Warehouse Block Creative Retail

309 North Ashland Avenue

LEXINGTON, KY 40502

$18/SF/YR • 1,000 SF • WAREHOUSE DISTRICT • FOR LEASE

PRESENTED BY:

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PROPERTY SUMMARY

WAREHOUSE BLOCK RETAIL SPACE

SUMMARY	
LEASE RATE:	$18/YR/SF
LEASE TYPE:	Modified Gross
AVAILABLE SF:	1,000 SF
LOT SIZE:	TBD
YEAR BUILT:	1957
ZONING:	B-4
CO-TENANTS:	TBD

SVN | Stone Commercial Real Estate is pleased to present an infill 1,000 SF retail opportunity located in the heart of Lexington's Warehouse Block at 309 N Ashland Avenue. This property is positioned within one of Lexington's most dynamic mixed-use corridors where North Ashland Avenue meets the Winchester Road corridor at National Avenue. The surrounding blocks are converted industrial and warehouse stock that are now occupied by popular local maker, service, design, and food-and-beverage destinations. Nearby anchors include the University of Kentucky, Rupp Arena, and major employers luke J.M. Smucker Co., bringing steady daytime and evening traffic to the area.

With proximity to National Avenue and Winchester Road (23,800 VPD), the site offers easy access, ample parking, and strong visibility in one of the city's most vibrant retail nodes.

Please contact Weston Lockhart / 859.317.3538 / weston.lockhart@svn.com or Caleb Cleveland / 859. 556.5857 / caleb.cleveland@svn.com for more information or to schedule a tour.

PROPERTY HIGHLIGHTS

- **WAREHOUSE DISTRICT LOCATION**
  A prime Warehouse Block retail location surrounded by breweries, boutiques, restaurants, and more

- **NEARBY NEIGHBORHOODS**
  Surrounded by well-established and sought-after neighborhoods like Kenwick, Chevy Chase, and Ashland providing high amounts of foot traffic

- **MOVE IN READY**
  Tall ceilings with exposed beams, polished concrete floors, and designer lighting.

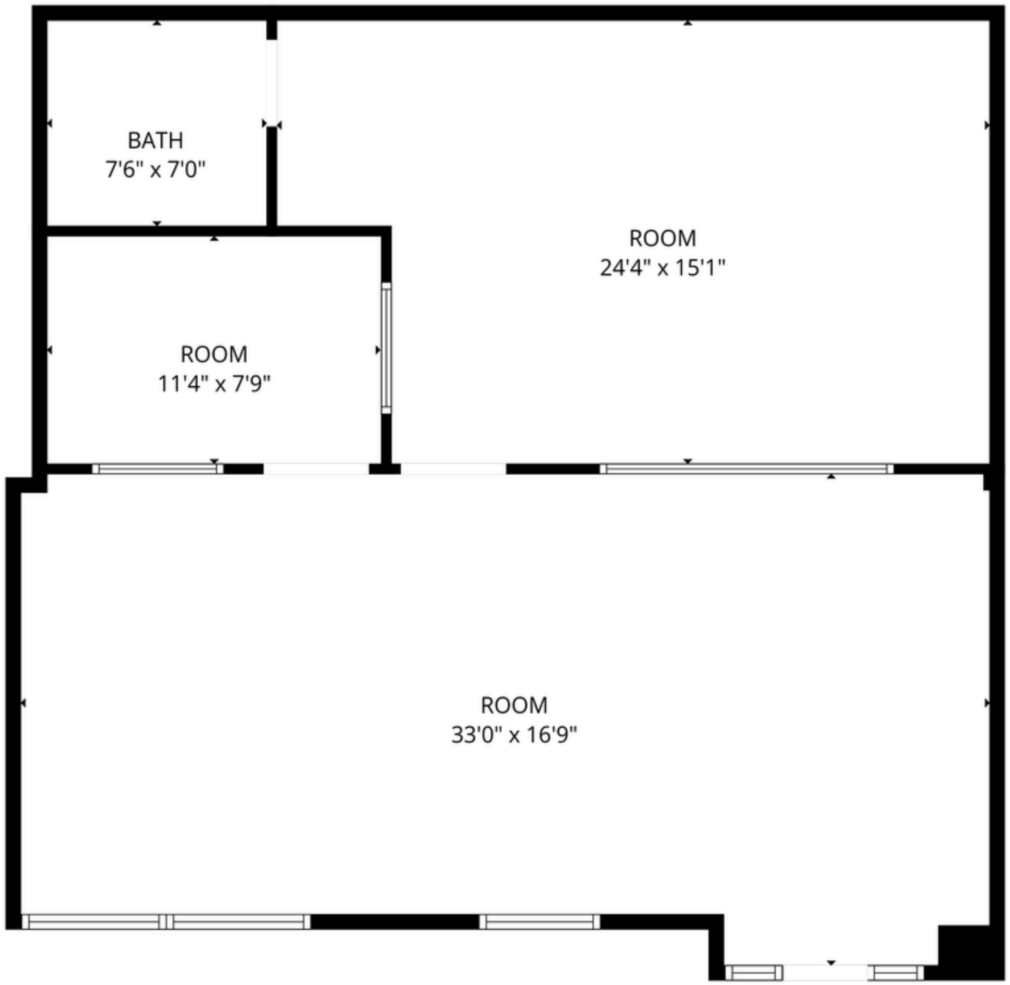
- **LARGE STUDENT BODY**
  About a mile from the University of Kentucky campus attracting ~30,000 undergraduate students and faculty.

1,000 SF of open retail space

Large amount of natural lighting

Easy parking and access

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADDITIONAL PHOTOS

WAREHOUSE BLOCK

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

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
Wildfire yoga	VARSITY PRINT Since 2017	VIMONT Builders	LEX FITNESS	BREAKOUT	Mirror Twin Brewing Co
ACE & EMBER hair and beauty salon	Lucia's World Emporium A Fair Trade Marketplace	LATITUDE CREATE. ADVOCATE.	HYBRID	Kentucky Ballet Theatre Lexington, KY	Minton's
breathe	LEGENDARY GAMES	Seasons Catering Special Occasions	centered	ARTplay Children's Studio	EPPING'S ON EASTSIDE

LEXINGTON, KY

KENTUCKY'S SECOND CITY — HUB OF THE BLUEGRASS

Lexington is the seat of Fayette County and Kentucky's second-largest city, the commercial, medical, and education center of the Bluegrass region. Much of the past decade's growth has landed in the older industrial belt ringing downtown, where warehouse stock has been absorbed by independent retail, food and beverage, design, and service users. The subject sits inside that belt.

ANCHORED BY DOWNTOWN AND THE UNIVERSITY OF KENTUCKY

The downtown government and professional core, the University of Kentucky campus and its academic medical center, and the J.M. Smucker / Jif plant on Winchester Road all sit within roughly two miles. That concentration is what pushes the subject's one-mile workday population of 23,035 above its 16,236 residents.

A DISTRICT WITH ITS OWN ESTABLISHED DEMAND BASE

The five-mile ring holds 234,524 residents, 101,728 households, and a 261,661 workday population — effectively all of urban Lexington. Average household income across that ring is $81,200 and total annual consumer spend is $6.4 billion, of which $4.7 billion is retail. Closer in, the one-mile ring carries the higher home values and a slightly older median age.

FIVE-MILE TRADE AREA

234,524 POPULATION 5 MILE	**261,661** WORKDAY POPULATION 5 MILE
$81.2K AVG HH INCOME 5 MILE	**$4.7B** ANNUAL RETAIL SPEND 5 MILE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	16,236	108,329	234,524
WORKDAY POPULATION	23,035	138,524	261,661
HOUSEHOLDS	7,764	46,766	101,728
MEDIAN HH INCOME	$52,000	$54,300	$61,100
AVERAGE HH INCOME	$80,500	$76,100	$81,200
MEDIAN AGE	38	36	37
MEDIAN HOME VALUE	$354,400	$303,800	$274,400
ANNUAL CONSUMER RETAIL SPEND	$357.7M	$2.1B	$4.7B

TRADE AREA NOTES

- **Daytime market:** 23,035 workers inside one mile against 16,236 residents — the weekday base is the larger one.
- **Household incomes:** $80,500 average at one mile, close to the $81,200 five-mile figure.
- **Age profile:** median age 38 at one mile, 36 at three and 37 at five — an established base.
- **Spending power:** $4.7 billion of annual retail spend within five miles, of $6.4 billion total.

23,035
WORKDAY POPULATION
1 MILE

$81.2K
AVG HH INCOME
5 MILE

$4.7B
ANNUAL RETAIL SPEND
5 MILE

234,524
POPULATION
5 MILE

Source: AlphaMap, radius rings centered on 309 N Ashland Avenue. Current-year estimates.

AERIAL

<1.3 Miles
University of Kentucky
PKL
THE MET
MIDLAND & EAST THIRD
Minton's
EPPING'S
ON EASTSIDE
RP
RAG PEDDLER
JIF
THE J.M. SMUCKER Co
POPCORN PARADISE
Mirror Twin
BREWING Co
Winchester Rd
27,000+ VPD
BREAKOUT
SVN
STONE COMMERCIAL REAL ESTATE
Subject Property
ACE & EMBER
Reform
PILATES STUDIO
BLUE DOOR Smokehouse
Sav's Gourmet Ice Cream
LEGENDARY
LEX FITNESS
TrainMovePlay.com
Lucia's
WORLD EMPORIUM
For marketing purposes only; exact locations not warranted

LOCATION & TRAFFIC

309 N Ashland Avenue sits in Lexington's Warehouse District, where North Ashland and National Avenues meet the Winchester Road corridor on the east edge of downtown. Winchester Road carries the area's commercial movement and fronts the Jif / J.M. Smucker plant along with a Winchester Road retail strip — McDonald's, BP, and Estepp's among the nearest visited locations — while National and Walton Avenues carry the district's maker, design, and service traffic. A total of 35,330 VPD at the Intersection of Winchester Road and Walton Ave.

ADVISORS

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