



For Sale: Prime NoLi Lots For Development



B-1 Zoning | Opportunity Zone

**736 & 740 N. LIMESTONE
LEXINGTON, KY 40508**

PRESENTED BY:

RACHEL RIDD

C: 859.327.7261

rachel.ridd@svn.com

JUSTIN RYDER, CCIM

C: 859.447.3285

justin.ryder@svn.com

PROPERTY SUMMARY

FOR SALE: PRIME NOLI LOTS FOR DEVELOPMENT

736 - 740 N LIMESTONE
LEXINGTON, KY 40508

OFFERING SUMMARY

SALE PRICE:	\$247,500
COMBINED LOTS SIZE:	0.16 Acres
ZONING:	B-1
OPPORTUNITY ZONE:	YES



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is proud to present a rare opportunity to acquire two adjacent vacant lots at 736 and 740 N. Limestone Street in Lexington's up-and-coming North Limestone (NoLi) corridor, available at \$247,500 for ±0.16 acres total. B-1 zoned and well-positioned for a local business, boutique retail, restaurant, or mixed-use concept, these parcels sit steps away from a growing mix of local shops, dining, and entertainment — including Greyline Station, a popular food hall and event venue housed in a renovated former bus terminal, along with an emerging collection of restaurants, breweries, coffee shops, and retailers that reflect the area's ongoing revitalization. B-1 zoning supports a wide range of commercial uses, and with two adjacent lots, developers and entrepreneurs have the flexibility to build a purpose-built structure tailored to their vision in a neighborhood with growing momentum and strong community investment. As an added benefit, these parcels are located within a federally designated Opportunity Zone, offering potential significant tax advantages including deferral and reduction of capital gains taxes for qualifying investments.

PROPERTY HIGHLIGHTS

- Two adjacent B-1 zoned lots totaling ± 0.16 acres
- Located in the heart of the revitalizing North Limestone (NoLi) corridor
- Steps from Greyline Station and an emerging mix of local restaurants, breweries, and retailers
- Highly walkable urban location with strong pedestrian activity
- Flexible B-1 zoning supports a wide range of commercial uses
- Located within a federally designated Opportunity Zone — potential tax advantages for qualifying investments
- Ideal for a local entrepreneur, restaurateur, or developer looking to capitalize on NoLi's growing momentum



**MINUTES FROM NOLI
AND DOWNTOWN**



**MULTIPLE ADJACENT
LOTS**



R-3 ZONING

AERIAL



Arlington
Elementary
School

GREYLINE
STATION

W Loudon Ave | 10,200+ VPD

Lextran

Moody
Mike's

Lextran

SVN
STONE COMMERCIAL REAL ESTATE
Subject
Properties
736 & 740
N. Limestone

MEXICO
mi amor
AUTHENTIC MEXICAN RESTAURANT

Lextran

N Limestone | 7,600+ VPD

Darling
Sew Shop

Impact Kids
Clothing Store



For marketing purposes only;
exact locations not warranted

AERIAL



South Limestone | VPD 7,600+ 



Impact Kids

Darling Sew Shop



LEXINGTON, KENTUCKY: A MARKET IN SHORTAGE

A CRITICAL SUPPLY / DEMAND IMBALANCE

22,549

Units Needed
in Fayette Co. right now

14,000

Rental Units Short
of total housing gap

47%

Rent Increase
2019 to 2024

54%

Renters Cost-Burdened
spending 30%+ on housing

4.8%

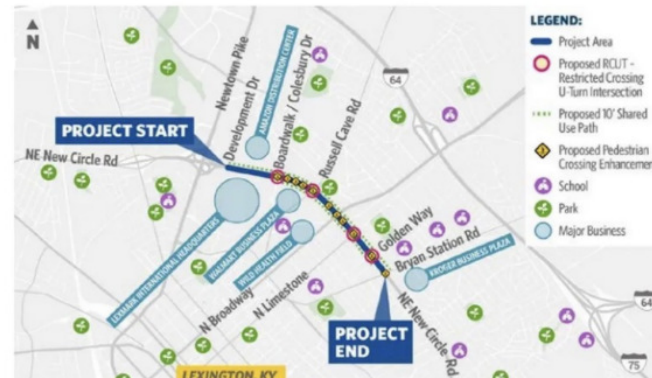
Vacancy Rate
razor-thin market

Lexington-Fayette County is currently facing a documented housing crisis, with a reported deficit of **22,549 housing units** needed today to meet existing demand. Restricted by the **Urban Service Boundary**, Lexington's development footprint is capped.

NORTHEAST NEW CIRCLE ROAD REVITALIZATION

Lexington has received **\$22 million in federal funding** from the **Safe Streets and Roads for All Grant**, which will address safety concerns and reconstruct critical roadways. With this grant, **critical upgrades can be made** that will help reduce pedestrian incidents and injuries, increase lighting, provide better neighborhood access, and create new shared-use paths.

A Complete Streets Vision



MAJOR EMPLOYERS



ECONOMIC ANCHORS & EMPLOYMENT

The Northeast submarket benefits from its proximity to major regional employment driver.

\$69,479

Median Household Income

332,840

Population



Best City to Live in America



Best City for New College Grads



Best Large College City



Best Cities to Raise a Family



Most Diversified Metro Economics



Colleges and Univs. Within 40 Miles



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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.