



For Sale/Lease

Mixed-Use

11,500 SF | \$2,950,000

Downtown Mixed-Use

135 W Main Street
Lexington, Kentucky 40507

Property Highlights

- 1st and 2nd floor turn-key restaurant & bar available for occupancy
- 2nd and 3rd floor modern office space available for occupancy
- Prime Main Street location and signage position opportunity
- Building has an elevator
- 425 Hotel Rooms within 1 block - Marriott Hotel, Marriott Residence Inn and 21c Museum Hotel

OFFERING SUMMARY

Sale Price	\$2,950,000
Building Size	11,500 SF
Floor Size	3,833 SF
Floors	3 & Basement
Frontage	29.5'

AVAILABLE SPACES

Space	Lease Rate	Size (RSF)
Restaurant	Contact Agent	+/-4,760
2nd Floor	\$20.00 PSF	+/-2,907
3rd Floor	\$20.00 PSF	+/-3,834
2nd/3rd Floors	\$20.00 PSF	+/-6,741

For more information

Jamie Adams, SIOR, CCIM

Vice President
O: 859 422 4413
jadams@naiisaac.com

J.L. Cannady, CCIM

Vice President
O: 859 422 4410
jlcannady@naiisaac.com

135 W Main Street

Building Signage



135 W Main Street

Aerial Photos



Building Specs

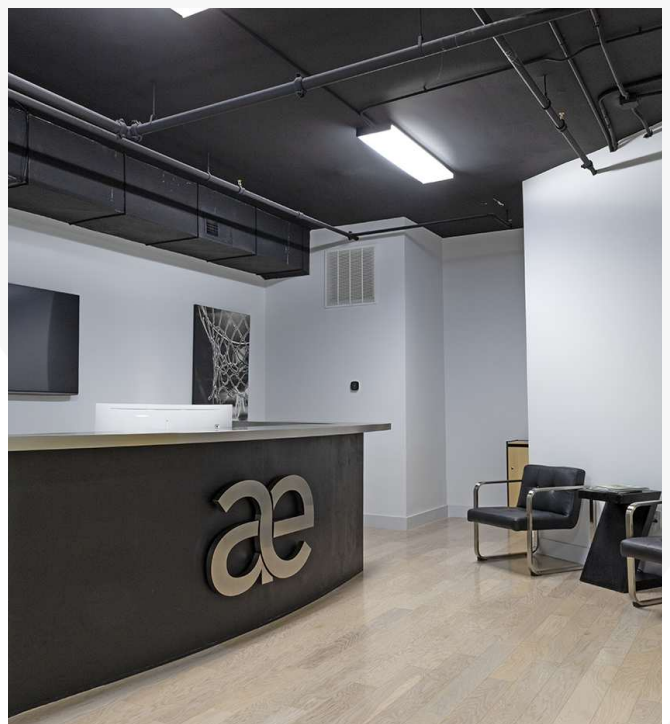
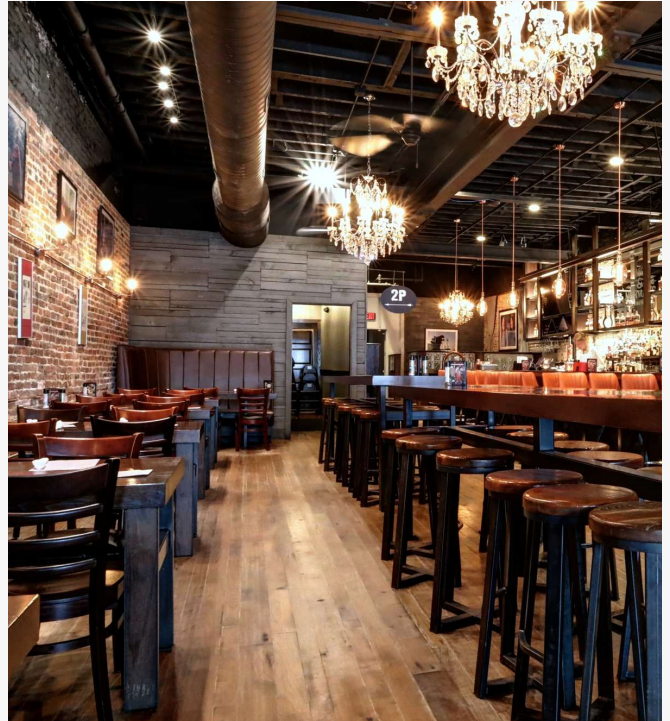
- BUILDING SIZE: 11,500 SF + Basement
- FLOORS: 3 + Basement
- FLOOR SIZE: 3,833 SF
- BASEMENT SIZE: 1,237 SF
- LOT SIZE: 4,356 SF
- ROOF: EPDM, good condition, well sloped
- HVAC: Combination of Package Units with Rooftop Condensers; Mini split systems in the rear rooms of the 2nd and 3rd floors
- ELEVATOR: Yes, common passenger elevator
- UTILITIES: Electric - Separate meters for each floor; Water - Common Meter; Gas - Common Meter
- RENOVATED: 2014, 2017 & 2021
- ZONING: B-2B - Downtown Center Business
- FRONTAGE: 29.5'
- PARCEL NUMBER: 12965400

Available Restaurant/Bar Space

- 1st Floor: kitchen, bar, dining, patio, and exterior walk-in coolers
- 2nd Floor: prep kitchen

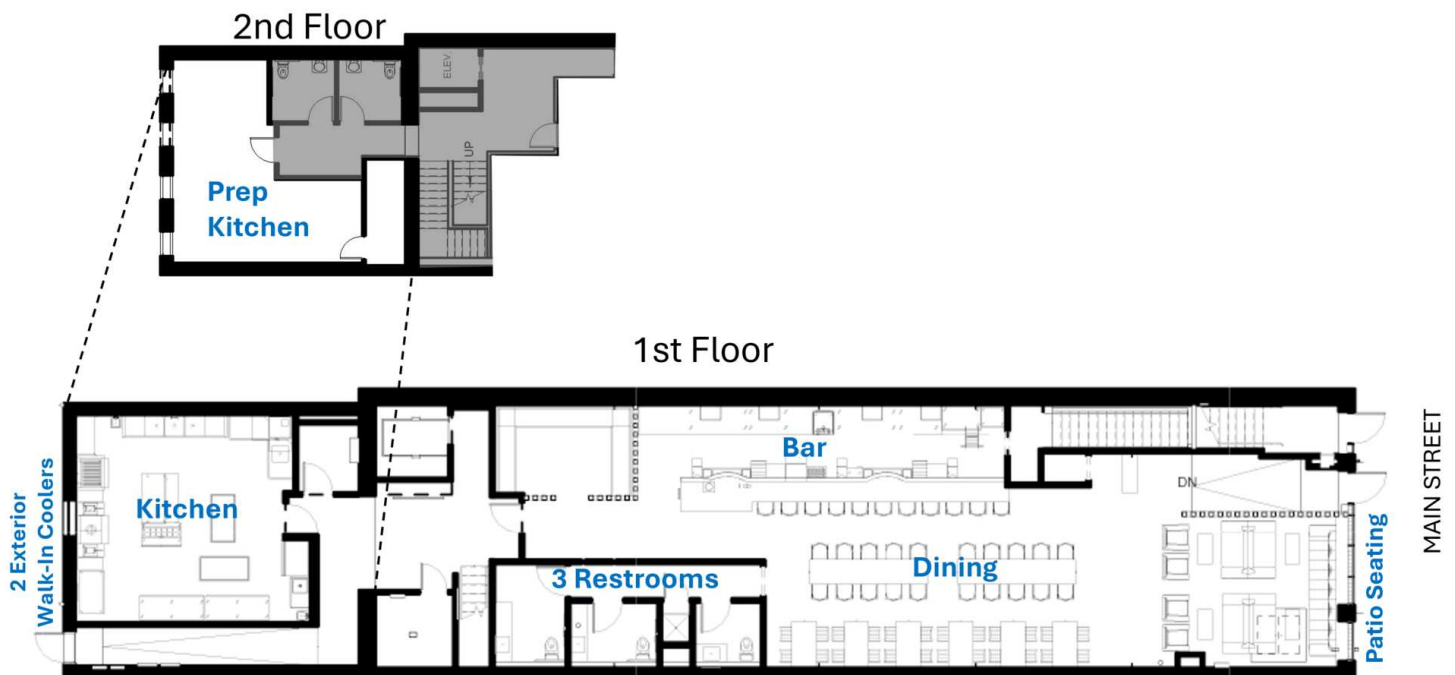
Available Modern Office Space

- 2nd Floor: +/-2,907 SF
- 3rd Floor: +/-3,834 SF
- Can be combined for +/-6,741 SF

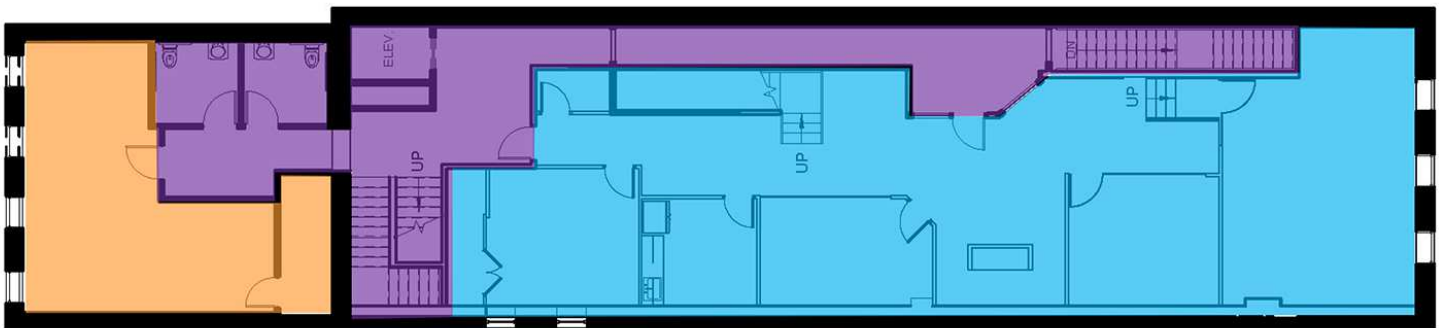


RESTAURANT SPACE

- Recently renovated full-service restaurant/bar
- 1st Floor - kitchen, bar, dining, restrooms, patio, and exterior walk-in coolers
- 2nd Floor - prep kitchen
- A few of the major renovations include: a full restaurant kitchen and bar build out, installation of structural steel allowing the floor plan to be opened up, installation of an elevator, digging out of a partial basement space, addition of 3 restrooms, exterior walk-in coolers added, and a complete update of the fixtures and finishes.

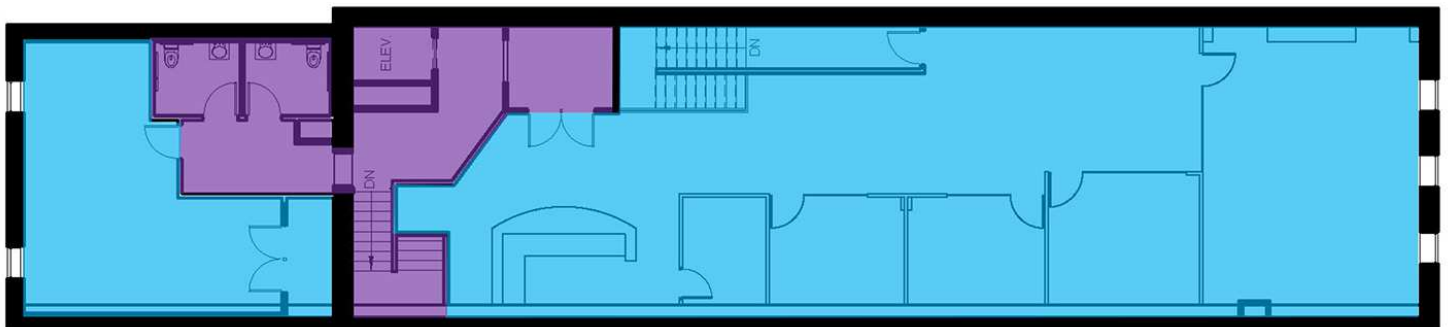


2nd Floor - 2,907 RSF Available



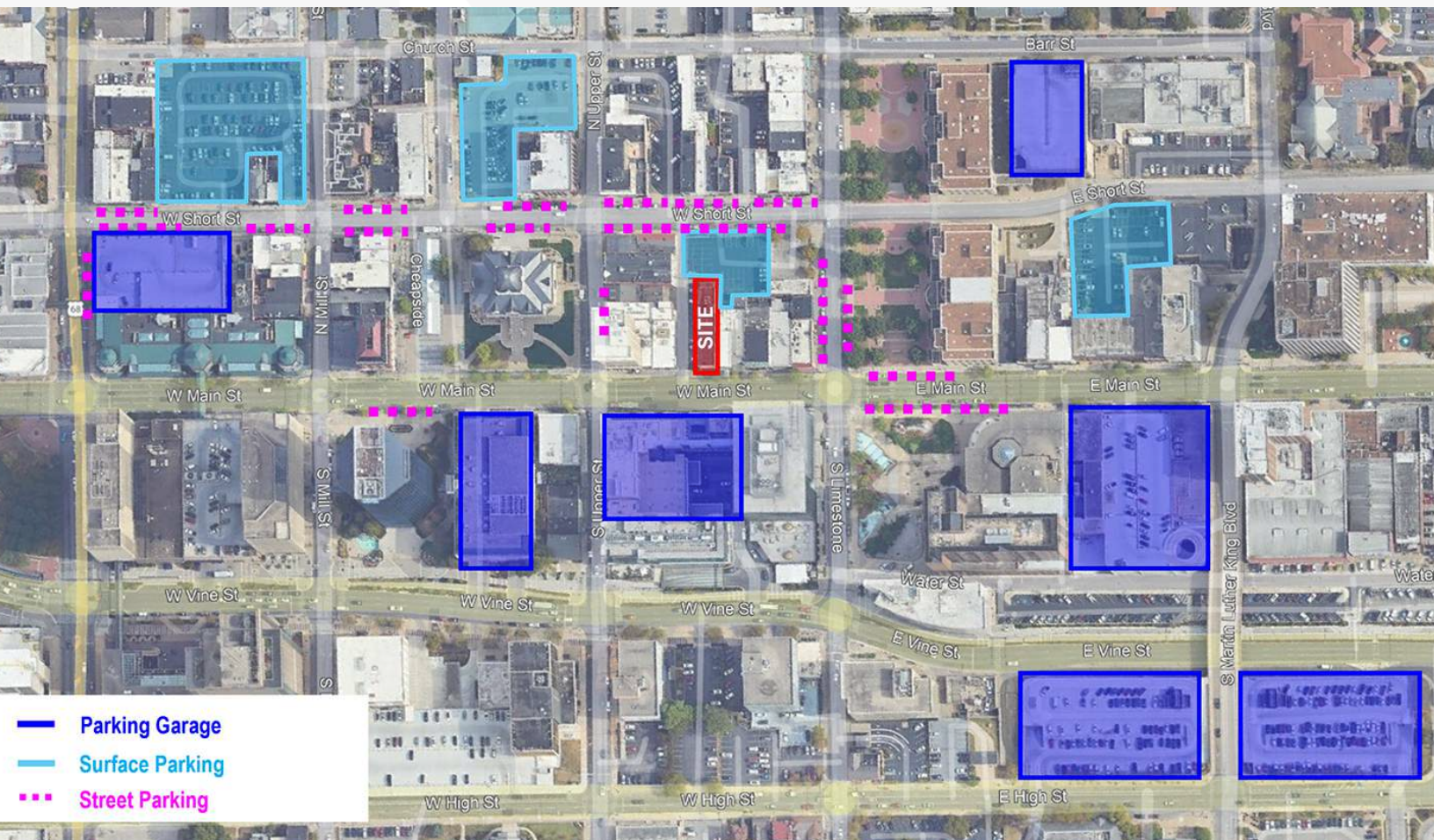
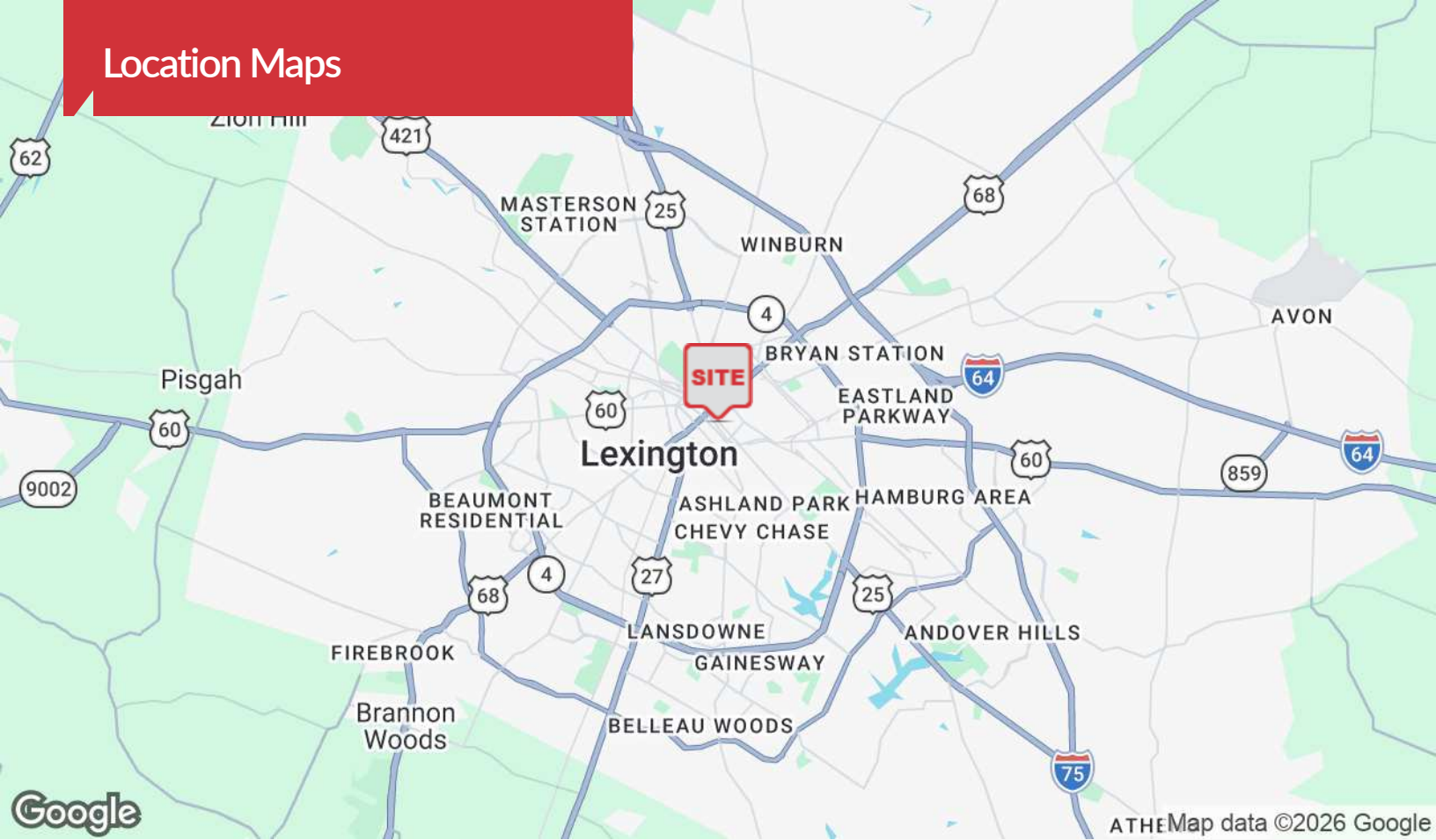
Restaurant Common Area Available

3rd Floor - 3,834 RSF Available

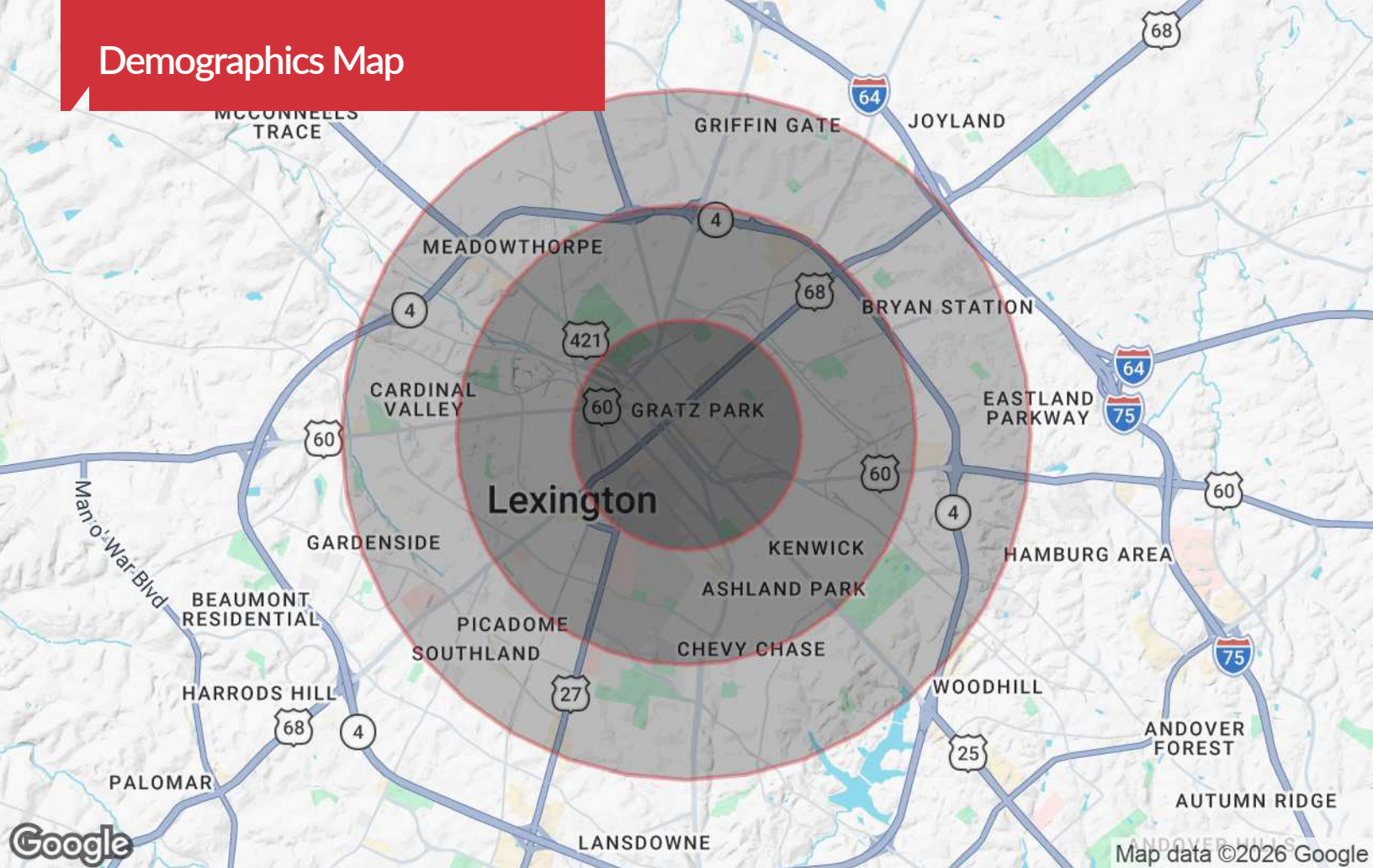


Common Area Available

Location Maps



Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	19,928	59,927	109,805
MEDIAN AGE	31.5	31.7	34.8
MEDIAN AGE (MALE)	33.1	30.9	33.2
MEDIAN AGE (FEMALE)	30.6	32.6	36.0

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	8,670	25,667	48,003
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$64,533	\$70,940	\$81,306
AVERAGE HOUSE VALUE	\$280,939	\$294,961	\$288,389

* Demographic data derived from 2025