

# CHEVY CHASE RETAIL SPACE AVAILABLE FOR LEASE

867 E HIGH STREET, SUITE 210  
LEXINGTON, KY 40502

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# Property Summary



## OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: Negotiable

Building Size: 8,120 SF

Zoned B-1

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present 1,400 SF of prime retail space in the heart of Lexington's Chevy Chase Neighborhood. Featuring high visibility - just off busy High Street - Suite 210 presents the opportunity to join a vibrant mix of retailers, including Pure Barre, Sweat, AJ's, Lexington Seafood, and Hourglass Lash and Med Spa. 40502 location boasts high income demographics, with a median household income of \$55,474 in a 1-mile radius. Space is currently a former salon with many possibilities for future use.

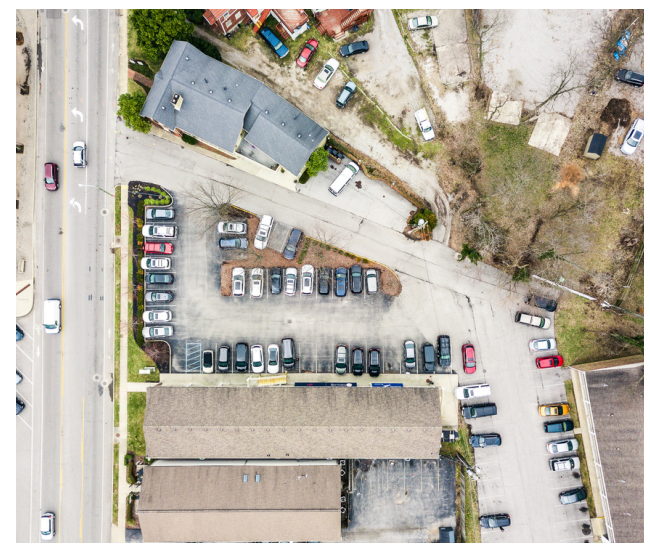
For additional information regarding tours and interior photos, please contact Justin Ryder at [justin.ryder@svn.com](mailto:justin.ryder@svn.com) // 859-447-3285.

## PROPERTY HIGHLIGHTS

- Prime retail space in Chevy Chase
- 1,400 SF available for lease at \$2,250/month
- Located minutes from Lexington's downtown, and minutes from University of Kentucky's Campus.



# Additional Photos







## CHEVY CHASE RETAIL AVAILABLE FOR LEASE

867 E HIGH ST | 40502  
1,400 SF | B-1



CHARLIE BROWN'S

Euclid Ave | 11,000+ VPD

Chevy Chase Inn

E. High St | 18,000+ VPD

Walgreens



Josie's

Puccini's

McAlister's Deli

papi's

Graeter's  
Ice Cream



SWEAT

LEXINGTON



John's  
Ries/Walk Shops

The Beer Trappe

Bourbon  
n' Toulouse



The UPS Store





# Location Maps

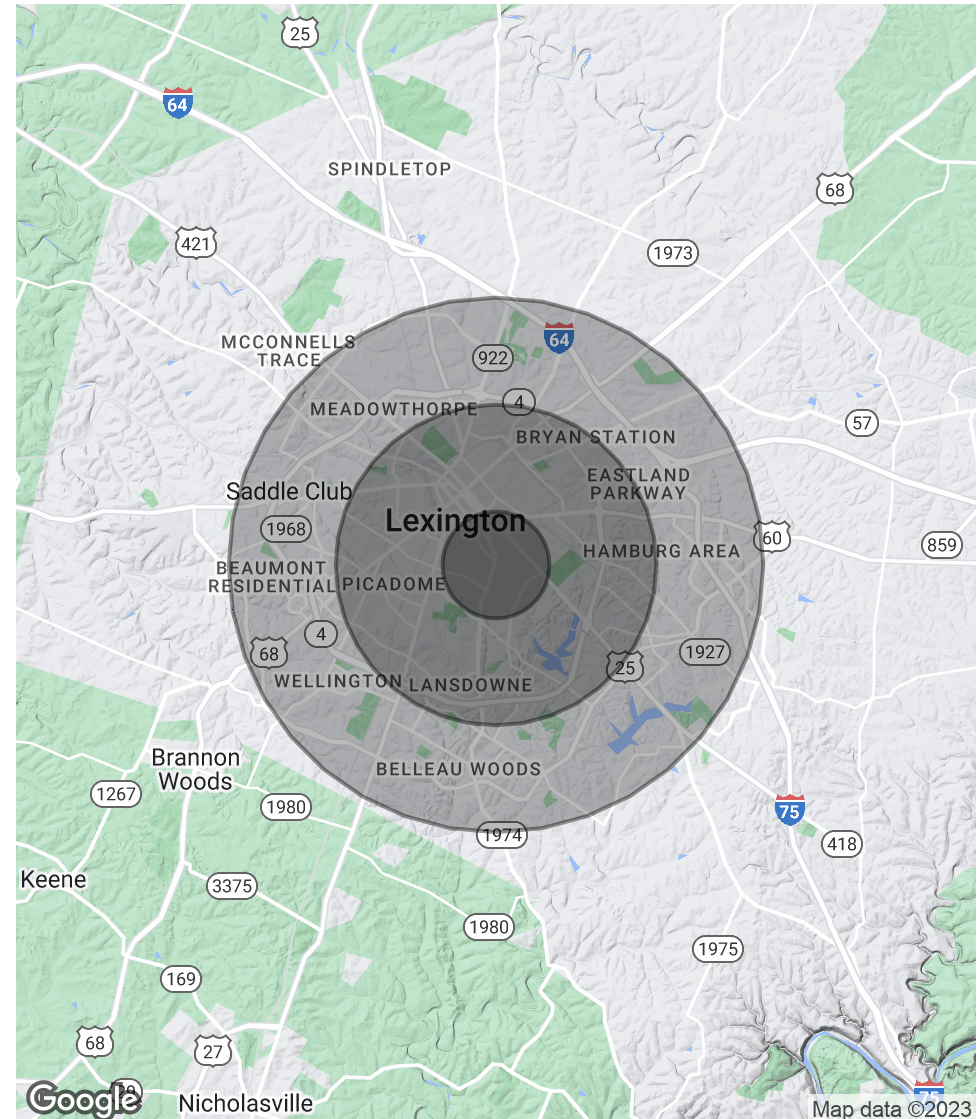




# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,019	114,057	270,018
Average age	31.3	33.7	34.1
Average age [Male]	32.4	32.8	33.0
Average age [Female]	30.4	34.8	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,151	50,403	118,342
# of persons per HH	2.5	2.3	2.3
Average HH income	\$71,029	\$56,081	\$56,224
Average house value	\$346,307	\$262,022	\$212,073

\* Demographic data derived from 2020 ACS - US Census





867 E High St, Lexington, Kentucky, 40502

## Emerald City

Dominant Tapestry Segment

### KEY FACTS



18,578  
Total Population



\$362,699  
Median Home Value



1,170  
Businesses



39,587  
Daytime Population



24.6  
Median Age



0.3%  
2010-19 Pop  
Growth Rate



\$36,520  
Per Capita Income



1.9  
Avg Household  
Size

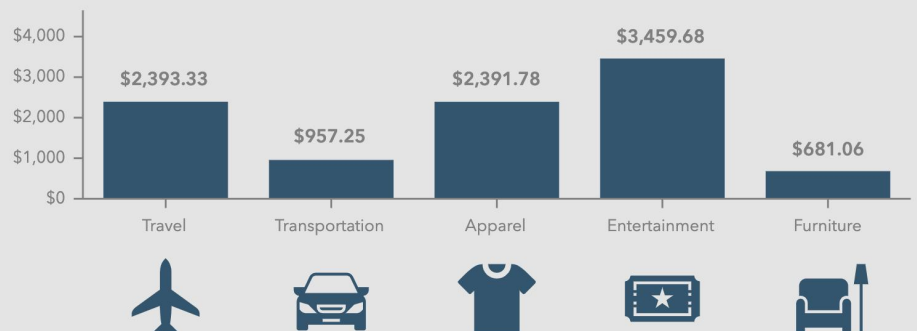


\$55,474  
Median Household  
Income

### KEY SPENDING FACTS



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**JUSTIN RYDER, CCIM**

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## PROFESSIONAL BACKGROUND

Justin serves as an Advisor with SVN Stone Commercial Real Estate, specializing in investment sales, auto-related sales, land-use, and multi-family. Justin's passion is to deliver value to clients within the context of service, leadership, and teamwork – attributes that perfectly highlight SVN Stone's competitive advantage.

Justin is a native Kentuckian and graduated from the Gatton College of Business and Economics with a degree in Business Management. Prior to joining the SVN team, Justin worked with a nonprofit ministry where he was a proven leader and creative marketer.

Justin and Libby are the proud parents of three wonderful daughters, and enjoy family dates in Lexington. When not at work, Justin enjoys his family, Crossfit, and Cycling.

**SVN | Stone Commercial Real Estate**

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