

FOR SALE

HISTORIC DOWNTOWN BUILDING

161 N. LIMESTONE

LEXINGTON, KY 40507



GREG LEVERIDGE
859.421.8959
greg@balrealestate.com



LAUREN CAMBRON
859.753.8154
lauren@balrealestate.com

 **BLOCK+LOT**



01: EXECUTIVE SUMMARY

161 N. LIMESTONE



PROPERTY DESCRIPTION

Rarely available downtown building with upscale renovations throughout.

First Floor owner-occupied by Georgie's Social House with Lease back preference/potential for fresh 5-year term open closing.

<https://georgieslexington.com>

Second Floor on a recent Lease with 5-year term through October 2030 (Relix Bridal, Inc.): <https://relixbridal.com>

Third floor offers common kitchenette and restrooms with individual office suites that historically lease for \$750/month. Now vacant to accommodate new owner preference as it could be easily converted to a single office space for owner use, or for new single-tenant lease, or to continue as individual office suites which typically lease quickly.

Complete renovations in 2020 included new roof, hardwood floors throughout, elevator (coded for private access), new lobby with mail room, 2 kitchenettes, 2 restrooms per floor, new HVAC systems, interior and exterior paint, handicap accessible ramp, and attractive and creative office look on floors 2 and 3 with exposed brick and open ceilings.



7,343 SF



\$1,825,000



**ZONED
B-2B**

lauren@balrealestate.com
greg@balrealestate.com

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02: PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

161 N. LIMESTONE

HISTORIC

A classic 3-story building with an elevator, this is one of the most historic buildings in Downtown Lexington.

[Second Floor Plan](#)

[Third Floor Plan](#)

[Basement Floor Plan](#)

OWNER USER OR INVESTMENT

Opportunity for owner occupancy, or as investment opportunity given seller lease back potential + recent second floor lease on 5 year term, and potential for quick activation of new office lease(s) on the third floor.

FLEXIBLE ASSET

This offering has been intentionally timed and structured to accommodate variety of Buyer preferences- from establishing new owner/use possibilities, buyer preferred tenancies, or toward furthering the existing seller tenancy opportunities .

LOCATION

- Prime Downtown Lexington on popular N. Limestone @ corner of Church Street
- Across from the Courthouse, making it attractive to attorney and various office users
- Surrounded by downtown staple restaurants like Le Deauville, Corto Y Lima, Pearl's, Lussi Brown Coffe, Jack Brown's, and more.



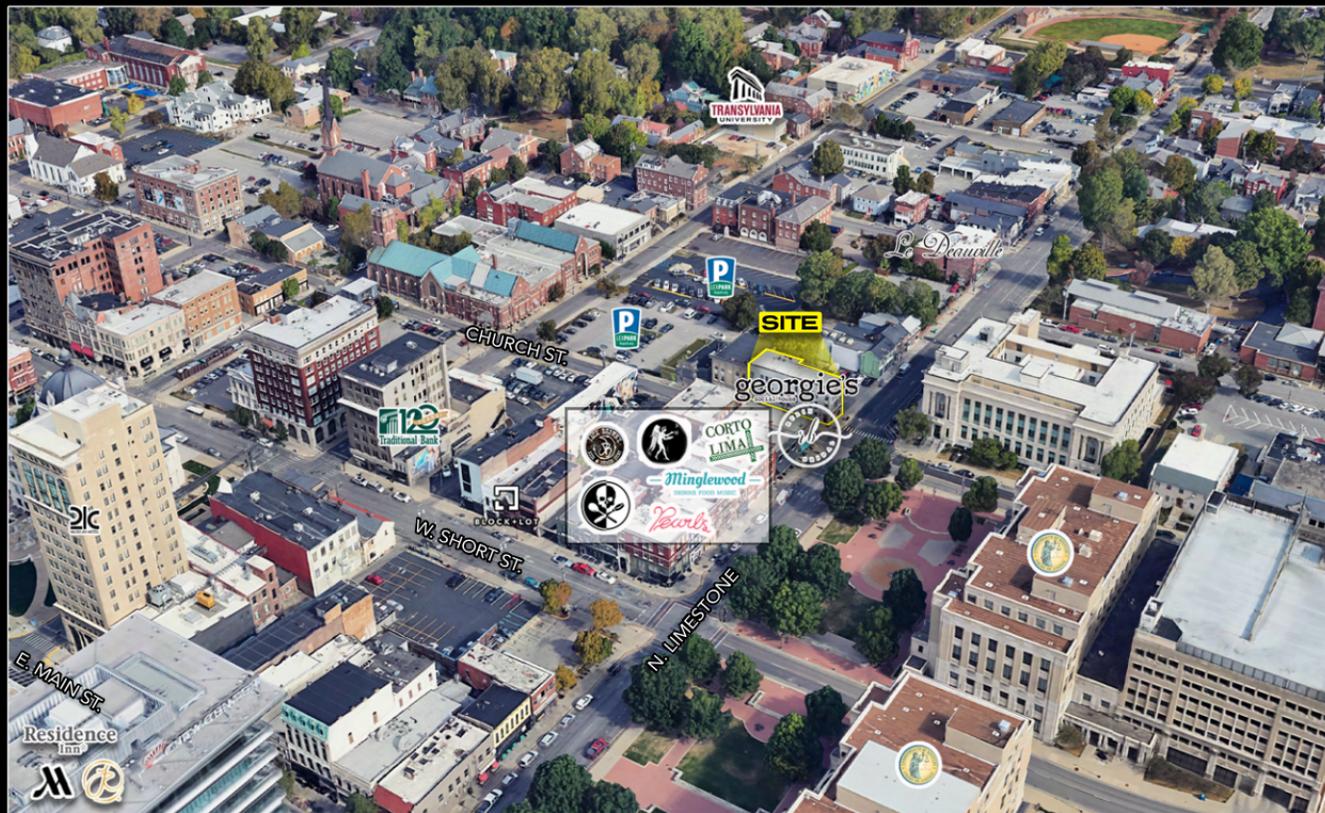
lauren@balrealestate.com
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03: LOCATION INSIGHTS

AERIAL
161 N. LIMESTONE



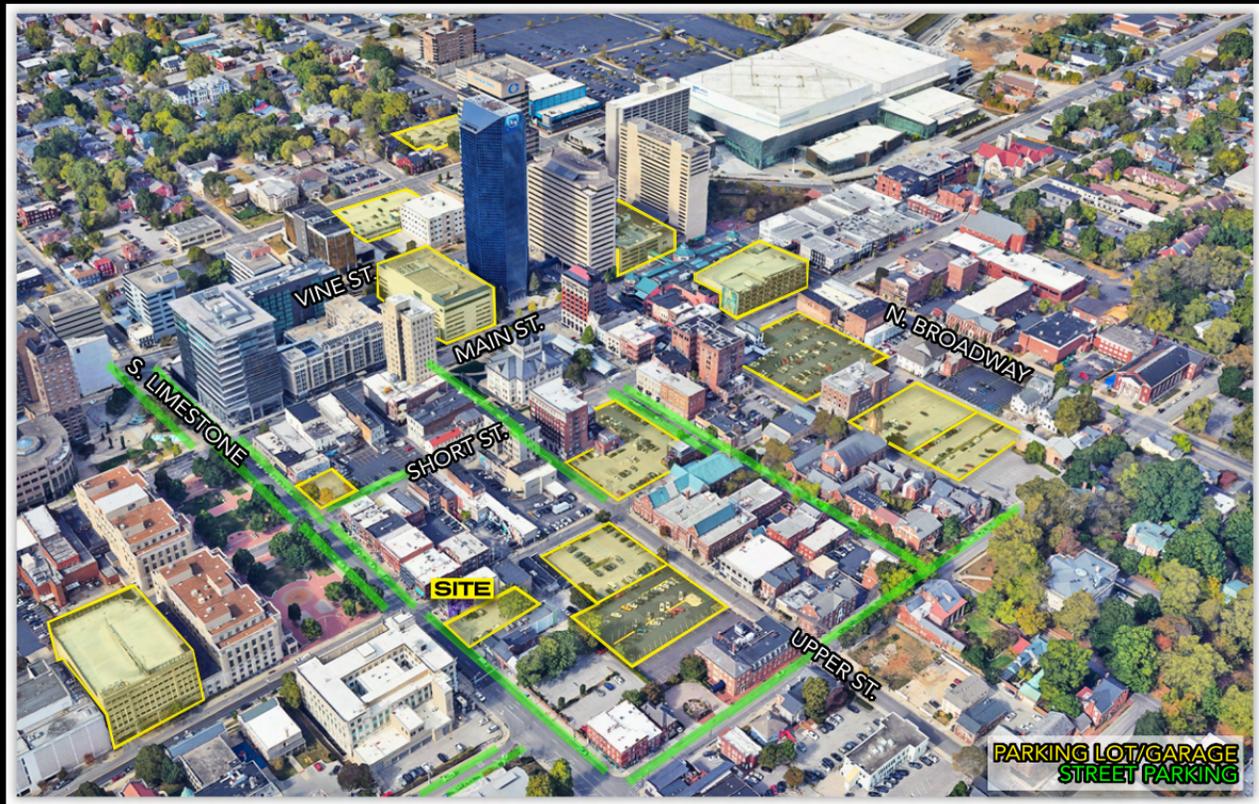
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03: LOCATION INSIGHTS

NEARBY PARKING OPTIONS
161 N. LIMESTONE



03: LOCATION INSIGHTS

161 N. LIMESTONE

AERIAL

INTERSTATE 75/64

3.30 MILES

NEW CIRCLE RD.

2 MILES

BLUE GRASS

AIRPORT

5.6 MILES

FAYETTE COUNTY

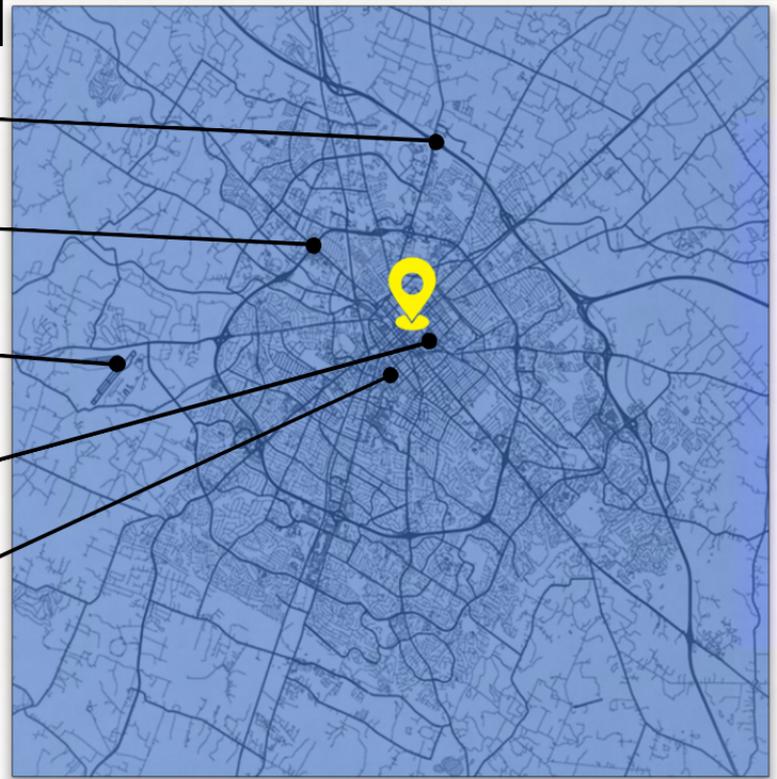
COURTHOUSES

0.5 MILE

UNIVERSITY OF

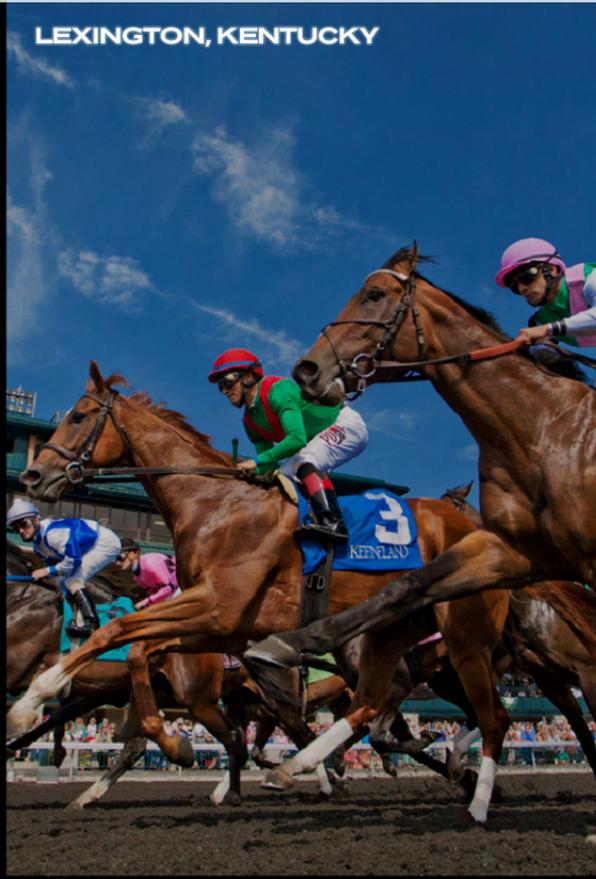
KENTUCKY

APPX. 1 MILE



04: MARKET REPORT

LEXINGTON, KENTUCKY



161 N. LIMESTONE

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-64 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.