

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

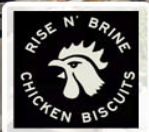


The forthcoming Publix in Lexington's Chevy Chase neighborhood is under construction.

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.

Publix®



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 st... Lexington. The company anticipates the stores will create more than 900 n...

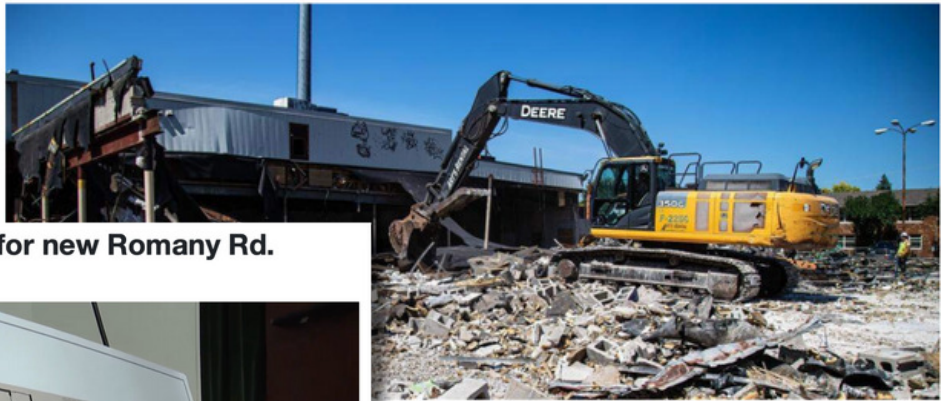
The site at 344 Romany Rd. has historically been home to a gro... newest incarnation will too, though the company behind it is a... area and to Kentucky. Officials with Greer Companies and the... have been working to bring a Publix to the property, which hou... Supermarket, followed by Kroger from 1995 to 2015. Most rece... leased by Cox Foods and Eastern-Kentucky-based Laurel Groc... intention to build an IGA, although those plans never came to f... 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... said they're more than ready to welcome an incoming 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.

gton's Chevy Chase neighborhood is under... 4 Romany Road Sept. 2, according to a notice sent... ent company, North Carolina-based Harris



CORNER ROOM



3-D Tour!



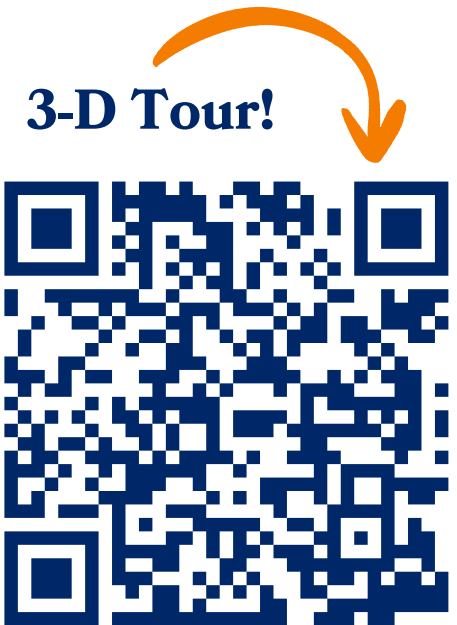
STREET VIEW ROOM



3-D Tour!



COURTYARD VIEW ROOM



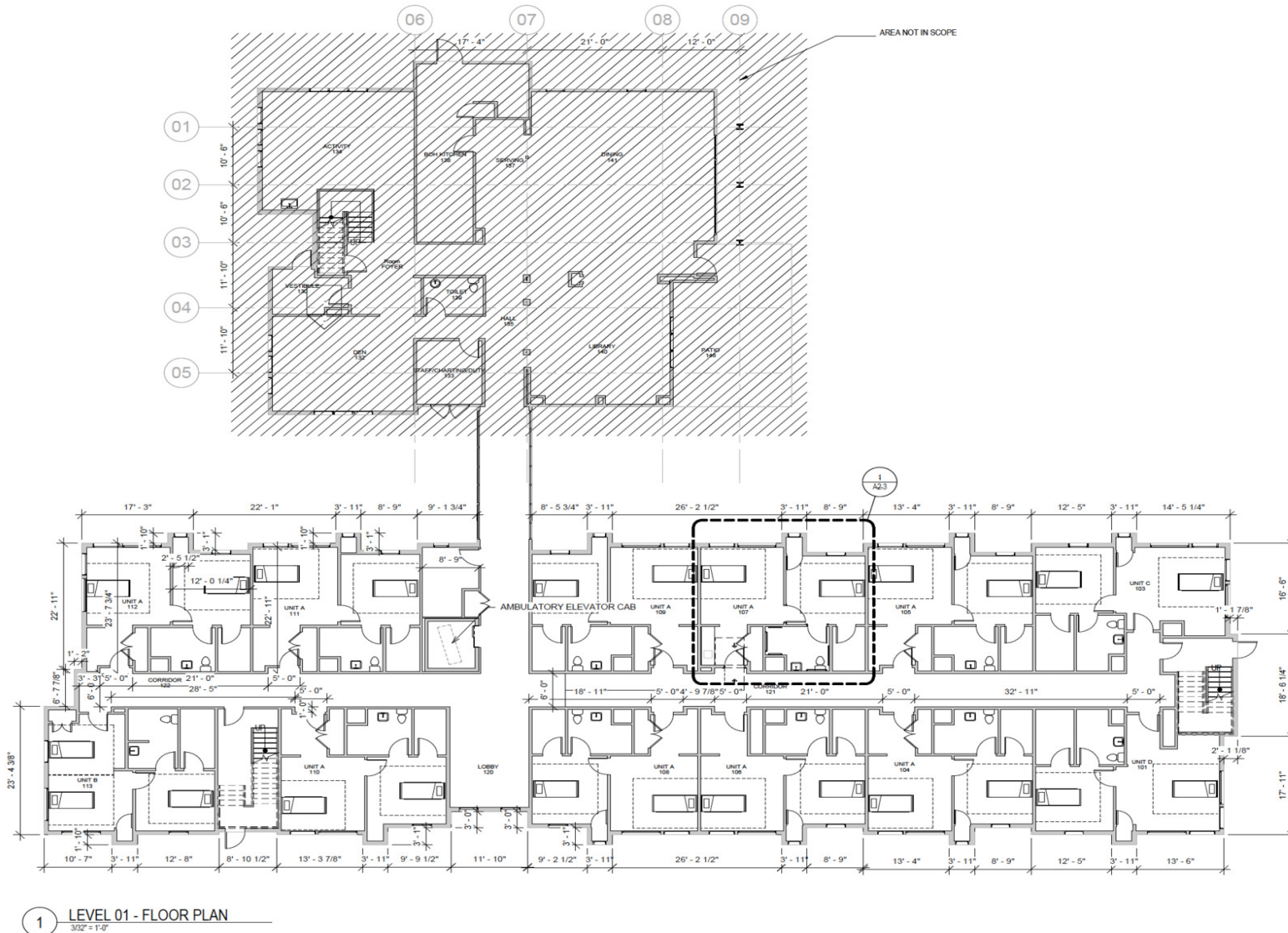
COMMON AREAS



COMMON AREAS



LEVEL 01 - FLOOR PLAN



E. SAMS STUDIO/HEADLINE DESIGN
T: 693-305-5897
1717 N STREET, SUITE 1
WASHINGTON, DC 20005

STUDIO THREAD
ARCHITECTURE + INTERIORS

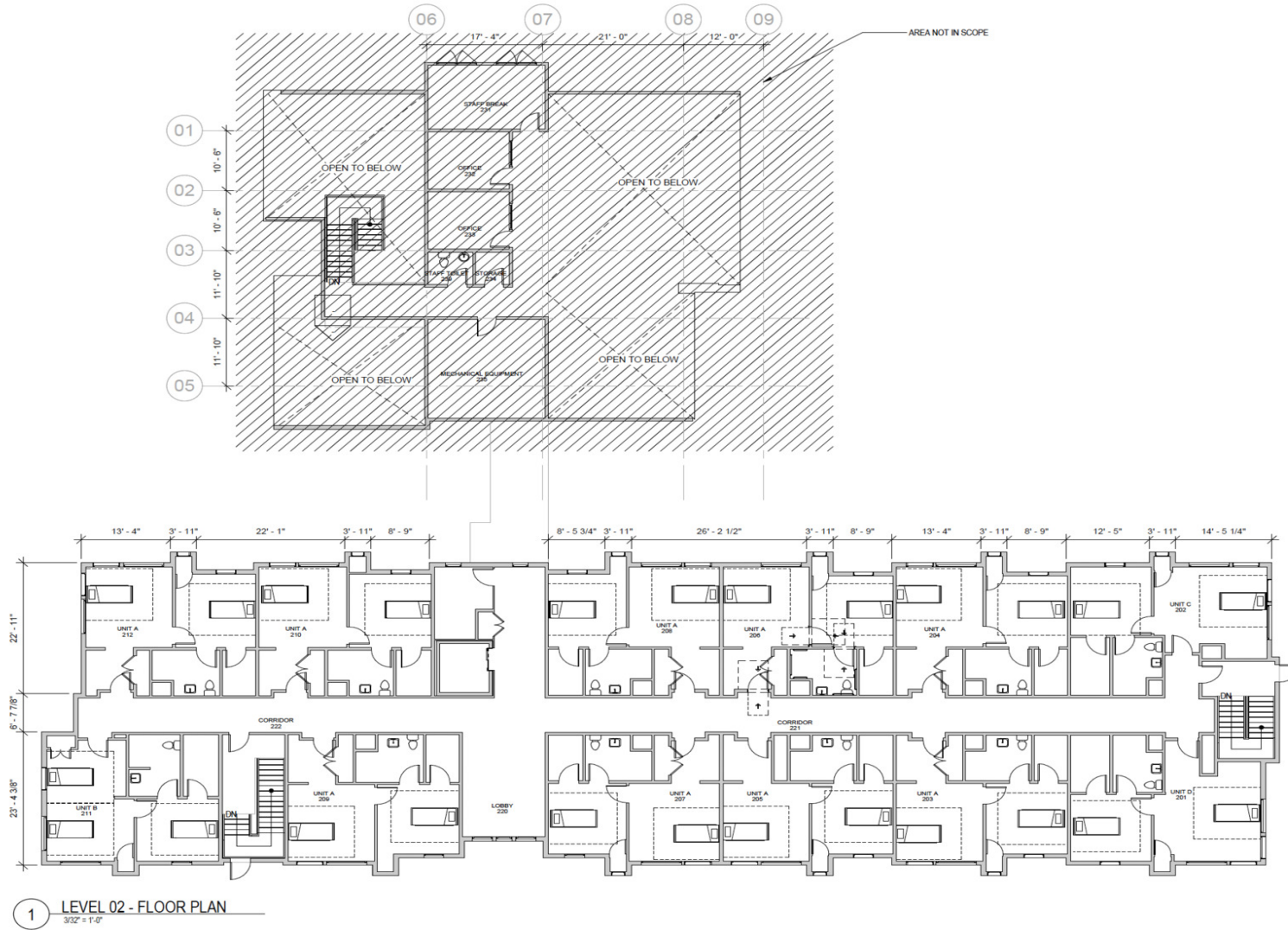
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PROJECT: CHEVY CHASE GARDENS
ADDRESS: 319 DUKE ROAD
LEXINGTON, KY 40502
ISSUE: FLOOR PLANS

SHEET TITLE: FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

A2.1

LEVEL 02 - FLOOR PLAN



E. SAMS STUDIO/HEADQUARTERS
T. 855-935-5588
1711 N STREET, SUITE 1
WASHINGTON, DC 20004

STUDIO THREAD
ARCHITECTURE • INTERIORS

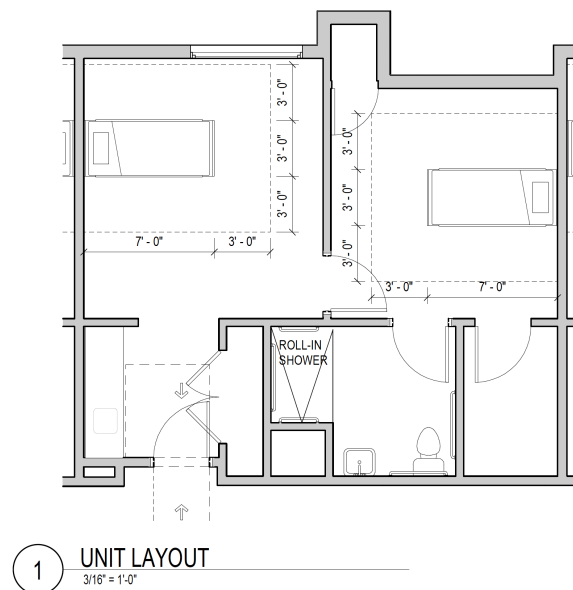
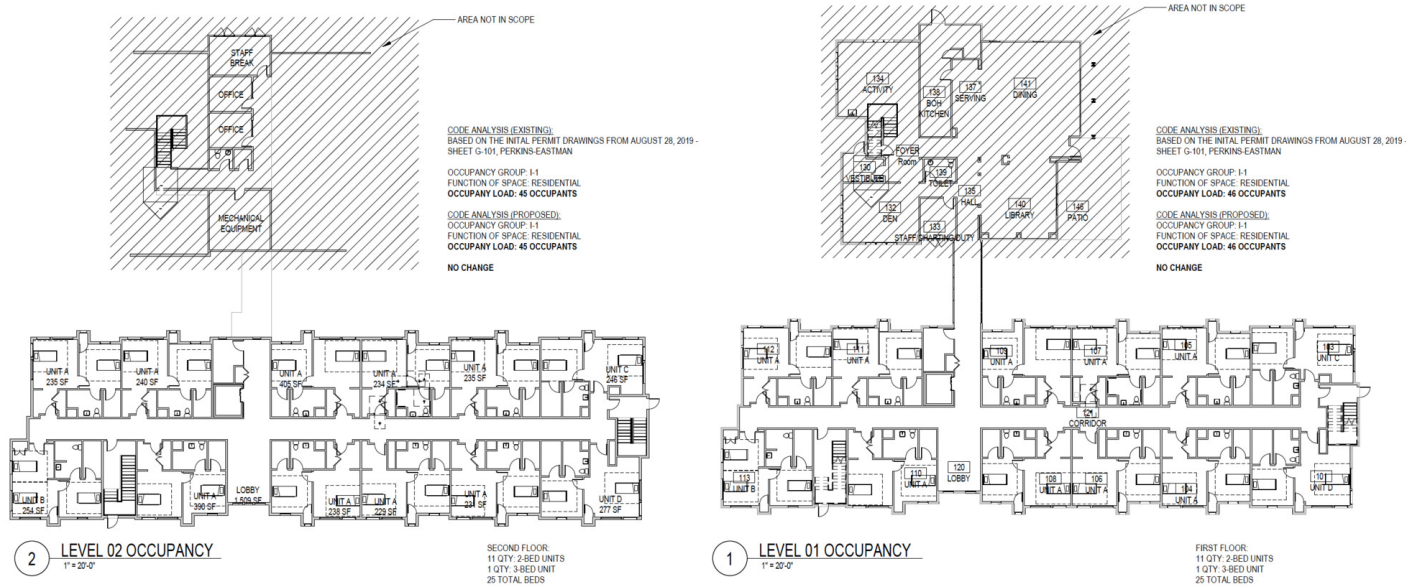
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PROJECT: CHEVY CHASE GARDENS
ADDRESS: 319 DUKE ROAD
LEXINGTON, KY 40502
ISSUE: FLOOR PLANS

SHEET TITLE: SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

A2.2

OCCUPANCY AND LAYOUTS



ADVISOR BIO



JUSTIN RYDER, CCIM

Advisor

justin.ryder@svn.com

Direct: **859.306.0617** | Cell: **859.447.3285**

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

270 S. Limestone
Lexington, KY 40508
859.264.0888



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