



Offering Memorandum



Warehouse Block Retail Space

740 NATIONAL AVENUE, LEXINGTON, KY 40502

PROPERTY SUMMARY

WAREHOUSE BLOCK RETAIL SPACE

740 NATIONAL AVENUE
LEXINGTON, KY 40502

OFFERING SUMMARY

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

BUILDING SIZE: 3,000 SF

PROPERTY SUMMARY

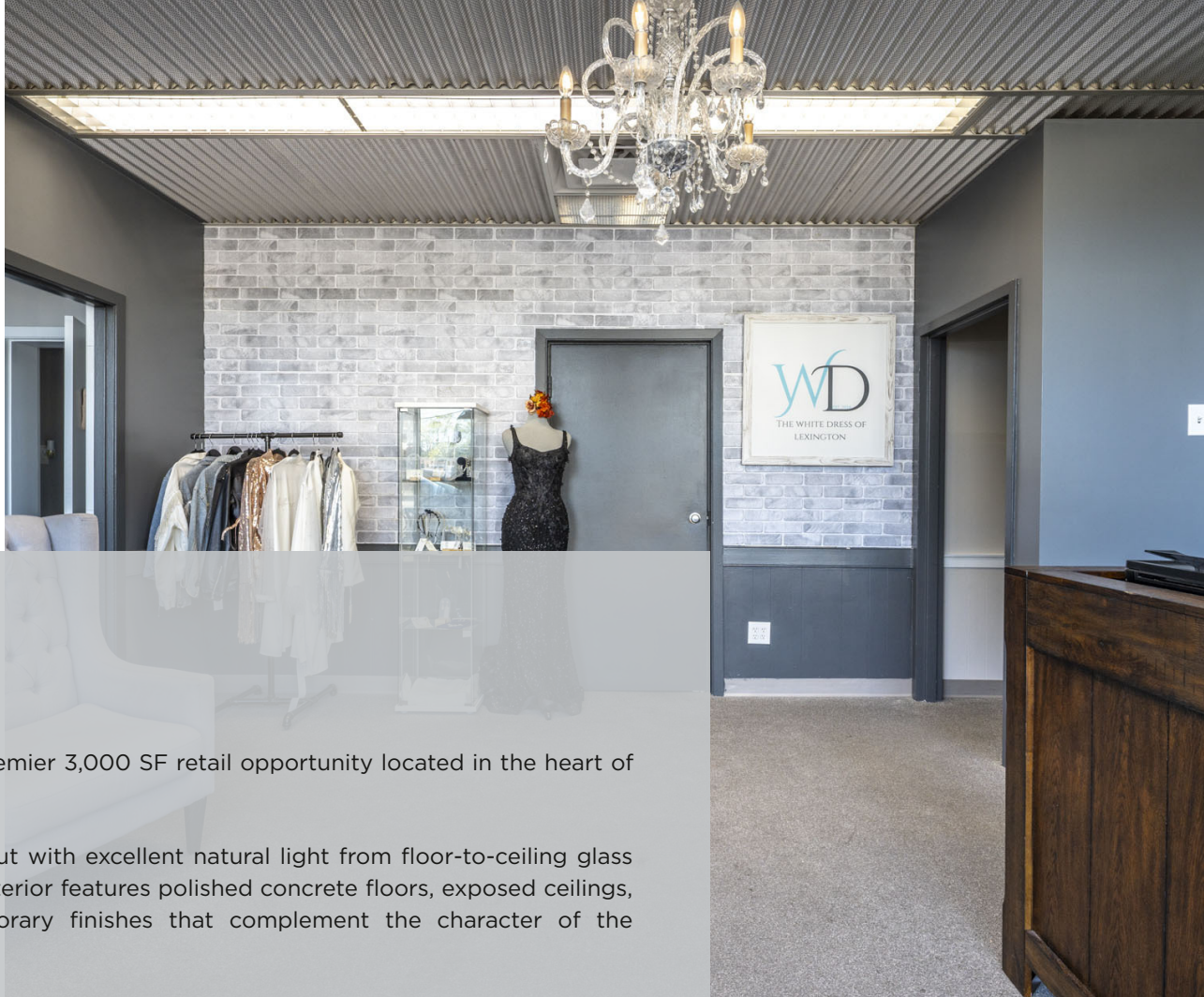
SVN Stone Commercial Real Estate is pleased to present a premier 3,000 SF retail opportunity located in the heart of Lexington's Warehouse Block at 740 National Avenue.

This highly visible space offers a modern, open-concept layout with excellent natural light from floor-to-ceiling glass frontage, ideal for a variety of retail or showroom uses. The interior features polished concrete floors, exposed ceilings, several private offices on the second floor, and contemporary finishes that complement the character of the surrounding adaptive-reuse district.

The property is positioned within one of Lexington's most dynamic mixed-use corridors, home to popular local destinations such as Mirror Twin Brewing Co., Blue Door Smokehouse, Epping's on Eastside, and Varsity Print. Nearby anchors include The University of Kentucky, Rupp Arena, and major employers like J.M. Smucker Co., bringing steady daytime and evening traffic to the area.

With direct frontage on National Avenue and close proximity to Winchester Road (30,723 VPD), the site offers easy access, ample parking, and outstanding visibility in one of the city's most vibrant retail nodes.

Please contact Weston Lockhart / 859.317.3538 / weston.lockhart@svn.com or Nathan Dilly / 859.420.5492 / nathan.dilly@svn.com for more information or to schedule a tour



PROPERTY HIGHLIGHTS

- Prime Warehouse Block location surrounded by breweries, boutiques, and restaurants
- 3,000 SF of open-concept retail/showroom space with private offices
- Excellent visibility on National Avenue near Winchester Road (30,723 VPD)
- Ample on-site parking directly in front of the building
- Steps from Mirror Twin Brewing Co., Blue Door Smokehouse, and Epping's on Eastside



3,000 SF



**30,723 VPD on
Winchester Road**



Ample Parking

PROPERTY AERIAL



Winchester Road | 30,723+ VPD

National Avenue





PROPERTY AERIAL

INTERIOR PHOTOS























WAREHOUSE BLOCK

From food and fitness, to fashion and fun,
there's something for everyone.

Warehouse Block

The Warehouse Block in Lexington is a **vibrant hub** of activity, offering a mix of shopping boutiques, fitness centers, and professional services by day. As night falls, it transforms into a **lively destination** with diverse food and drink options, perfect for a full night out. Whether you're looking for a place to shop, work out, or unwind, the Warehouse Block has something for everyone.

Health and Beauty	Shopping	Creative Services	Wellness and Fitness	Entertainment	Food and Drink
  	  	  	  	  	  



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