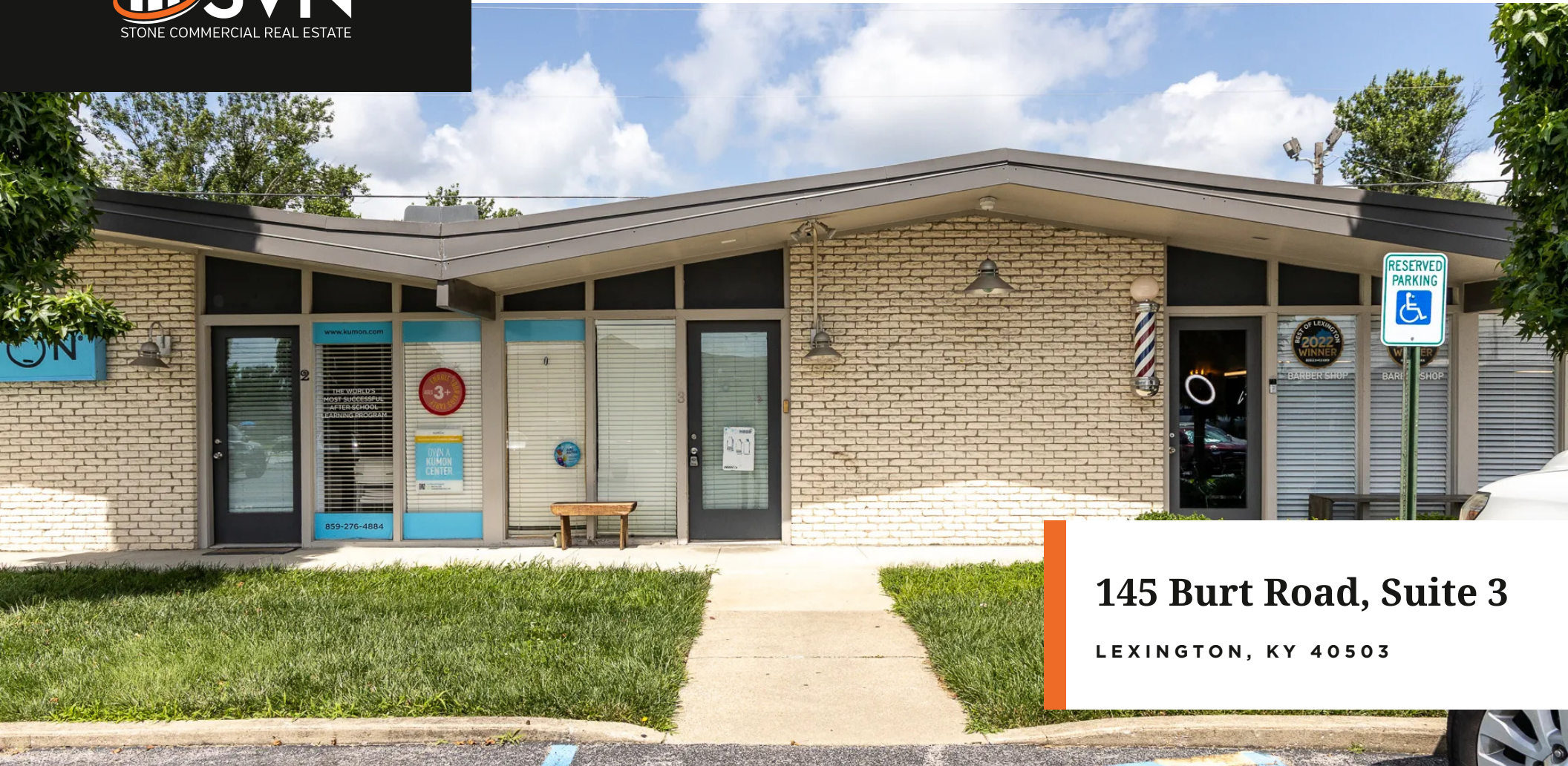




Retail Space Located Just Off of Nicholasville Road



145 Burt Road, Suite 3

LEXINGTON, KY 40503

PRESENTED BY:

CALEB CLEVELAND

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NATHAN DILLY

C: 859.420.5492

nathan.dilly@svn.com

PROPERTY SUMMARY

RETAIL SPACE LOCATED JUST OFF OF NICHOLASVILLE ROAD

145 BURT ROAD, SUITE 3
LEXINGTON, KY 40503

OFFERING SUMMARY

| | |
|-----------------------|------------------|
| LEASE RATE: | \$18 SF/yr (NNN) |
| BUILDING SIZE: | 12,857 SF |
| AVAILABLE SF: | 595 SF |
| LOT SIZE: | 1.3 Acres |



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present prime retail space for lease just off busy Nicholasville Road in the heart of one of Lexington's busiest retail corridors. With the marquee visible from Nicholasville Road, businesses that call 145 Burt Road home benefit from 40,235 passing vehicles per day. Tucked close to a Kroger-anchored shopping center and with neighbors like Panera Bread, Burger King, Traditional Bank, and Jeff's Car Wash, 145 Burt Road allows retailers to be seen and serve their clients and customers from the center of Lexington's busiest retail corridor.

For more information, please contact Caleb Cleveland at 859.556.4857 // caleb.cleveland@svn.com or Nathan Dilly at 859.420.5492 // nathan.dilly@svn.com

PROPERTY HIGHLIGHTS

- Prime Nicholasville Road Retail opportunity on 1.3 acres
- B-1 Zoning
- Join Kumon Math and Reading Center and other strong tenants
- 52 parking spaces shared between spaces



Flexible Open Floor Plan



Surrounded by Established Retailers



Ample On-Site Parking



AERIEL

For marketing purposes only,
exact locations not warranted

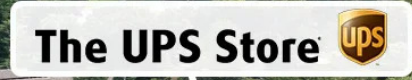
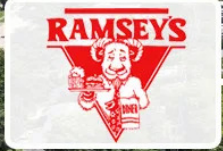


Nicholasville Rd. | 35,500+ VPD

AERIAL



For marketing purposes only,
exact locations not warranted



Nicholasville Rd. | 35,500+ VPD





CALEB CLEVELAND

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Cell: **859.556.4857**

PROFESSIONAL BACKGROUND

Caleb Cleveland is an Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky, specializing in retail leasing and investment sales. He began his career with the firm as an intern and became a licensed Advisor in 2025.

During his time at SVN Stone, Caleb has helped build and manage an extensive database of property owners, investors, tenants, and prospective buyers. This experience has given him a strong understanding of Kentucky's commercial real estate market and valuable skills in market research, client relations, prospecting, and property analysis.

Caleb enjoys working with investors, property owners, and small businesses to fill vacancies, identify opportunities, and find real estate solutions that support their goals. He approaches each assignment with responsiveness, attention to detail, and a client-focused mindset.

Originally from Charlotte, North Carolina, Caleb moved to Lexington to attend Asbury University, where he earned a degree in marketing in 2026. His academic background and hands-on real estate experience provide him with a well-rounded perspective as he serves clients throughout Central Kentucky.

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



NATHAN DILLY

nathan.dilly@svn.com

Cell: **859.420.5492**

PROFESSIONAL BACKGROUND

Nathan Dilly is a Senior Advisor with SVN Stone Commercial Real Estate, where he launched his real estate career in 2016. He specializes in retail properties and has guided numerous clients through the sale, leasing, and development of their assets. Over the years, Nathan has represented a wide range of clients, including individual investors, trusts, banks, franchisees, publicly traded companies, and private equity groups, in transactions involving leasing, acquisitions, dispositions, and strategic portfolio planning.

Nathan maintains strong relationships with SVN advisors nationwide, allowing him to support clients with multi-state requirements and deliver data-driven, market-specific, solutions. He brings a collaborative, client-first approach to every assignment, with a particular focus on helping brands and investors identify and capitalize on retail opportunities across the region.

Outside of his work, Nathan enjoys spending time with his wife and kids, traveling, staying active, playing guitar, and pursuing new business and real estate opportunities. A Lexington, Kentucky native, Nathan is a graduate of the University of Kentucky.

EDUCATION

University of Kentucky

MEMBERSHIPS

International Council of Shopping Centers - ICSC
Commercial Property Association of Lexington - CPAL
Bluegrass M&A Professionals - BLUEMAP

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.