



For Lease: 2,200 SF Georgetown Office



1031 Lexington Rd, Suite A

GEORGETOWN, KY 40324

PRESENTED BY:

CALEB CLEVELAND

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PROPERTY SUMMARY

1031 LEXINGTON RD SUITE A

GEORGETOWN, KY 40324

OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (NNN)
BUILDING SIZE:	5,000 SF
AVAILABLE SF:	2,200 SF
ZONING:	B-2
ACREAGE	0.28

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present $\pm 2,200$ SF of move-in ready office space available for lease at 1031 Lexington Rd, Suite A in Georgetown, KY. Suite A delivers a turnkey professional layout including office spaces, a large conference room, two restrooms, a full kitchen and break area, and a dedicated front entry. New flooring, paint, and lighting throughout mean a tenant can occupy immediately with no build-out cost or delay.

The property sits directly on Lexington Road (16,529+ VPD), Georgetown's primary commercial corridor connecting downtown to the I-75 interchange. Join a strong mix of national and local users in the immediate trade area, including Kroger, ALDI, Walgreens, McAlister's Deli, Roosters, Sonic, Taco Bell and Valvoline. Georgetown Community Hospital and downtown Georgetown are both minutes away. Flexible B-2 zoning supports a wide range of office, professional service, medical, and service-retail uses, with ample on-site parking and direct access off Lexington Road.

For further inquiry or to schedule a personal tour please reach out to Caleb Cleveland at 859.556.4857 // caleb.cleveland@svn.com or Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com.



PROPERTY HIGHLIGHTS

- ±2,200 SF move-in ready office suite — no build-out required
- Flexible B-2 zoning — office, professional, medical, and service uses
- Ample on-site parking with direct access off Lexington Rd
- 16,529+ VPD on Lexington Rd, Georgetown's primary commercial corridor



**IN GEORGETOWN
RETAIL CORRIDOR**



MOVE-IN READY

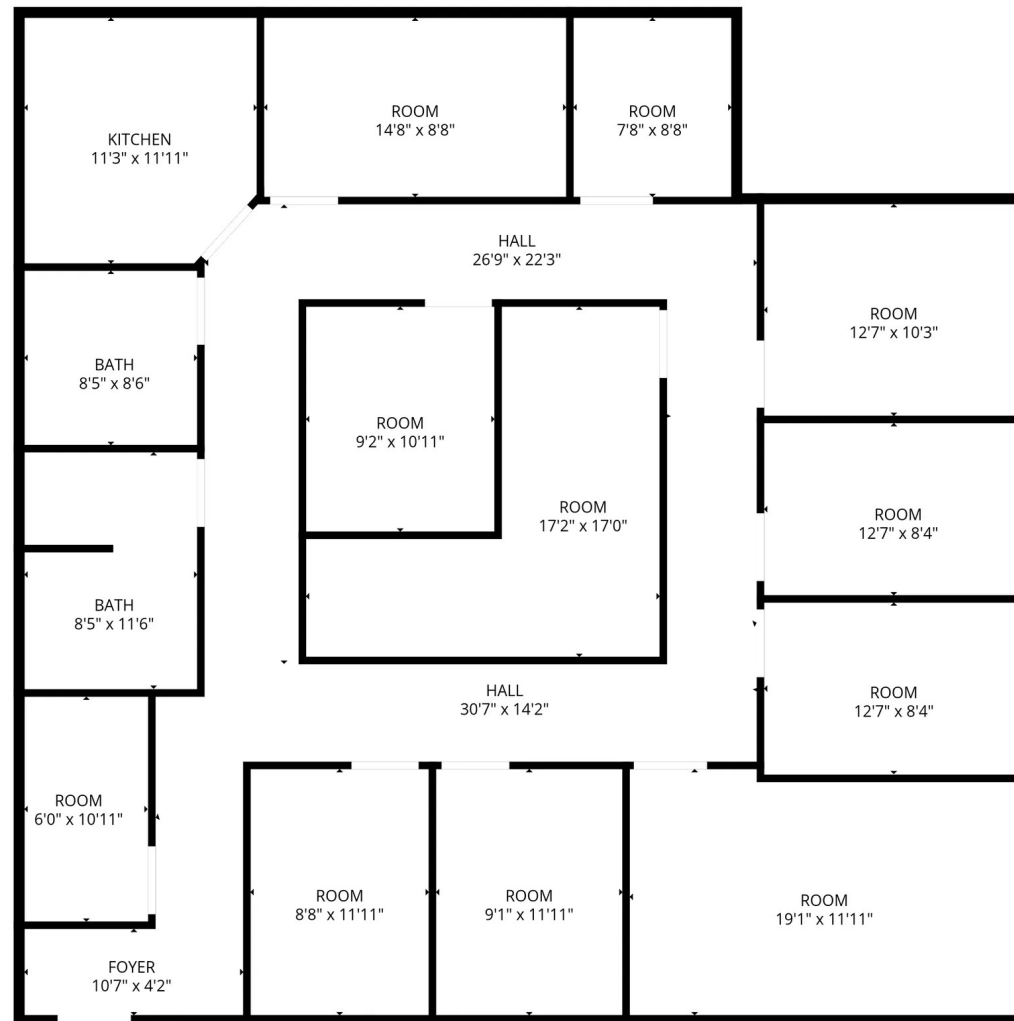


AMPLE PARKING





FLOOR PLAN



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

ADDITIONAL PHOTOS





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



WESTON LOCKHART

weston.lockhart@svn.com

Cell: **859.317.3538**

PROFESSIONAL BACKGROUND

Weston Lockhart is an Advisor with SVN Stone Commercial Real Estate, where he specializes in retail brokerage across Kentucky — representing retailers, landlords, and investors from site selection through disposition. A Lexington native and University of Kentucky graduate, Weston combines data-driven insight with genuine relationships to help retailers and investors make confident decisions about their real estate. He leads rollout and expansion strategies for brands including Popeyes Louisiana Kitchen, Goodwill Industries of Kentucky, Culver's, Huck's, Pizza Hut, Five Guys Burgers and Fries, Driven Brands, and others.

Beyond retailer representation, Weston runs investment sales and acquisitions across single- and multi-tenant retail — from net-leased assets to multi-tenant retail centers. He advises private and institutional investors on both sides of the transaction, guiding clients through valuation, disposition, and acquisition. This full-lifecycle approach lets a single relationship carry a client from leasing a vacancy to selling the stabilized asset.

Weston currently serves as the Kentucky/Tennessee Talent Development Chair for ICSC and is recognized as an ICSC Next Generation Leader, honoring professionals shaping the future of retail real estate. A four-time SVN Achiever (2022–2025), he has been consistently ranked among the firm's top performers nationally.

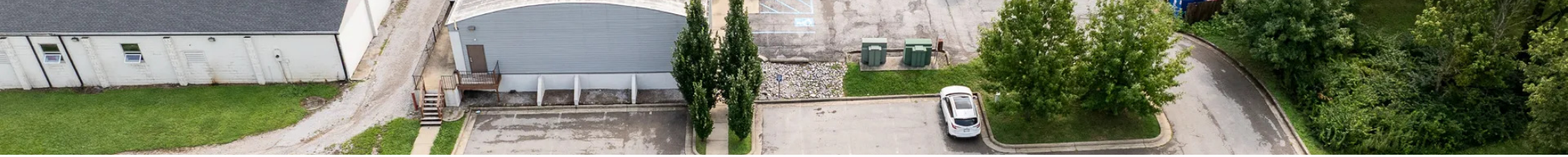
Weston lives in Lexington with his wife, Abby, and their daughter, Lucy. He serves as a Deacon at Hope Presbyterian Church and enjoys fly fishing and a day outdoors at Red River Gorge — especially when it ends with pizza and a beer.

EDUCATION & MEMBERSHIPS

University of Kentucky Gatton College of Business & Economics, Bachelor of Business Administration - Magna Cum Laude
Kentucky & Tennessee Talent Development Chair - ICSC
Next Generation Leadership - ICSC
Kentucky Commercial Real Estate Alliance Committee
Commercial Property Association of Lexington

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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.