

FOR LEASE

MODERN OFFICE/RETAIL SPACE

148 JEFFERSON ST. (A)

LEXINGTON, KY 40508



BLOCK+LOT

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01: EXECUTIVE SUMMARY

148 JEFFERSON ST.



PROPERTY DESCRIPTION

This creative office/downtown retail space beautifully marries history with modern updates in a rare size.

Creative Office / Retail Space in Downtown Lexington on Jefferson St. A uniquely available ground-level suite in Downtown, featuring rare smaller-suite availability and prime accessibility. Suite A at 148 Jefferson St. is a great mix of traditional and modern with hardwood floors in the entrance and conference room and industrial floors in the rear open workspace.

The open workspace has large windows offering a ton of natural light. The suite has a private restroom, updated kitchenette, and exposed stairwell to a large mezzanine office.



**SUITE A:
1,646 SF**



**\$17.00 PSF+
MODIFIED GROSS**



**ZONED
B-1**

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02: PROPERTY OVERVIEW

148 JEFFERSON ST.

PROPERTY HIGHLIGHTS

MOVE-IN-READY

Recently renovated in 2020, this space is move-in-ready and beautifully blends traditional and modern design.

LOCATION

Located in the desirable Jefferson Street Corridor in Downtown Lexington close to an abundance of amenities.

FEATURES

This creative & open space features hardwood floors, industrial elements, a kitchenette, mezzanine office, and conference room.



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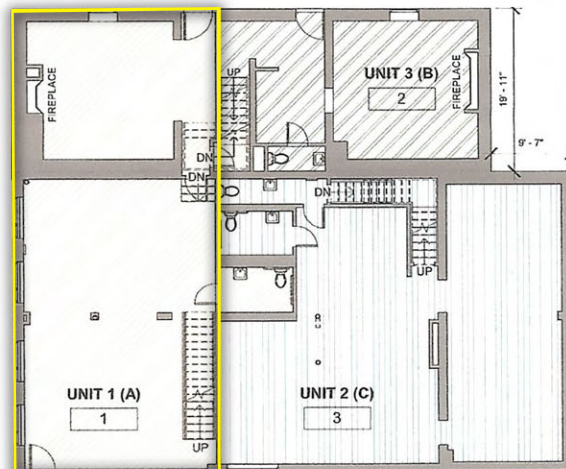
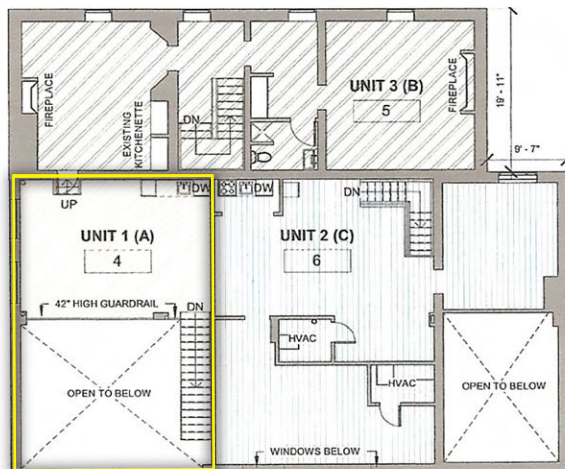
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02: PROPERTY OVERVIEW

148 JEFFERSON ST.

FLOOR PLAN - SUITE A

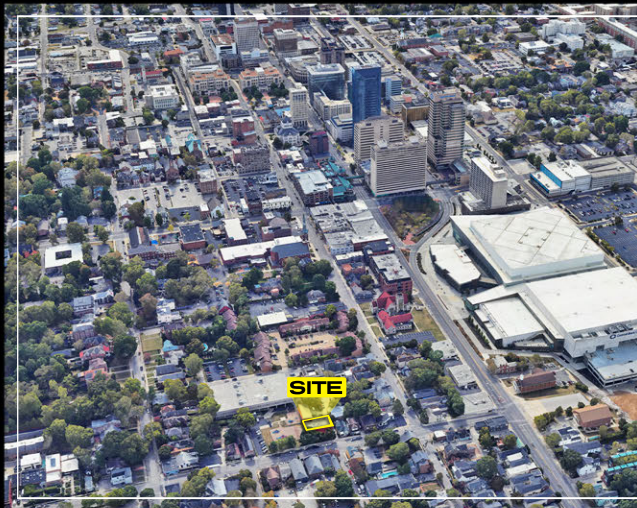


03: LOCATION INSIGHTS

148 JEFFERSON ST.

LOCATION DESCRIPTION

Located on popular Jefferson St. next to some of Lexington's best restaurants including Distilled, Stella's, Blue Heron, and Sorella Gelateria. 148 Jefferson St is on the corner of Jefferson St and Quin-Shearer Ct. between Short St. Second St. This property is a 2-minute walk to Rupp Arena and the Convention Center and will be a 2-minute walk to the new Gatton Park.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 16,630
3 MILE: 105,098
5 MILE: 216,326



AVERAGE HOUSEHOLD INCOME

1 MILE: \$55,887
3 MILE: \$70,474
5 MILE: \$82,174



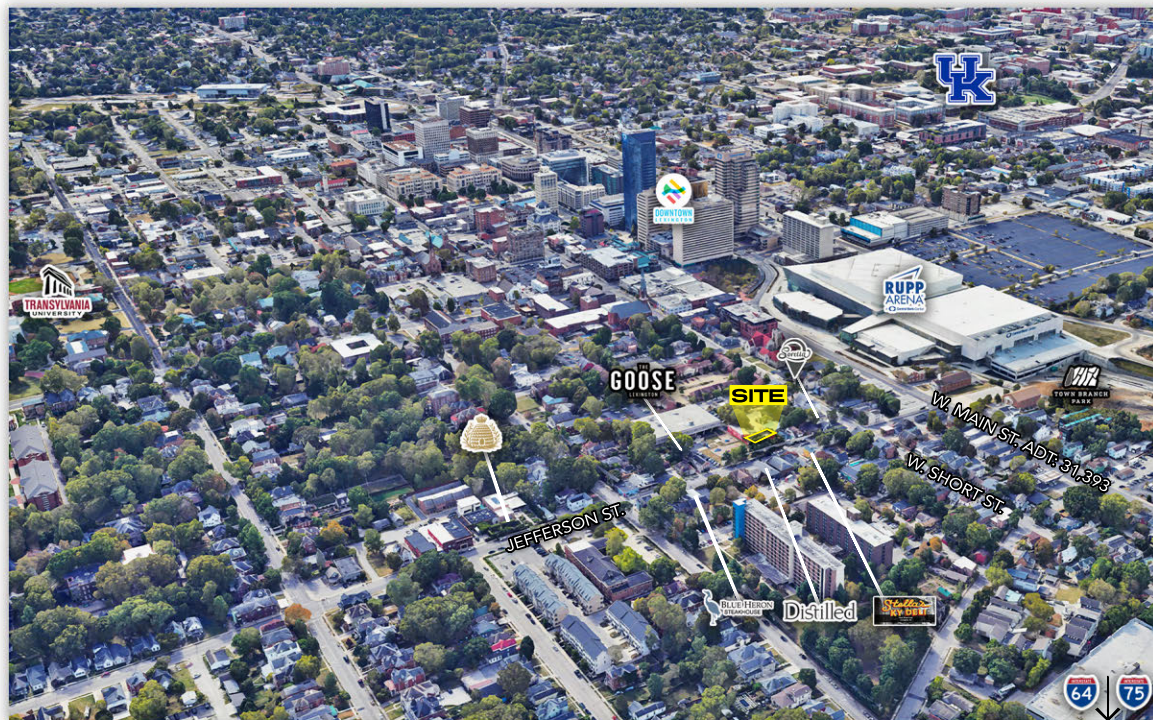
NUMBER OF HOUSEHOLDS

1 MILE: 7,281
3 MILE: 43,973
5 MILE: 92,004



03: LOCATION INSIGHTS

AERIAL
148 JEFFERSON ST.



03: LOCATION INSIGHTS

148 JEFFERSON ST.

AERIAL

INTERSTATE 75/64

3.30 MILES

NEW CIRCLE RD.

2 MILES

BLUE GRASS

AIRPORT

5.6 MILES

DOWNTOWN

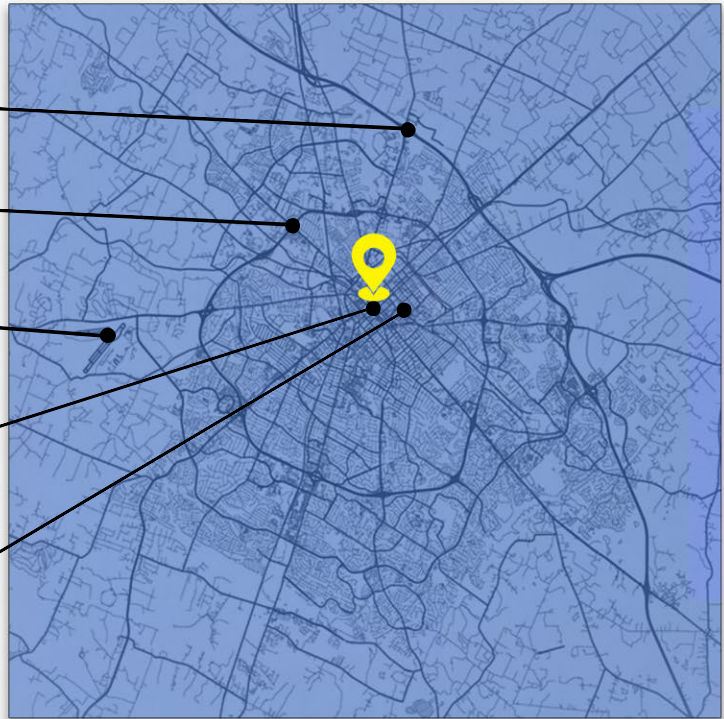
LEXINGTON

LESS THAN 0.5 MILE

FAYETTE COUNTY

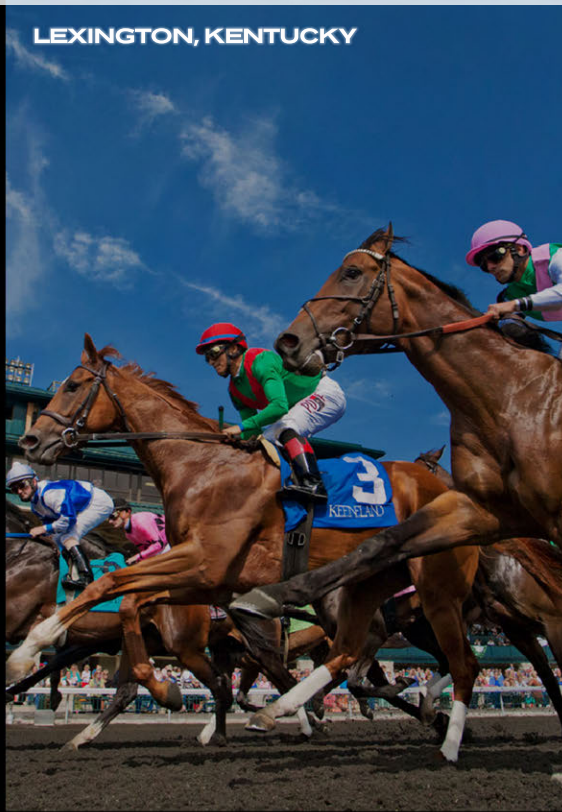
COURTHOUSES

0.5 MILE



04: MARKET REPORT

LEXINGTON, KENTUCKY



148 JEFFERSON ST.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.