



±2,500 SF Retail Space For Lease



940 Winchester Road

LEXINGTON, KY 40505

PRESENTED BY:

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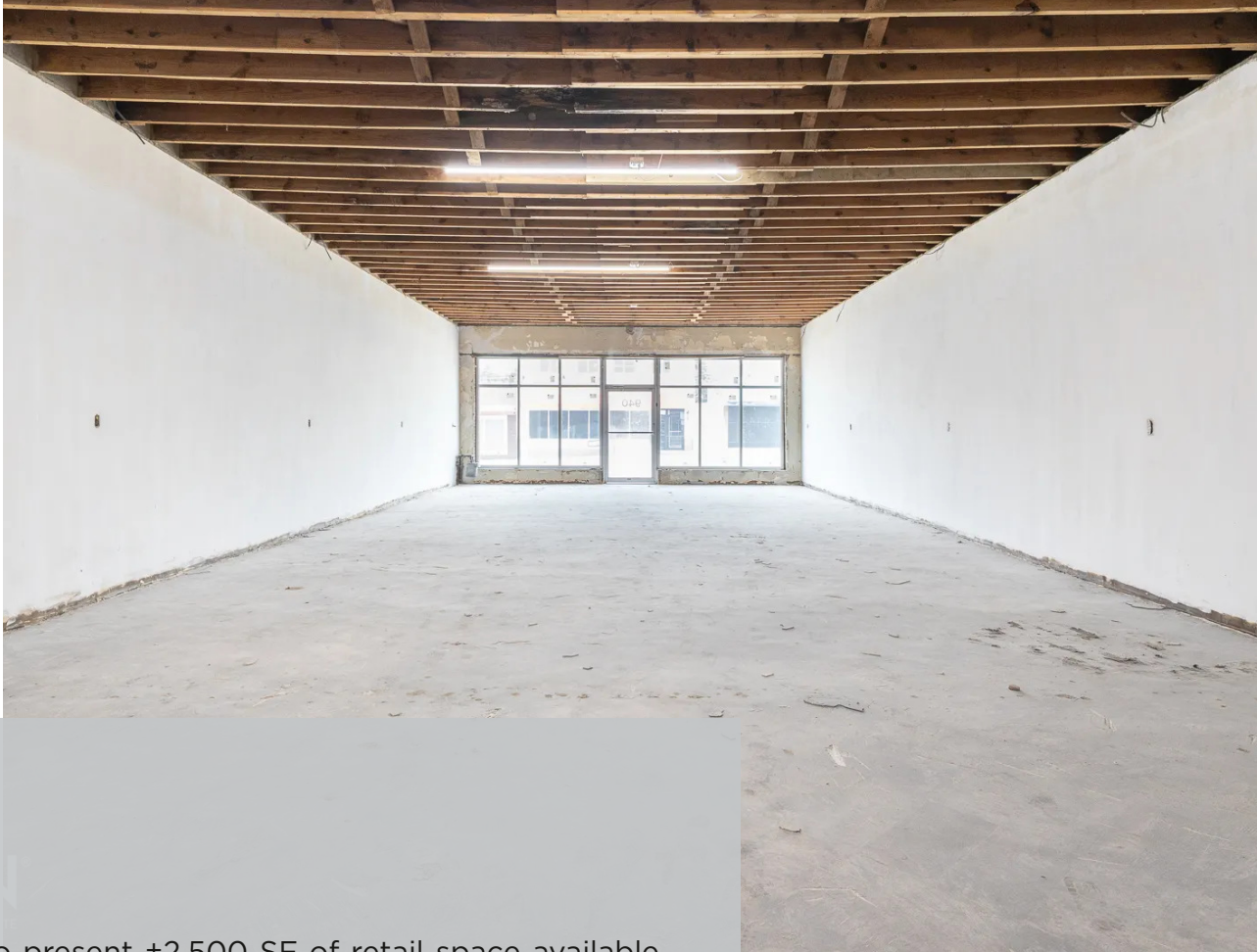
PROPERTY SUMMARY

±2,500 SF RETAIL SPACE FOR LEASE

940 WINCHESTER ROAD
LEXINGTON, KY 40505

OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (MG)
MONTHLY RATE:	\$2917 plus utilities
BUILDING SIZE:	2,500 SF



PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present ±2,500 SF of retail space available for lease at 940 Winchester Road in Lexington, KY. Positioned along one of East Lexington's most established commercial corridors, this space benefits from exceptional visibility and access at the convergence of Winchester Road and East New Circle Road — a combined traffic count of 70,000+ VPD. The property sits in close proximity to Eastland Shopping Center, home to Harbor Freight, Save-A-Lot, DTLR, and more. The Modified Gross lease structure offers a straightforward, all-inclusive arrangement ideal for a wide range of retail or service users.

For more information and to schedule a tour, please contact Caleb Cleveland at 859.556.4857 // caleb.cleveland@svn.com or Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com.

PROPERTY HIGHLIGHTS

- ±2,500 SF Available
- \$14.00 / SF Modified Gross
- \$2917 / Month Plus Utilities
- Zoned B-3
- 70,000+ Combined VPD at Winchester Road & E. New Circle Road
- Located in the Heart of East Lexington's Established Retail Corridor
- Minutes from Downtown Lexington and the University of Kentucky



**PRIME STOREFRONT
VISIBILITY**



**SURROUNDED BY
RETAIL**



**FLEXIBLE OPEN
LAYOUT**

AERIAL

 LEXINGTON

SPALDING'S
BAKERY
since 1929

Jif
THE J.M. SMUCKER CO.

Mirror
Twin
BREWING CO.



SPACE
CENTER
STORAGE

BIG
KAHUNA
HAWAIIAN BBQ


STONE COMMERCIAL REAL ESTATE
Subject
Property

Room
Service
Consignment Shop for Fine Home Furnishings

scOut
antique & modern

Winchester Rd | 29,675+ VPD

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. A Lexington native and University of Kentucky graduate, Weston combines data-driven insight with genuine relationships to help retailers, landlords, 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, Huck's, Pizza Hut, Five Guys Burgers and Fries, Driven Brands, Bargain Hunt, and others. Beyond retailer representation, Weston advises clients on the sale and acquisition of single and multi-tenant retail assets, working closely with both private and institutional investors.

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. He is also the founder and host of DevelopLex, a platform showcasing the people, projects, and progress driving Central Kentucky's growth.

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

University of Kentucky Gatton College of Business & Economics, Bachelor of Business Administration - Magna Cum Laude

MEMBERSHIPS

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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DISCLAIMER

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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.