



THECOMMONS



BLOCK+LOT

Development Overview

Project Overview



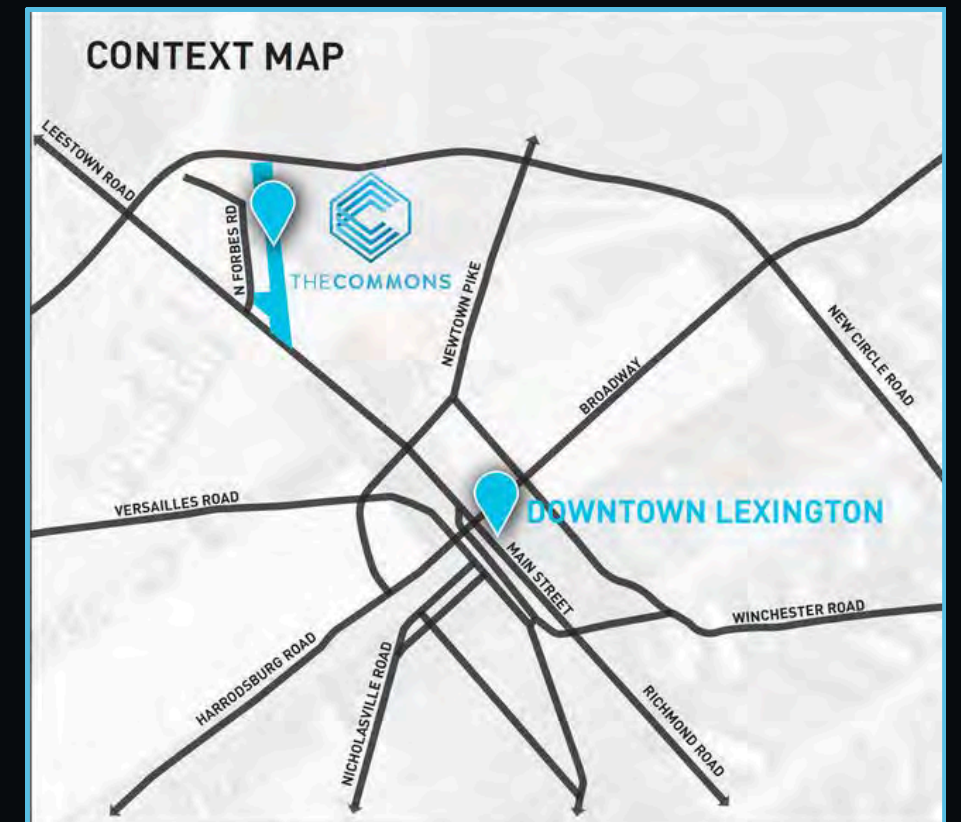
The Commons, poised to redefine Lexington on W Main St., will unfold across 40 acres, introducing an entertainment district, music venues, restaurants, and adaptable spaces for retailers, offices, and specialized businesses. This future-focused development will also host short-term rental properties, seamlessly blending lifestyle and professional environments.



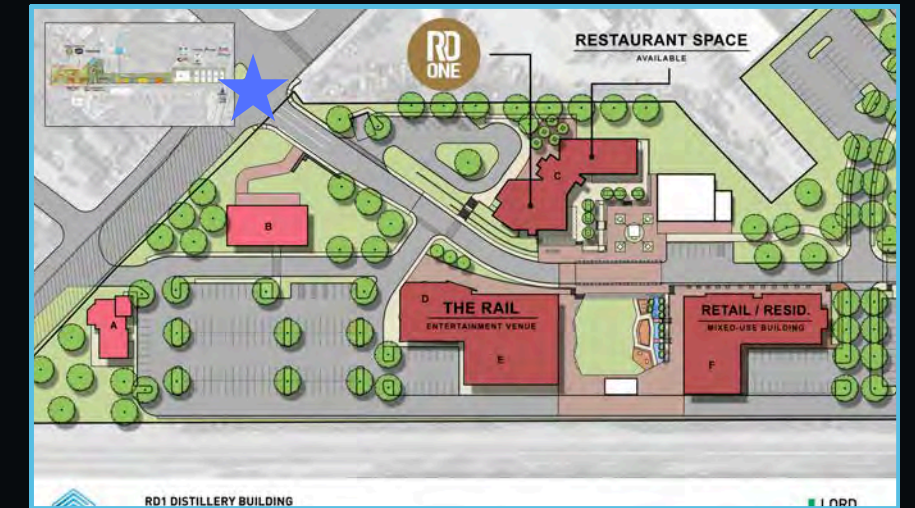
Location



Just 1 mile from downtown Lexington, The Commons spans 40 acres, zoned PUD-3, near the University of Kentucky and under 5 miles from the interstate, making it a strategically located hub.



Main Street Entrance

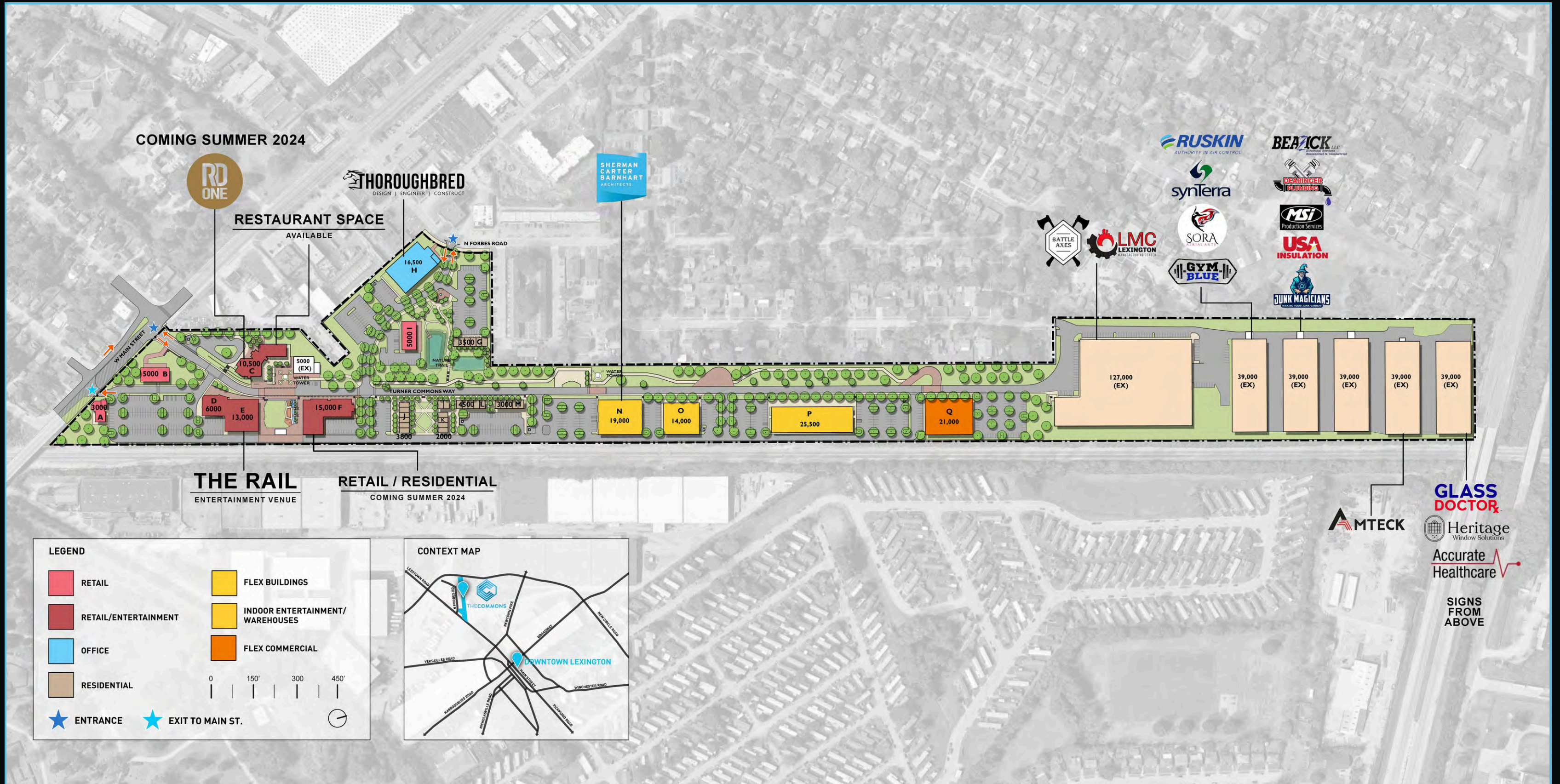


N Forbes Entrance



The Commons features a convenient second entrance off Forbes Road, complete with a traffic light for easy access.

Master Plan



Master Plan - Entertainment District



Entertainment District



The entertainment district lies at the heart of The Commons: The Rail. Home to RD1 & Goodwood, this dynamic area boasts a plaza, state-of-the-art performance venue, versatile flex lawn, and integrated retail/Airbnb spaces. Designed as Lexington's premier destination for culture, leisure, and connection.



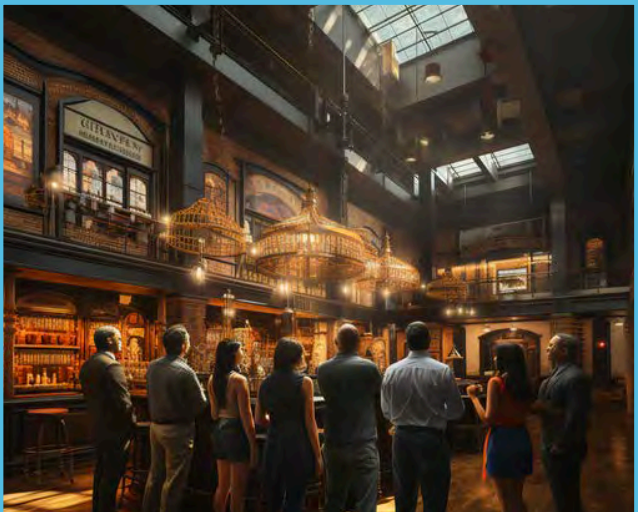
Plaza Area



RD1 & Goodwood



Launching in Fall 2024, RD1 will be a central component of The Commons' Entertainment District. This collaboration unites RD1's distillery with Goodwood's brewery and restaurant, creating a vibrant spot for community gatherings, dining, and entertainment. Positioned at the district's heart, it's set to be a prominent destination for locals and tourists.



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RD1 & Goodwood



Retail Building / Airbnb



Currently under planning, the retail/Airbnb building is set to enhance The Commons. The ground floor will host a vibrant mix of restaurants and retail, while the second floor offers Airbnb accommodations. Located adjacent to the performance venue, this building is designed to enrich the visitor experience, providing convenience and variety in dining and shopping, alongside comfortable, short-term stays. A hub of activity, it's perfectly placed to serve guests attending events or exploring the area.

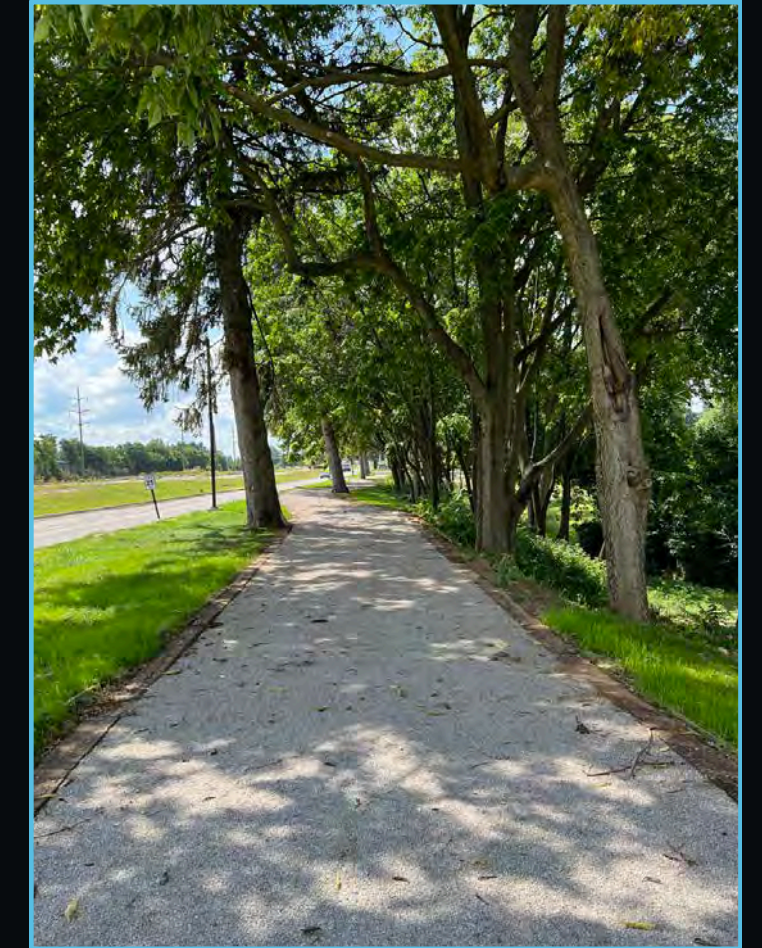
Performance Venue



Set for completion in 2025, 'The Rail' is a performance venue at The Commons' core, designed for concerts, comedy, and shows. Adjacent to retail and Airbnb spaces, it enhances the development's entertainment offerings

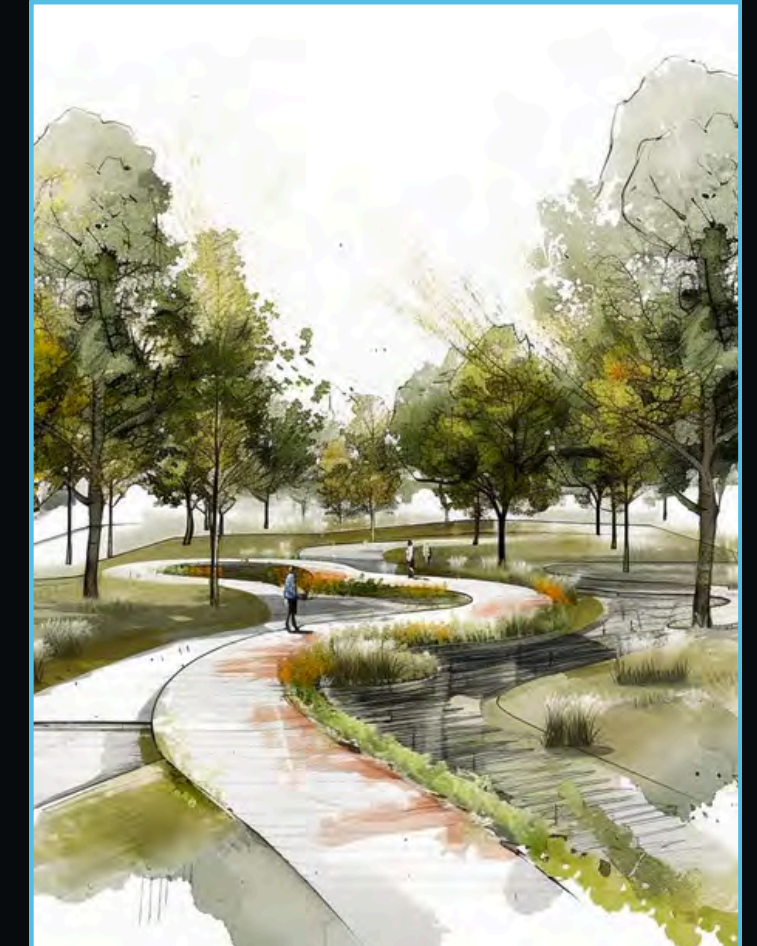


Nature Trail



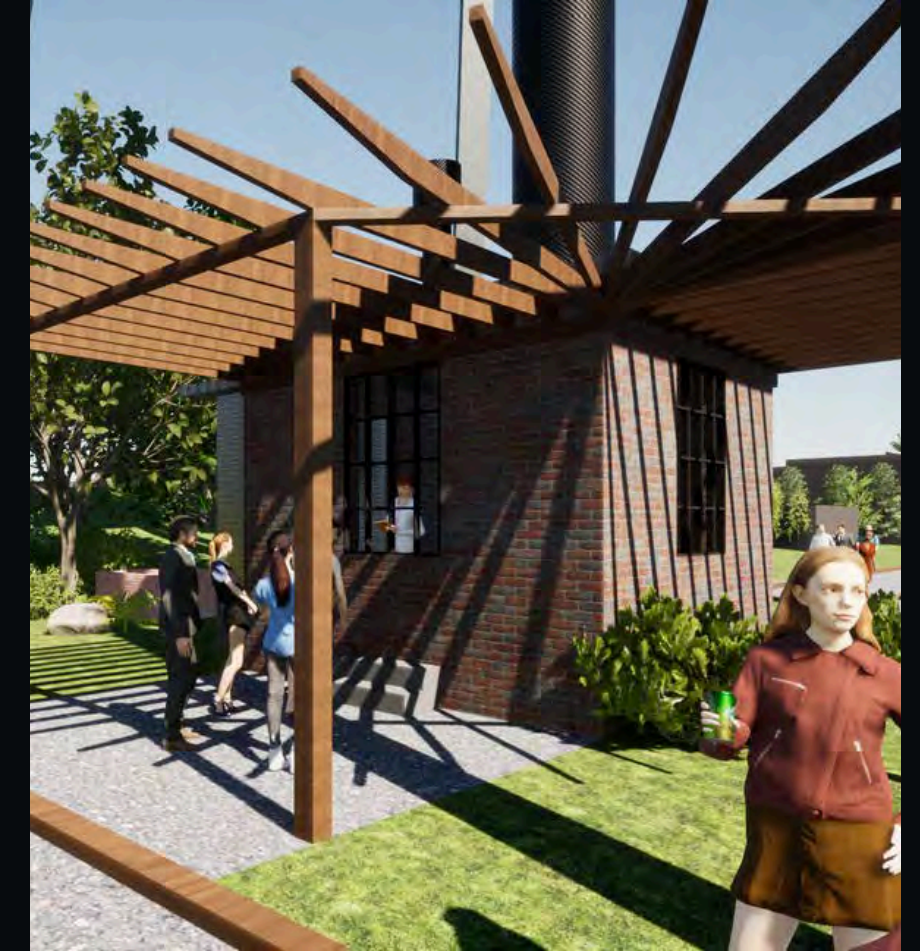
The Commons' nature trail, nearly a mile long and made with railroad ties and soft gravel, weaves through the development. Art installations will be featured along the trail, blending natural beauty with cultural expression.

The Park



The Commons Park nestled at the heart of the development, is an oasis of tranquility featuring a serene pond, captivating water elements, scenic walking trails, and an elegant bridge, offering a perfect blend of natural beauty and leisurely escape.

The Watertowers



The Commons Watertower offers 300 square feet of prime space, expandable by 200 square feet. Perfect for innovative businesses and unique retail, this adaptable area combines historic charm with modern amenities. Join our vibrant Lexington, KY community and elevate your business.

Flex Spaces



Discover flexible opportunities at The Commons with our four 30K sqft warehouses, zoned for light industrial use. Positioned at the development's rear, these spaces offer a unique opportunity for a wide variety of businesses seeking innovation and growth in Lexington.

Completed Projects



125 Turner Commons Way



Flex/Industrial Spaces



144 Turner Commons Way



1409 N Forbes Road



Coming Soon



Retail / Airbnb



Commons Park

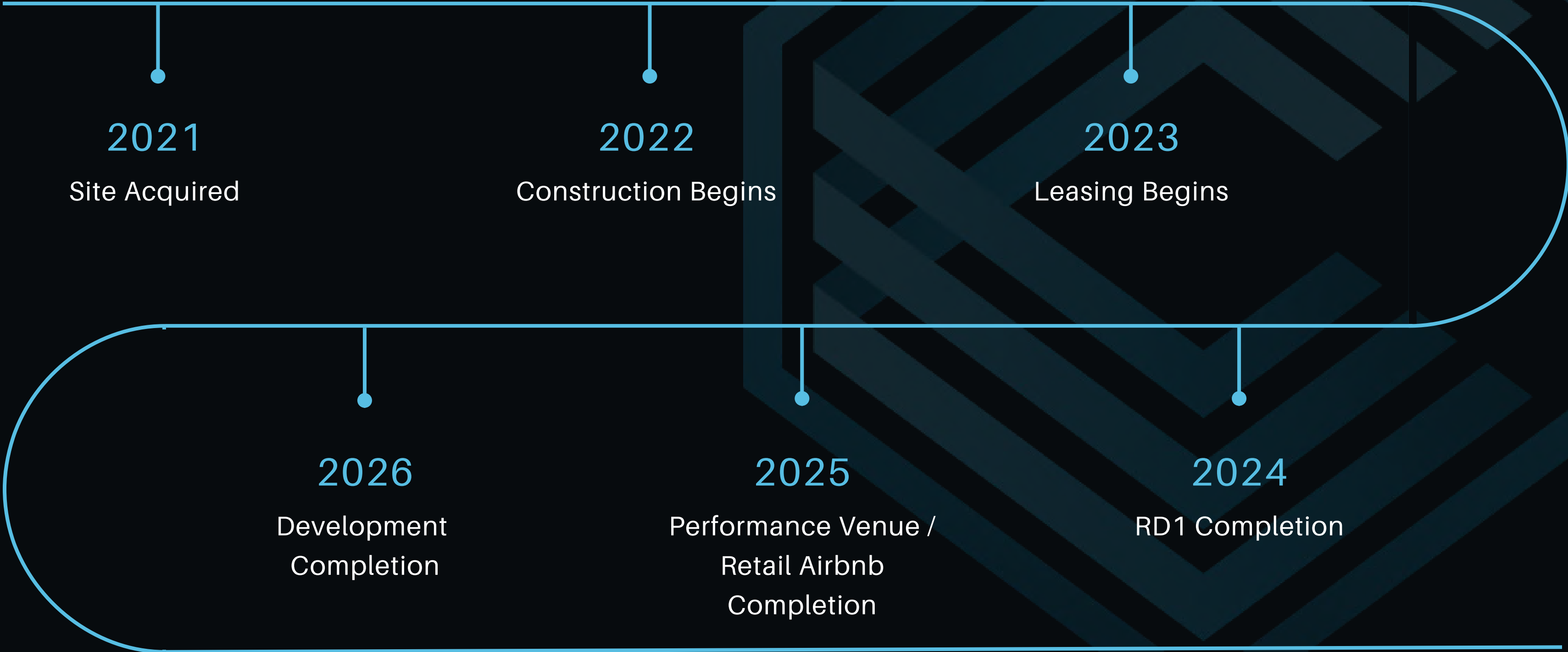


The Pumphouse Restaurant



Performance Venue

Timeline



Leasing Opportunities

Discover the ideal space for your business at The Commons, now leasing. From customizable Build-To-Suit spaces tailored to your vision, to vibrant Retail/Restaurant locales perfect for engaging customers, we have what you're looking for. Our modern Office spaces foster collaboration and innovation, while our Flex/Industrial warehouses are versatile enough for any venture. Plus, our Short-Term Luxury Rentals offer unparalleled comfort for your temporary needs. Join our thriving community and elevate your business in a prime Lexington location.

***Build - To -
Suit***

***Retail /
Restaurant***

Office

***Flex /
Industrial***

***Short - Term
Rentals***

The Team



Daren Turner
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