



Offering Memorandum



Retail Space Adjacent to UK Campus

535 S UPPER ST, LEXINGTON, KY 40508

PROPERTY SUMMARY

RETAIL SPACE ADJACENT TO UK CAMPUS

535 S UPPER ST
LEXINGTON, KY 40508

OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr (NNN)
AVAILABLE SF:	1,906 SF
YEAR BUILT:	2007

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to announce a **±1,906 SF retail suite** located in the heart of Lexington and the University of Kentucky's Campus. The space sits directly across from the University of Kentucky and benefits from unmatched walkability and daily exposure to student, faculty, and downtown foot traffic.

The suite features strong visibility along S Upper Street, an **open layout, large storefront glass, and incredible visibility from 1000's of students daily**. Located within walking distance to Rupp Arena, Central Bank Center, and the heart of downtown, the property is surrounded by a strong lineup of synergistic tenants, including Raising Canes, Jump Start Smoothie, Shake N Crave, and Kung Fu Noodle. Off-street parking in the rear adds to the convenience for both staff and customers.

For additional information, please contact Weston Lockhart at weston.lockhart@svn.com // 859-317-3538



PROPERTY HIGHLIGHTS

- **±1,906 SF** retail suite with prominent frontage along S Upper Street
- Directly across from the University of Kentucky campus
- Surrounded by top retailers including Raising Canes, Jump Start Smoothie, Shake N Crave, and Kung Fu Noodle
- **Excellent walkability** to campus, Rupp Arena, and downtown Lexington
- **Rear off-street parking** and rear access for added convenience



**EXCELLENT
WALKABILITY**

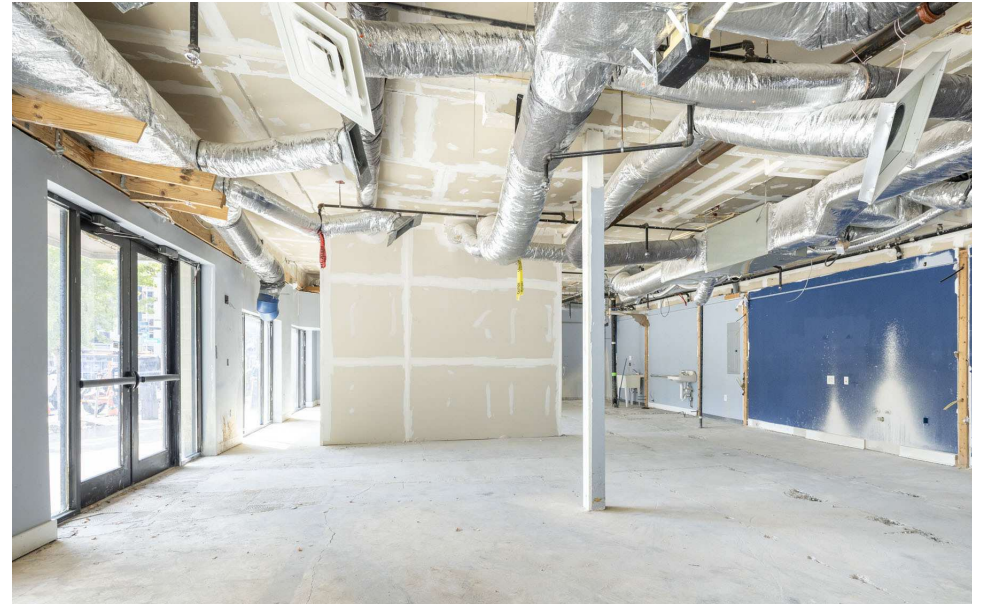


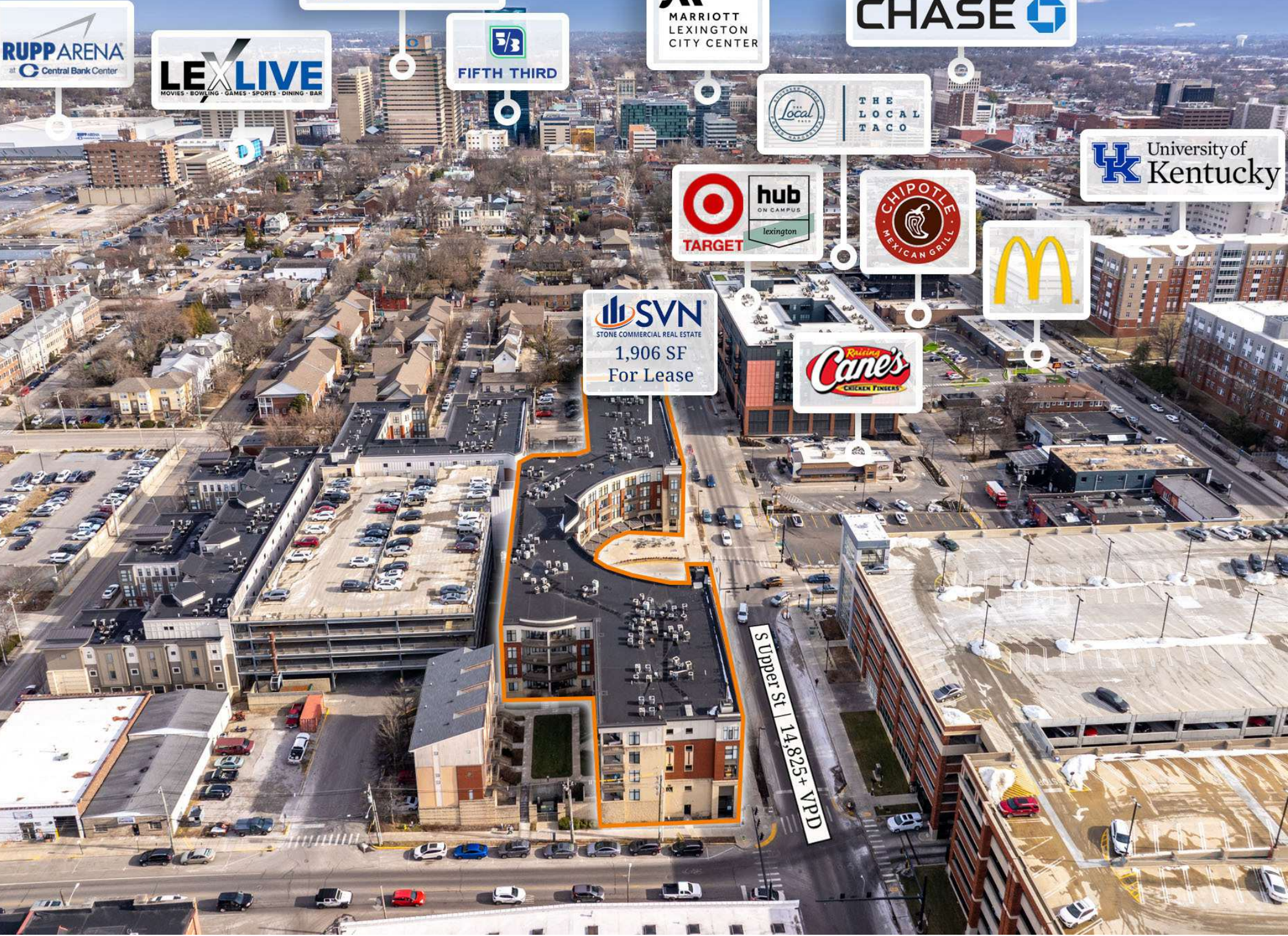
**OFF STREET
PARKING**



**LARGE STOREFRONT
GLASS**

INTERIOR PHOTOS





RUPP ARENA
at Central Bank Center

LEX LIVE
MOVIES • BOWLING • GAMES • SPORTS • DINING • BAR

Central Bank

FIFTH THIRD

MARRIOTT
LEXINGTON
CITY CENTER

CHASE

THE LOCAL TACO

University of Kentucky

TARGET

hub
ON CAMPUS
lexington

CHIPOTLE
MEXICAN GRILL

McDonald's

SVN
STONE COMMERCIAL REAL ESTATE
1,906 SF
For Lease

Cane's
CHICKEN FINGERS

Upper St | 14,825+ VPD

S Broadway | 25,500+ VPD

Oliver Lewis Way | 21,600+ VPD

SVN[®]
STONE COMMERCIAL REAL ESTATE
1,906 SF
For Lease

S Upper St | 14,825+ VPD



University of
Kentucky



1,906 SF
For Lease

Avenue of Champions | 9,200+ VPD

ADVISOR BIO



WESTON LOCKHART

Advisor

weston.lockhart@svn.com

Direct: **859.306.0613** | Cell: **859.317.3538**

PROFESSIONAL BACKGROUND

Weston Lockhart serves as an Advisor with SVN Stone Commercial Real Estate focusing on Retail Real Estate. He is a native of Lexington and received a Bachelor of Business Administration from the University of Kentucky.

During his time at SVN, Weston has worked successfully with clients assisting with asset acquisition/disposition, site selection for national and local retailers, and property repositioning through lease-up.

Weston serves as the Kentucky / Tennessee Talent Development Chair for ICSC and is heavily involved in Retail Real Estate in the Southeast. Weston has worked closely on portfolio expansion with the following tenants: Popeyes Chicken, Goodwill Industries of Kentucky, Driven Brands, Ractetrac, Five Guys Burgers and Fries, Pizza Hut, Bargain Hunt, Take 5 Oil Change & more. Being in a relationship-driven industry, he views himself as another team member for Emerging Brands, Developers, and Investors in order to achieve their goals and optimize their respective businesses and investment portfolios.

Weston currently resides in the heart of Lexington with his wife, Abby. He is passionate about the growth of Kentucky, fly fishing, and finding the perfect camping spot (by a creek, preferably) at Red River Gorge. You can contact Weston at (859)-317-3538 or weston.lockhart@svn.com.

MEMBERSHIPS

Kentucky & Tennessee Talent Development Chair - ICSC
Next Generation Leadership - ICSC
Kentucky Commercial Real Estate Alliance Committee
Commercial Property Association of Lexington

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888

ADVISOR BIO



CALEB CLEVELAND

Associate Advisor

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PROFESSIONAL BACKGROUND

Caleb Cleveland is a Commercial Real Estate Advisor with SVN Stone Commercial Real Estate in Lexington, KY, where he specializes in Multifamily sales. Caleb has been an integral part of the firm for over two years, beginning his journey as an intern before officially joining as a licensed advisor in 2024.

During his time with the multifamily team, Caleb has played a key role in building and managing a comprehensive database of clients and potential buyers, giving him a strong understanding of Kentucky's multifamily market. His work behind the scenes has provided him with invaluable experience in market analysis, client relations, and investment strategies, skills he now applies in serving clients directly.

Originally from Charlotte, North Carolina, Caleb moved to Lexington to attend Asbury University, where he is currently completing his degree. His academic background, combined with hands-on real estate experience, gives him a unique perspective as he helps clients navigate investment opportunities.

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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.