

FOR SALE

Flex Space with Development Potential

621 WINCHESTER RD, LEXINGTON, KY 40505

Future Multifamily Redevelopment
Midland Station

THE MET
MIDLAND
EAST THIRD

MANCHESTER
KITCHEN
COFFEE CO.

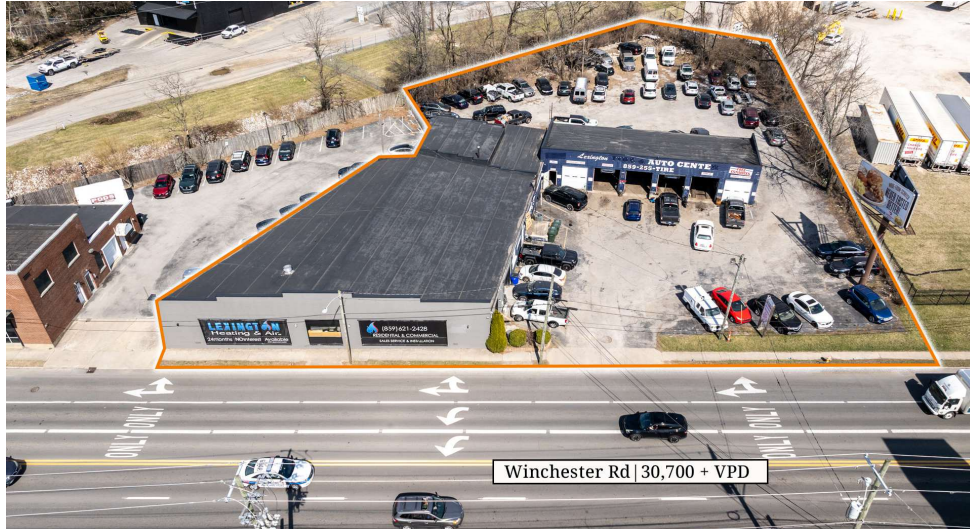
SPACE TANGO

Winchester Rd | 30,700 + VPD

PRESENTED BY:
JUSTIN RYDER, CCIM
C: 859.447.3285 || justin.ryder@svn.com



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1.01 acres zoned I-1 (Industrial)
- Existing Building: 10,162 SF flex space
- Traffic Count: 23,638 VPD
- Strategic Location: Adjacent to The MET and Midland Station
- Nearby Amenities: Restaurants, coffee shops, salons, and retail
- For more information on existing tenants, current income, or the property at large please contact an advisor

OFFERING SUMMARY

SALE PRICE:	\$1,700,000
BUILDING SIZE:	10,162 SF

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present the opportunity to acquire 1.01 acres of I-1 zoned land, currently improved with a 10,162 SF flex space in the rapidly developing Midland Station corridor of downtown Lexington.

This property is situated just 0.2 miles from The MET—a completed development featuring 44 residential units and 30,000 SF of commercial space—and directly across from the proposed Midland Station, a 258-unit mixed-use development. With increasing density and ongoing investment in the area, adjacent parcels are primed for future development.

For more information on existing tenants, current income, or the property at large please contact Justin Ryder, CCIM at justin.ryder@svn.com // 859.447.3285.

⚠ Prospective buyers are kindly requested NOT to visit the property during tenants' business hours.

NEARBY REDEVELOPMENT



MIDLAND STATION

Across from 621 Winchester Road in Lexington, the Midland Station development is set to transform the former Lexington Cut Stone Marble & Tile Company site at 276 Midland Avenue. This ambitious mixed-use project, led by UCD Midland LLC—co-founded by Scott Shapiro, former Chief Innovation Officer for ex-Mayor Jim Gray, and developer Andrew Ganahl—aims to bring new energy to the area with two five-story buildings.

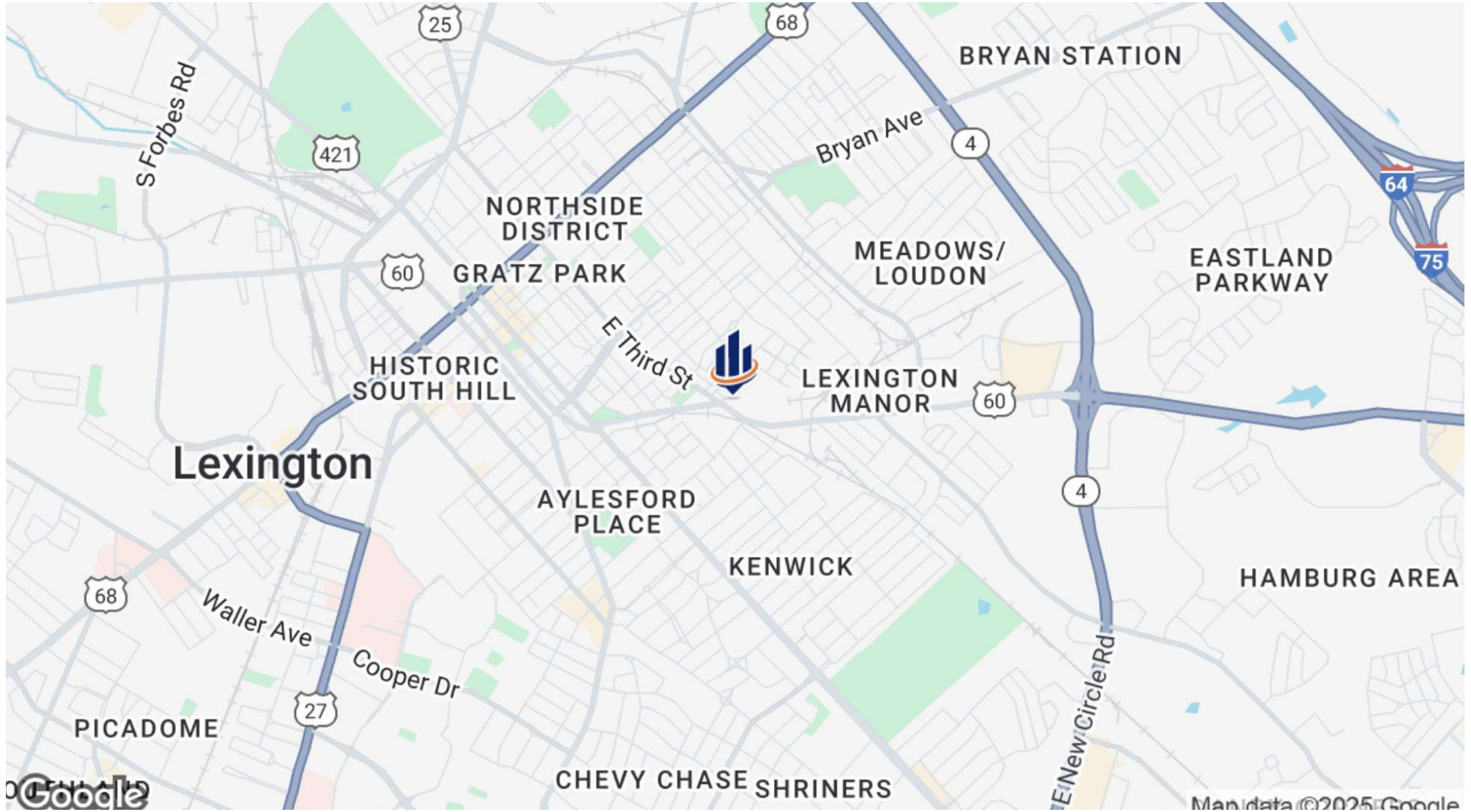
The development will feature 260 modern apartments along with a 2,000-square-foot retail space, adding both residential and commercial vibrancy to the neighborhood. The Fayette County Public Schools board has also been in discussions about a potential partnership with the developers, though details remain in progress. Construction is expected to begin in mid-2024, with completion anticipated by early 2027, marking a significant investment in Lexington's growing urban landscape.

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

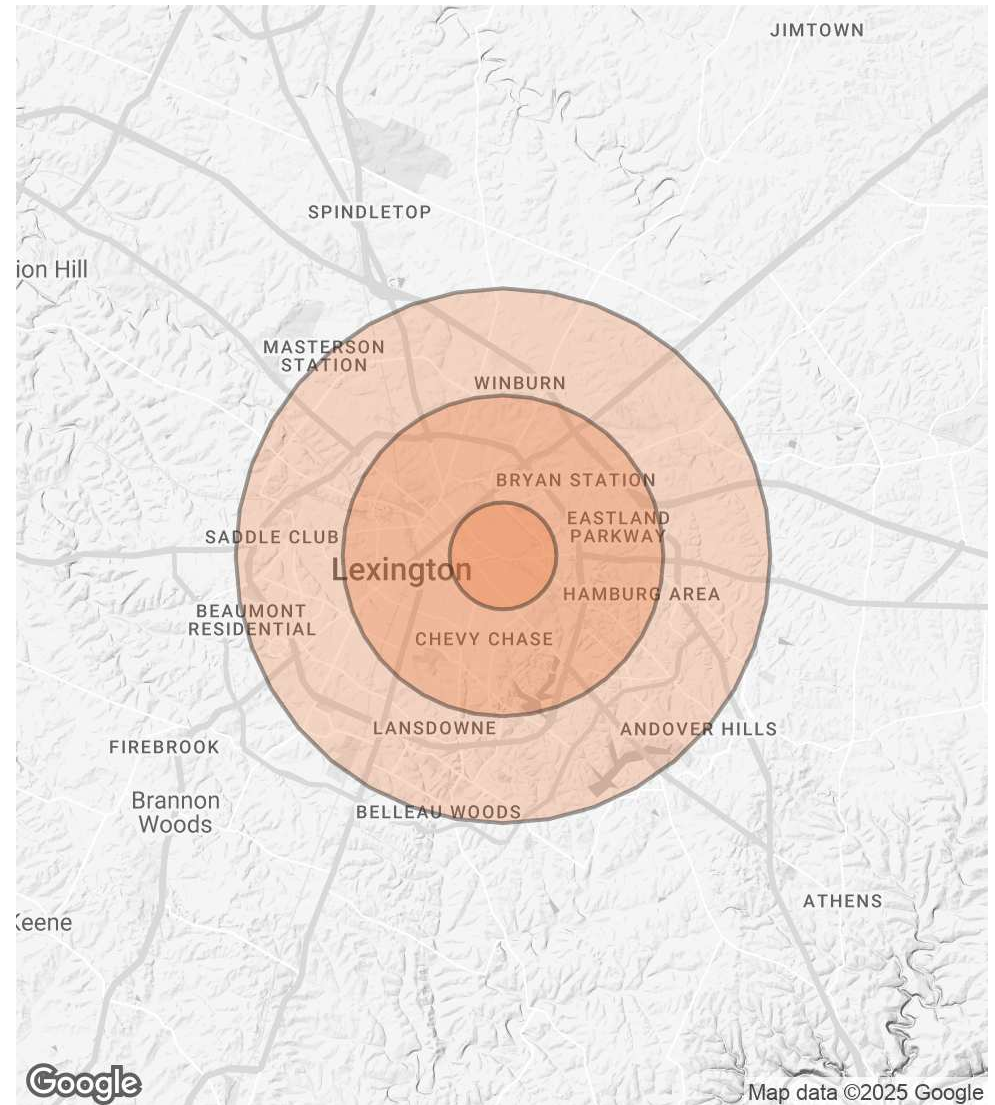
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,087	105,965	225,695
AVERAGE AGE	39	37	38
AVERAGE AGE (MALE)	38	37	37
AVERAGE AGE (FEMALE)	39	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,149	45,272	97,384
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$74,525	\$74,426	\$80,578
AVERAGE HOUSE VALUE	\$394,735	\$347,619	\$315,231

Demographics data derived from AlphaMap



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ADVISOR BIO



JUSTIN RYDER, CCIM

Advisor

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EDUCATION

Bachelor of Arts (B.A.), Business Management from Gatton College of Business and Economics

MEMBERSHIPS AND ASSOCIATIONS

CCIM - Certified Commercial Investment Member



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 his CCIM designation in 2021 and has twice served as President of the Lexington CCIM Chapter. The CCIM designation (Certified Commercial Investment Member) is a globally recognized credential for commercial real estate professionals — signaling expertise in financial analysis, market analysis, investment strategy, and ethical business practices.

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.

Justin is an avid family man. He and his wife Libby have three wonderful daughters. Justin considers it a privilege to raise them in such a wonderful community. When not with family or working, Justin is an avid cross fitter, reader, UK fan, and Green Egg connoisseur.

SVN | Stone Commercial Real Estate

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DISCLAIMER

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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.

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