

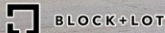
FOR LEASE

MODERN INDUSTRIAL SPACE



243 WALTON AVENUE

LEXINGTON, KY 40502



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01: EXECUTIVE SUMMARY

243 WALTON AVE.



PROPERTY DESCRIPTION

243 Walton Avenue offers the opportunity to lease modern industrial space in the sought-after Walton Avenue/National Avenue corridor. The highly visible property, previously used as a glass studio and art lounge, offers a beautifully appointed bar area, large glass storefronts, a glass garage door, renovated restrooms, a storage room, and an open-air space in the rear of the studio. The modern industrial finishes include lofted ceilings to the roof deck, updated LED lighting, exposed duct work, and polished concrete floors. The property is surrounded by retailers and restaurants including PKL Lex, Country Boy Brewing, Epping's on Eastside, Minton's, Mirror Twin Brewing, Ferguson Home Store, La Petite Delicat, Blue Door Smokehouse, Void Sake, and many more.

The property offers great signage opportunities with visibility from Winchester Road and Walton Avenue. In addition to high traffic counts, the property also benefits from significant foot traffic from the popular Kenwick neighborhood, the Warehouse Block, and the Midland Avenue/Winchester Road development. The location offers convenient access to downtown Lexington, New Circle Road, and I-75 via Exit 110.



2,409 SF



**\$25.00 PSF
MODIFIED GROSS**



**ZONED
I-1**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

243 WALTON AVE.

PROPERTY HIGHLIGHTS

VISIBILITY

Highly visible with building signage opportunities

ACCESSIBILITY

Close proximity to downtown Lexington, University of Kentucky, New Circle Road, and I-75/I-64

PREMISES

Modern industrial finishes with an abundance of natural light

PARKING

The space offers dedicated parking

AREA RETAIL

The property is surrounded by retail and restaurant amenities including PKL Lex, Country Boy Brewing, Epping's on Eastside, Minton's, Mirror Twin Brewing, and more.



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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
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03: LOCATION INSIGHTS

SURROUNDING AMENITIES
243 WALTON AVE.



03: LOCATION INSIGHTS

243 WALTON AVE.

AERIAL

INTERSTATE 75/64

ABOUT 3.7 MILES

DOWNTOWN

LEXINGTON

LESS THAN 1 MILE

BLUE GRASS AIRPORT

6.9 MILES

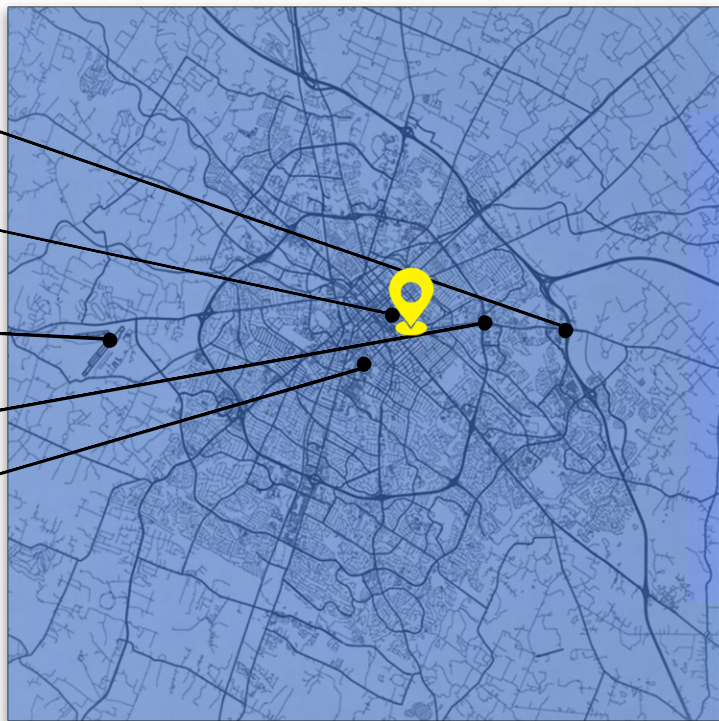
NEW CIRCLE ROAD

1.8 MILES

UNIVERSITY OF

KENTUCKY

1.2 MILES



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04: MARKET REPORT

LEXINGTON, KENTUCKY



Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the “Horse Capital of the World,” it features scenic thoroughbred farms and vibrant equestrian events. The city’s spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky’s renowned craftsmanship.

Lexington’s cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington’s population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor’s degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.