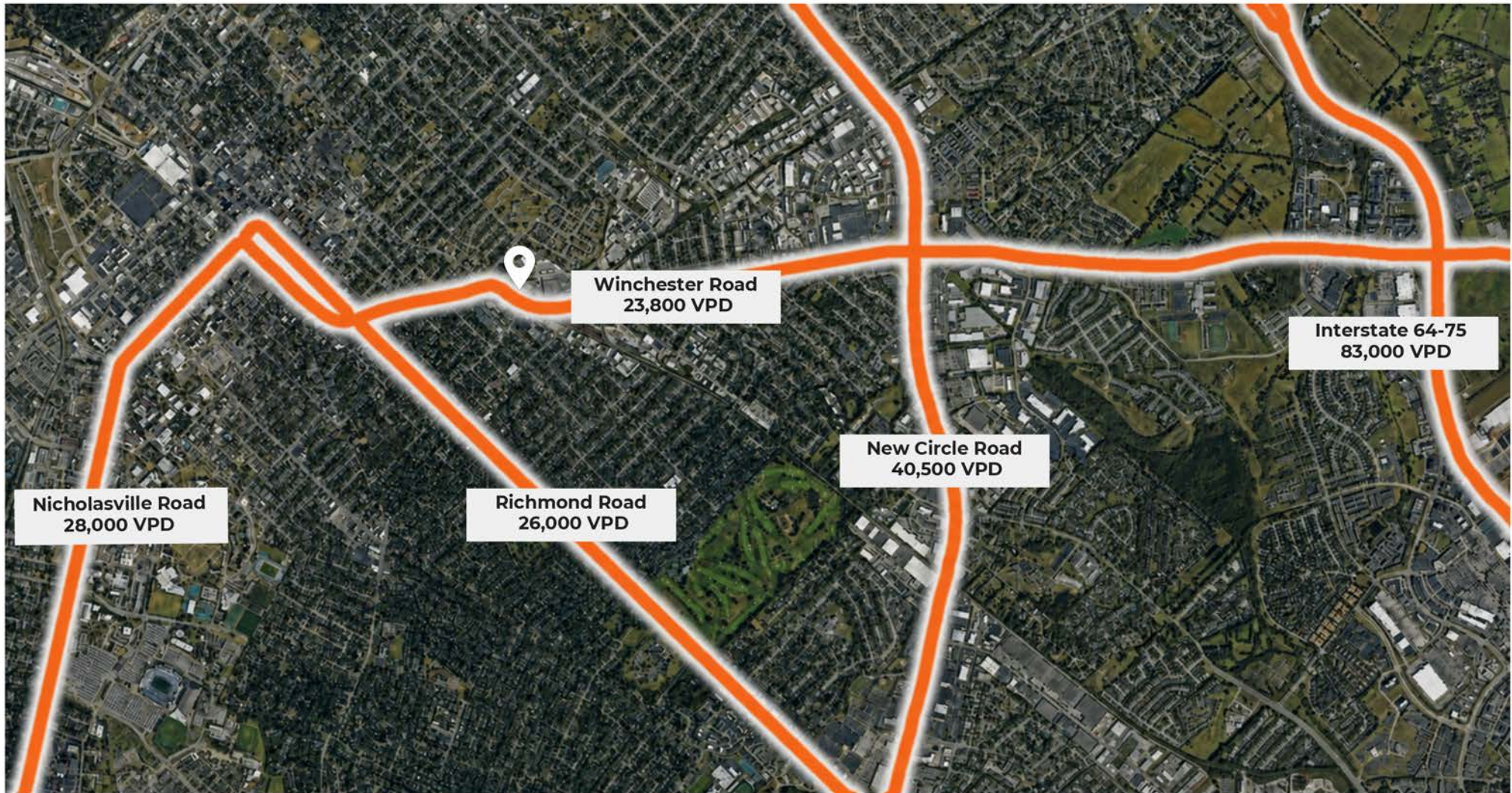
MEDIAN HOME VALUE
1 MILE

Source: AlphaMap, current-year estimates (2023 ACS basis). Ring centered directly on the subject, 611 Winchester Rd — not a proxy. Full demographic detail (age, race/ethnicity, housing, education, occupation, consumer spend) available in the accompanying AlphaMap reports.





LOCATION



611 Winchester Road sits directly on US 60 (Winchester Road), a well-traveled commercial corridor just northeast of downtown Lexington, KY. The site benefits from strong daily exposure, placing it in front of a steady stream of commuter and local traffic. Its position along Winchester Road offers excellent visibility and convenient access for businesses looking to reach the surrounding Lexington trade area.

DISCLAIMER

CONFIDENTIAL LISTING — DO NOT DISTURB THE BUSINESS. An operating business currently occupies space at the property. Prospective leasees, their brokers, and representatives shall NOT contact, visit, or disturb the business, its owners, employees, or customers, and shall NOT discuss this offering with them. All inquiries, tours, and communications must be directed exclusively through the SVN Advisors listed herein. Unauthorized contact may result in disqualification from the offering.

The material contained in this Offering Memorandum is furnished solely for the purpose of considering a lease of the property described herein 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 other than to evaluate a possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 make any representations other than those contained in this Offering Memorandum. Neither the SVN Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing herein shall be relied upon as a promise or representation as to the future performance of the Property. Estimates and projections may not prove correct; there is no assurance any estimate will be achieved. The recipient shall rely solely on the representations and warranties in a final, fully executed agreement between it and Owner.

The information contained herein is subject to change without notice. Recipients are advised and encouraged to conduct their own comprehensive review and analysis of the Property, including all use restrictions, exclusive-use provisions, and restrictions of record. This Offering Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner reserves the right, at its sole discretion, to reject any or all expressions of interest and to terminate negotiations at any time. Only a fully executed agreement shall bind the Property.