



Southland Drive Retail Space For Lease



365 / 367 Southland Drive

LEXINGTON, KY 40503

PRESENTED BY:

CALEB CLEVELAND

C: 859.556.4857

caleb.cleveland@svn.com

WESTON LOCKHART

C: 859.317.3538

weston.lockhart@svn.com

PROPERTY SUMMARY

FOR LEASE - PRIME RETAIL SPACE

365 / 367 SOUTHLAND DRIVE
LEXINGTON, KY 40503

OFFERING SUMMARY

LEASE RATE: \$18.00 SF/yr (NNN)

BUILDING SIZE: 5,400 SF

AVAILABLE SF: 1,212 - 3,053 SF

LOT SIZE: 0.44 Acres

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 1,212 - 3,053 SF of retail space available for lease at 365 / 367 Southland Drive.

Location boasts of strong traffic counts on Southland Drive (10,214+ VPD), which is just off Nicholasville Rd (36,000+ VPD). Nearby attractions include popular 40503 neighborhoods with increased residential activity, downtown Lexington (2.8 miles), the University of Kentucky (1.8 miles), and Central Baptist (0.7 miles).

The City of Lexington has paved the way for Southland Drive to become a growing source of economic activity with increased pedestrian walk/bike traffic. The area is now accessible to more people than ever before. Over 120+ new trees, 6' sidewalks, and both a new gardenscape and mural near the railroad overpass welcome customers to existing and future businesses. Join a mix of national (Dollar General, Firestone) and local tenants (Winchell's Restaurant, Marikka's Restaurant and Bier Stube, Good Foods Co-op, and more) in the heart of one of Lexington's most popular retail corridors.

For further inquiry or to schedule a personal tour please reach out to Caleb Cleveland at 859.556.4857 // caleb.cleveland@svn.com or Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com



PROPERTY HIGHLIGHTS

- 1,212 - 3053 SF Available
- 10,214+ VPD on Southland Drive
- Downtown Lexington (2.8 miles), the University of Kentucky (1.8 miles), and Central Baptist (0.7 miles)
- Lease Rate - \$18/sf/yr (NNN)



**PRIME LOCATION
RETAIL CORRIDOR**



**SEPARATE OR
SINGLE SPACE LEASE**



**HIGH VISIBILITY
STORE FRONTS**

FLOOR PLAN





Southland Drive Small Shop Retail FOR LEASE

365 / 367 Southland Drive
Lexington, KY 40503
1,212 - 3053 SF Available

Southland Drive
10,214 VPD

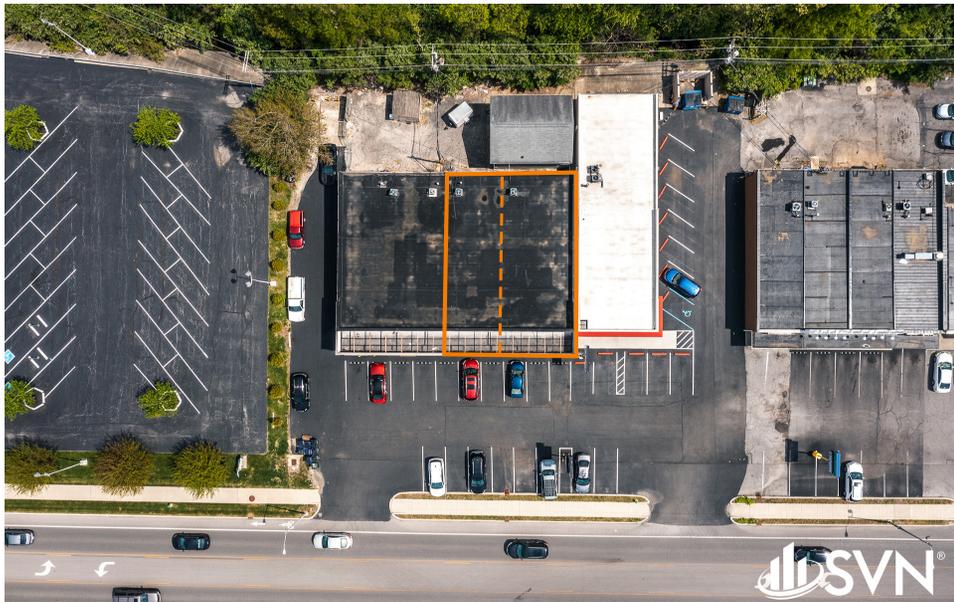




**Southland Drive Small
Shop Retail FOR LEASE**

**365 / 367 Southland Drive
Lexington, KY 40503
1,212 - 3053 SF Available**

ADDITIONAL PHOTOS



ADVISOR BIO



CALEB CLEVELAND

caleb.cleveland@svn.com

Cell: **859.556.4857**

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.

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888

ADVISOR BIO



WESTON LOCKHART

weston.lockhart@svn.com

Cell: **859.317.3538**

PROFESSIONAL BACKGROUND

Weston Lockhart is an Advisor with SVN Stone Commercial Real Estate, where he specializes in retail brokerage across Kentucky. A Lexington native and University of Kentucky graduate, Weston combines data-driven insight with genuine relationships to help retailers, landlords, and investors make confident decisions about their real estate.

He leads rollout and expansion strategies for brands including Popeyes Louisiana Kitchen, Goodwill Industries of Kentucky, Huck's, Pizza Hut, Five Guys Burgers and Fries, Driven Brands, Bargain Hunt, and others. Beyond retailer representation, Weston advises clients on the sale and acquisition of single and multi-tenant retail assets, working closely with both private and institutional investors.

Weston currently serves as the Kentucky/Tennessee Talent Development Chair for ICSC and is recognized as an ICSC Next Generation Leader, honoring professionals shaping the future of retail real estate. A three-time SVN Achiever (2022, 2023, 2024), he has been consistently ranked among the firm's top performers nationally. He is also the founder and host of DevelopLex, a platform showcasing the people, projects, and progress driving Central Kentucky's growth.

Weston lives in Lexington with his wife, Abby, and their daughter, Lucy. He serves as a Deacon at Hope Presbyterian Church and enjoys fly fishing and a day outdoors at Red River Gorge — especially when it ends with pizza and a beer.

EDUCATION

University of Kentucky, Gatton College of Business & Economics, Bachelor of Business Administration - Magna Cum Laude

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within 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 whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale 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 to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.