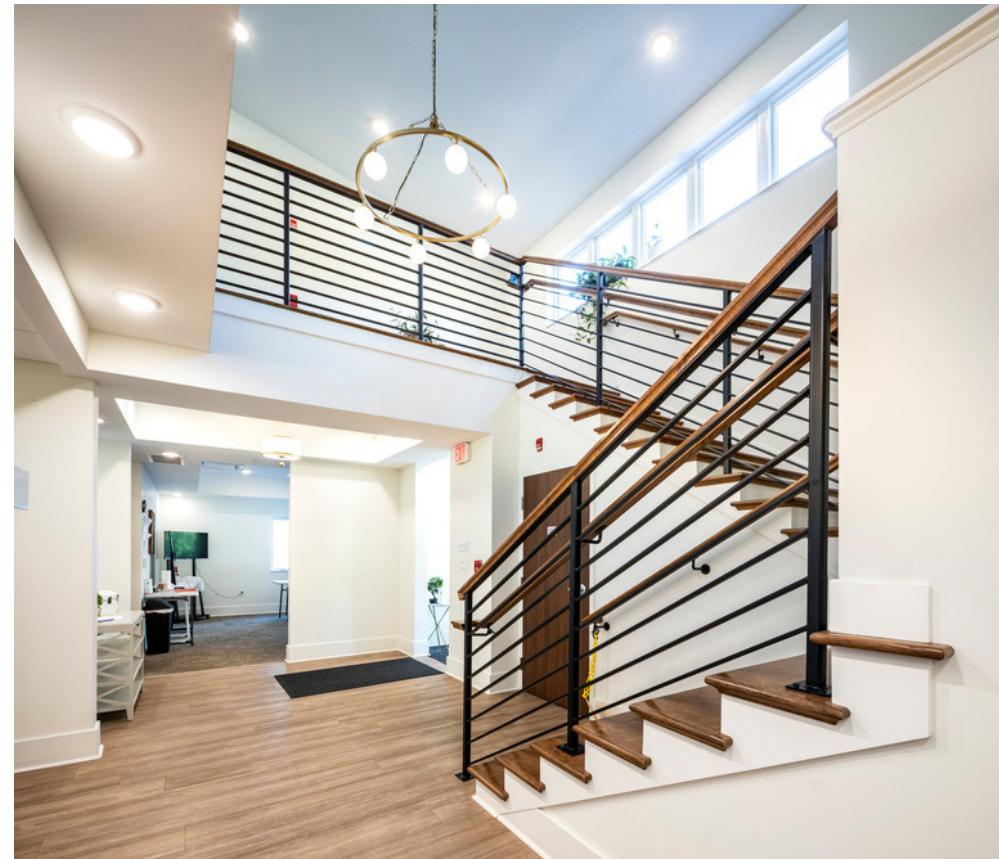


Offering Memorandum

Prime 24-Unit Assisted Living or Apartment Opportunity

in Lexington, Ky's Chevy Chase Neighborhood

319 Duke Road | Lexington, KY 40502



Presented By:

Justin Ryder, CCIM
Justin.Ryder@svn.com
859.447.3285



3-D Tour!



PROPERTY SUMMARY

24-UNIT

ASSISTED LIVING OR APARTMENT
OPPORTUNITY

OFFERING SUMMARY

SALE PRICE:	\$5,100,000
BUILDING SIZE:	23,216 SF 1.3 Acres
YEAR BUILT:	2020
ZONING:	R-3 (Residential)
CERTIFICATE OF OCCUPANCY:	Issued May 2024 by the KY Department of Housing, Buildings, and Construction
CERTIFICATION:	Approved by the KY Department for Aging and Independent Living
BEDS/UNITS:	24 total 600 SF/Unit Avg



319 DUKE ROAD | LEXINGTON, KY 40502

Nestled in the heart of Lexington's historic Chevy Chase neighborhood, Chevy Chase Gardens sits among tree-lined streets, local shops, and some of the city's most desirable residential real estate — a premier location cherished by Lexingtonians. Its setting and design present a rare opportunity for developers seeking to create a high-end residential or adaptive reuse project in one of Lexington's most established neighborhoods.

PROPERTY SUMMARY



POTENTIAL SHORT-TERM LEASE BACK

As part of the transaction, the seller may consider a **short-term leaseback while the buyer implements their business plan**. Please inquire with agent for more details.

CATEGORY	SF	% OF GBA
LIVING AREA	14,400 SF	62.6%
COMMON AREA	8,595 SF	37.4%
GROSS BUILDING AREA	22,995 SF	TABLE TOTALS

PROPERTY SUMMARY

Welcome to a **rare, high-end residential or care facility opportunity** in one of Lexington's most desirable and walkable neighborhoods. Built in 2020 and nestled within the charming Chevy Chase area, this **24-unit, 23,216 SF** property combines modern construction, thoughtful design, and exceptional flexibility. Originally designed and certified for assisted living, the layout and finishes also make it **ideal for boutique apartments, medical housing, or other residential care uses.**

Located just **two miles from downtown Lexington and the University of Kentucky**, residents enjoy quiet tree-lined streets, easy access to neighborhood shops, and a strong sense of community.



PROPERTY HIGHLIGHTS

- 24 one-bedroom street facing, courtyard facing, or corner rooms
- Unit sizes 560-580 SF
- Lodge-style clubhouse and common areas with high-quality finishes
- Resident lounge and main dining area with full commercial kitchen
- Basement level with space for fitness and recreation
- Large enclosed courtyard and garden area for residents' enjoyment
- Administrative offices and private meeting areas
- FF&E; included, offering a turnkey operational setup
- Parking: 24 spaces
- Generator, elevator, sprinklers installed



Lodge-Style Common Areas



Full Commercial Kitchen



Space For Fitness and Recreation



BUSINESS

Third Lexington Publix under construction in Chevy Chase neighborhood

By Piper Hansen



The forthcoming Publix in Lexington's Chevy Chase neighborhood is under construction.

Demolition began at the site at 344 Romany Road Sept. 2, according to a notice sent to neighbors from the development company, North Carolina-based Harris Development Partners.

At the end of August, fencing went up around the entire property with some parking and sidewalk access blocked. Publix doesn't share store opening dates until about a month before, but it may take up to two years for construction to conclude, developers said.



LOCATION ADVANTAGES



- Situated in Lexington's historic Chevy Chase, known for **walkability and charm**
- **Close to local amenities** such as barber shops, pharmacies, cafés, and restaurants
- High Walk Score neighborhood offering **safety, convenience, and lifestyle appeal**
- Less than 1 mile west of the University of Kentucky campus
- 2 miles to **downtown Lexington** and major healthcare providers

Publix Announces a Location on Romany Road

by Shannon Clinton



In January, Publix opened its first Kentucky-based store in Louisville's Terra. The Florida-based grocery chain has announced five additional Kentucky stores in Lexington. The company anticipates the stores will create more than 900 new jobs.

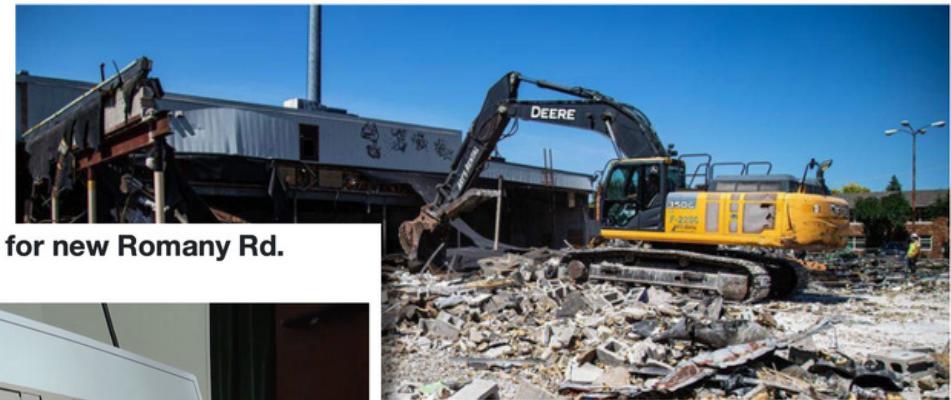
The site at 344 Romany Rd. has historically been home to a grocery store. The newest incarnation will be a Publix. Officials with Greer Companies and the local chamber of commerce say they have been working to bring a Publix to the property, which has been vacant since the Kroger Supermarket, followed by Kroger from 1995 to 2015. Most recently, the property was leased by Cox Foods and Eastern-Kentucky-based Laurel Grocery. The company had an intention to build an IGA, although those plans never came to fruition. There is some construction activity on the site.

BUSINESS

Third Lexington Publix under construction in Chevy Chase neighborhood

By Piper Hansen

September 11, 2025 11:02 AM | Gift Article



Neighborhood excited for new Romany Rd. Publix in Lexington



It's been years since a grocery store filled the 344 Romany Road address.

By Grason Passmore

Published: Mar. 4, 2024 at 9:57 PM EST



LEXINGTON, Ky. (WKYT) - It's been years since a grocery store filled the 344 Romany Road address. The neighborhood is excited for the new Publix.

"I mean, it's a grocery store we can walk to. That's always a good thing," said one neighbor.

Thomas Poskin joined well over a hundred others to hear from those with Harris Development, speaking on behalf of Publix. They plan to build a 40,000-square-foot store with two levels of parking beneath it where the old Kroger used to be.

This one will be a smaller location than the two Publix previously announced at the Fountains of Palomar shopping center and on Citation Boulevard.



CORNER ROOM



3-D Tour!



STREET VIEW ROOM



3-D Tour!



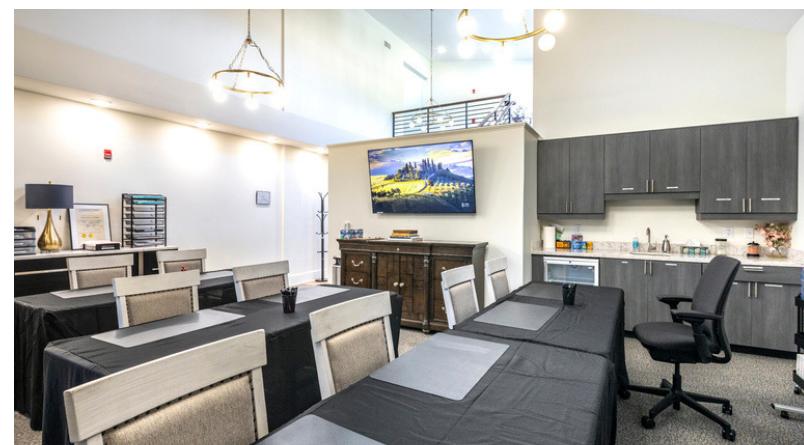
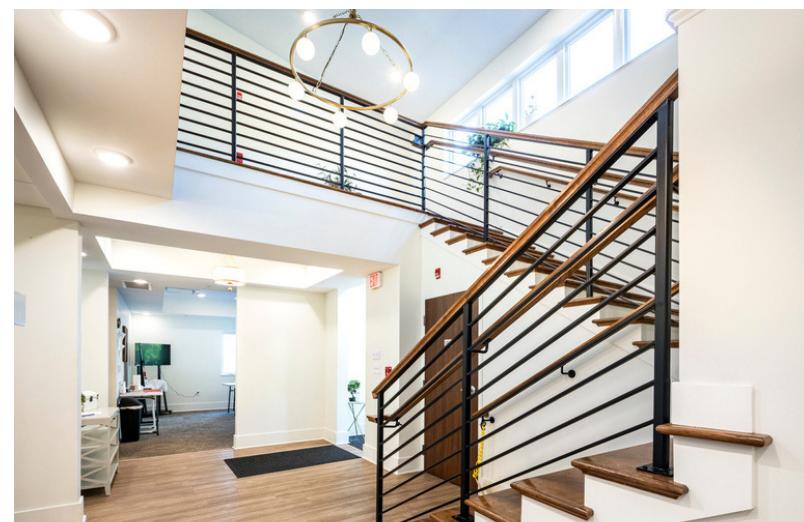
COURTYARD VIEW ROOM



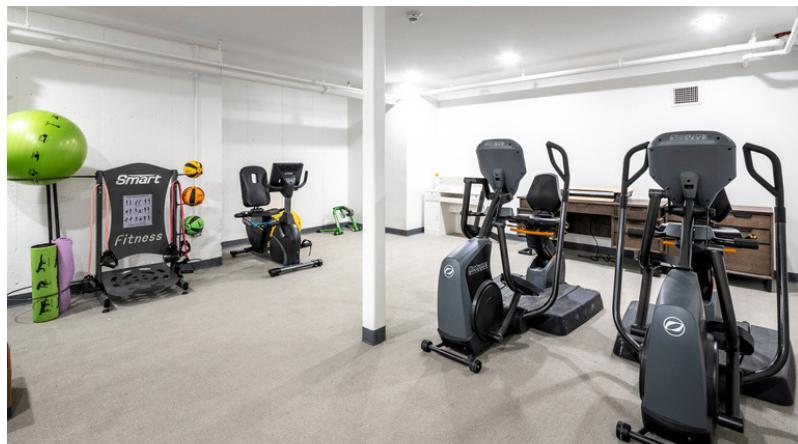
3-D Tour!



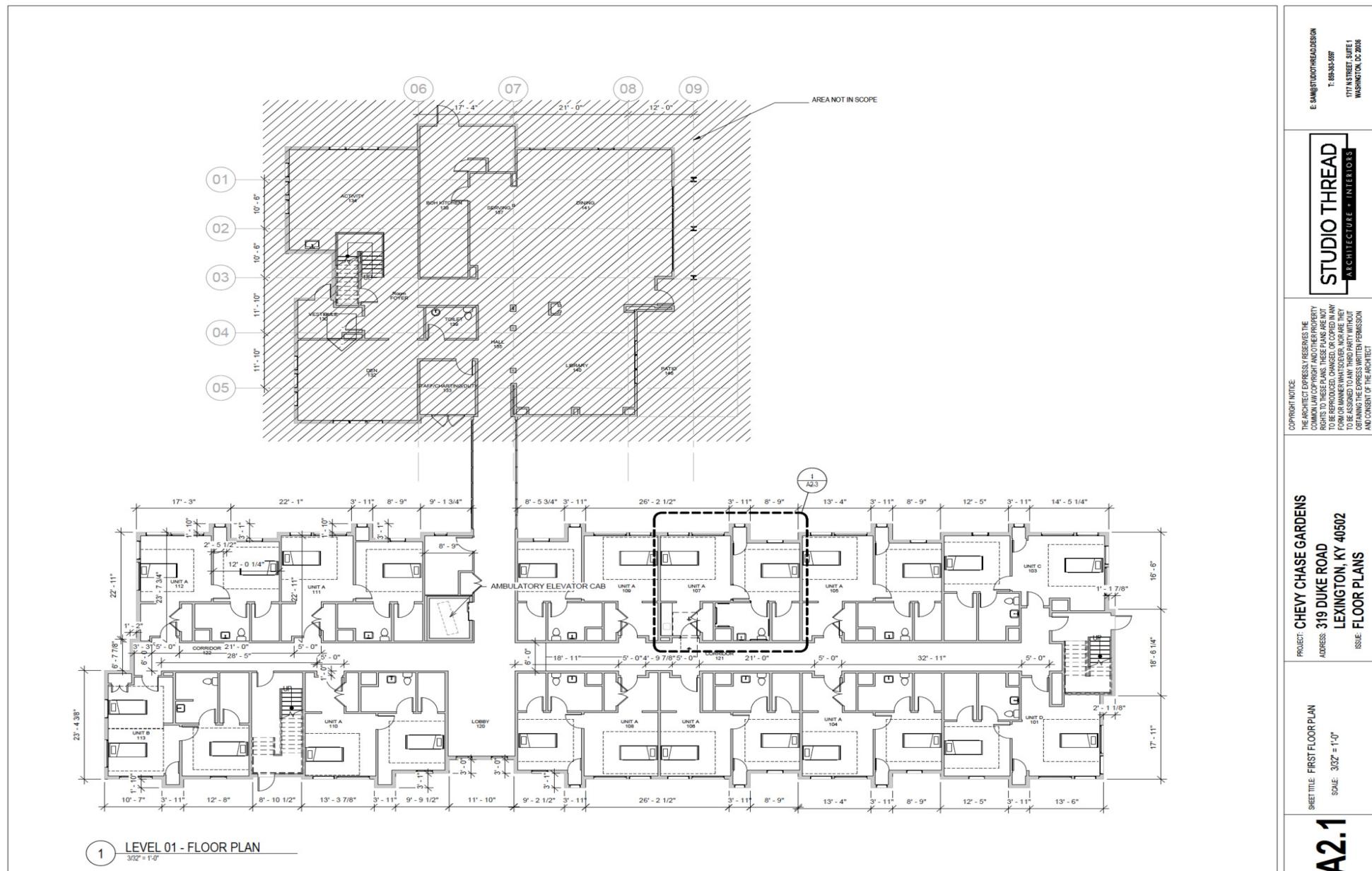
COMMON AREAS



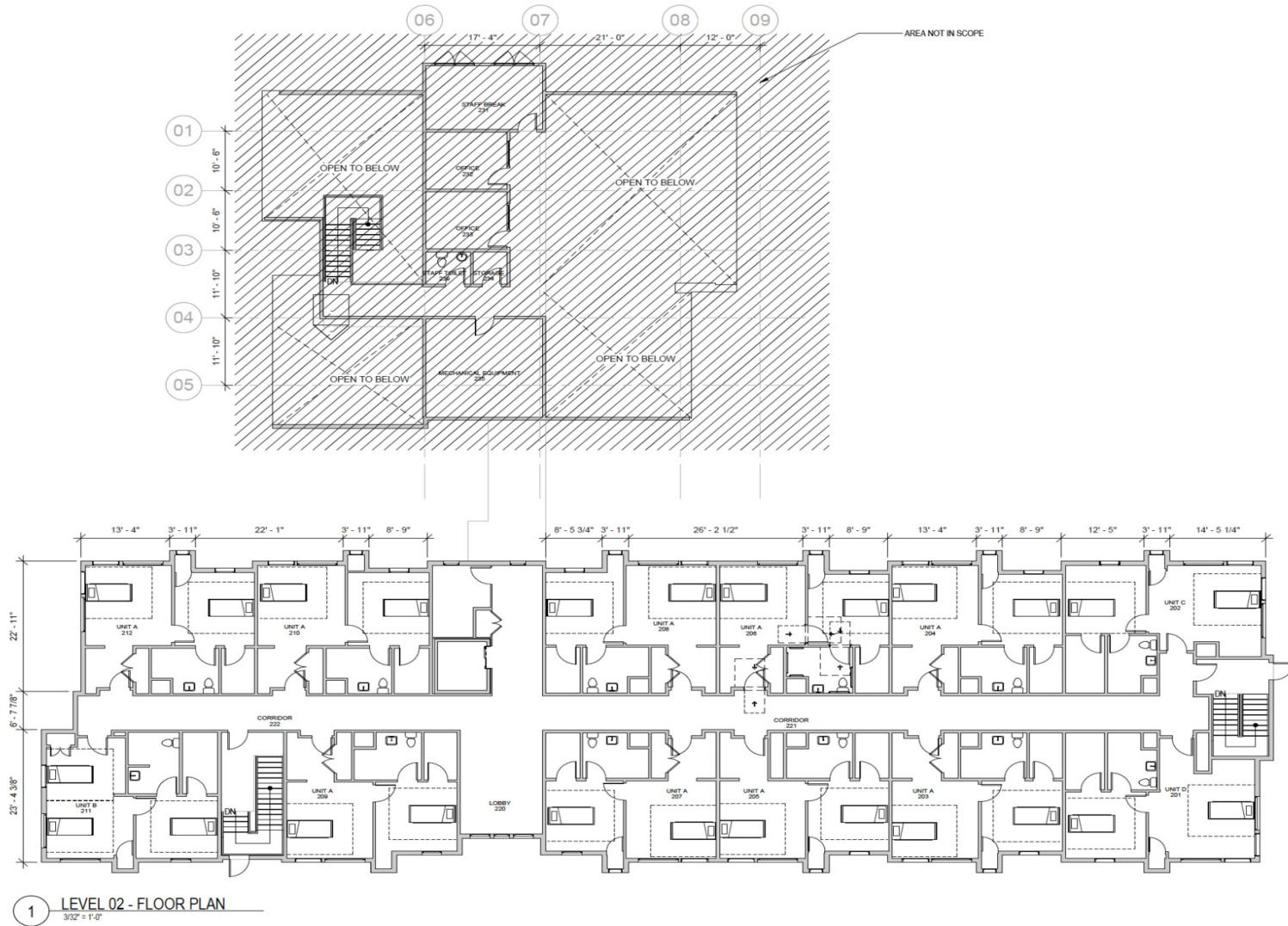
COMMON AREAS



LEVEL 01 - FLOOR PLAN



LEVEL 02 - FLOOR PLAN



5

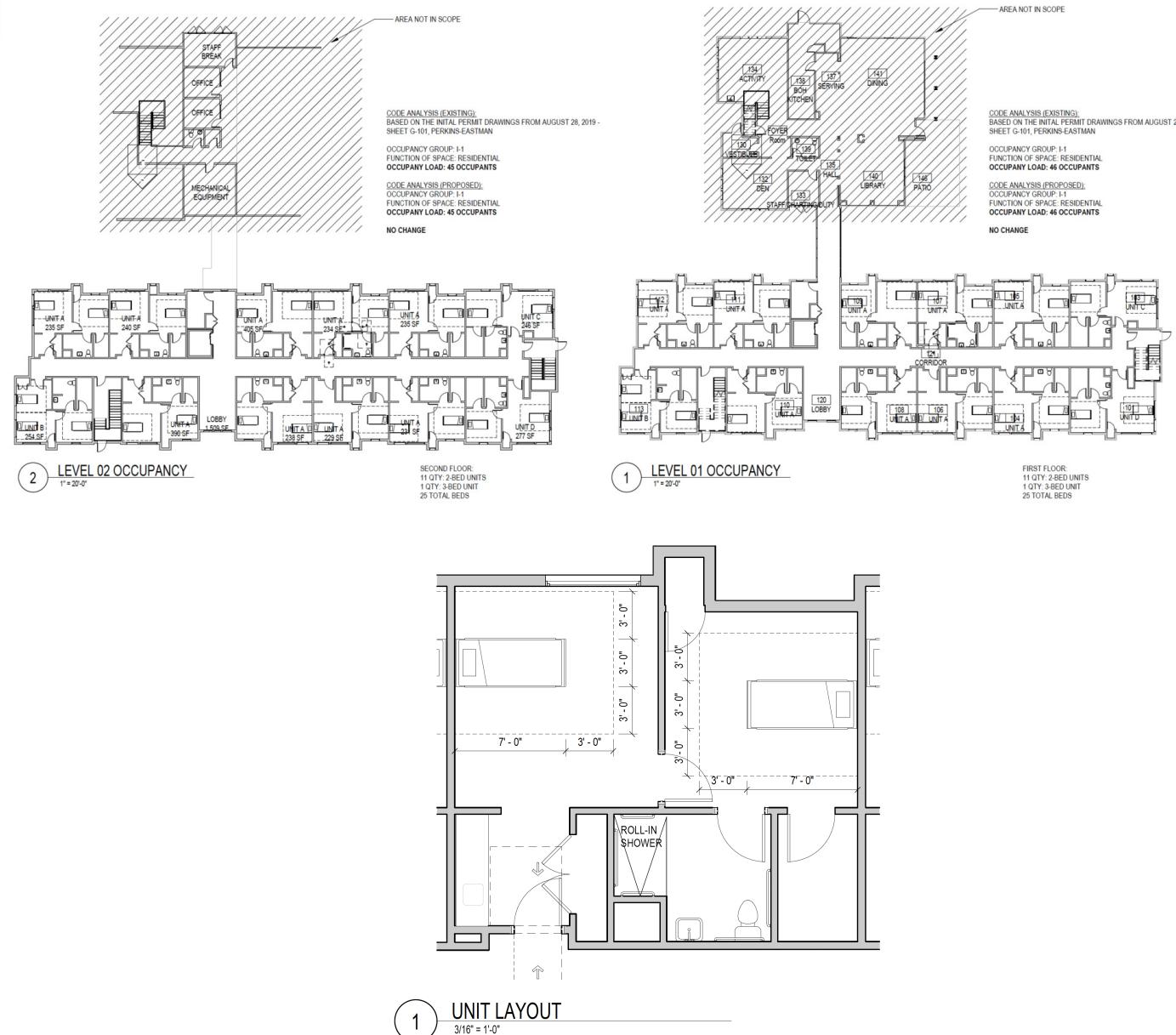
PROJECT: **CHEVY CHASE GARDENS**
ADDRESS: **3119 DUKE ROAD**
CITY: **LEXINGTON, KY 40502**
ISSUE: **FLOOR PLANS**

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OCCUPANCY AND LAYOUTS





JUSTIN RYDER, CCIM

Advisor

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PROFESSIONAL BACKGROUND

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 dedicated Green Egg grilling connoisseur.

SVN | Stone Commercial Real Estate

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859.264.0888



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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.