



LEASE

2,950 SF of Commercial Space in Lexington's Distillery District

1026 MANCHESTER STREET

Lexington, KY 40508

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,200.00 per month (NNN)
BUILDING SIZE:	2,950 SF
YEAR BUILT:	1968
ZONING:	I-1

PROPERTY OVERVIEW

SVN | Stone Commercial Real Estate is pleased to bring to the market 2,950 SF of space on Manchester Street in the Distillery District. This unique space is located in one of the best up and coming areas of Lexington right across from the new Manchester Hotel. The owner has already begun updating the property and is willing to do more work for a great Tenant. This property features an open floor plan, a yard space, and plenty of on site parking. This is an ideal space for a multitude of businesses looking to set up in a great part of town.

For additional information, please contact John Bunch | John.bunch@svn.com | 859-433-8911 or Gabe Measner | Gabe.measner@svn.com | 859-630-7106.

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ADDITIONAL PHOTOS

Lexington Distillery District



In the Distillery District, you'll find two working bourbon distilleries on the historic site, which serves as an anchor for the up-and-coming neighborhood. Plus, the easily walkable area combined with its diverse food and drink offerings makes the Distillery District one of Lexington's most exciting hotspots.

Key Tenants



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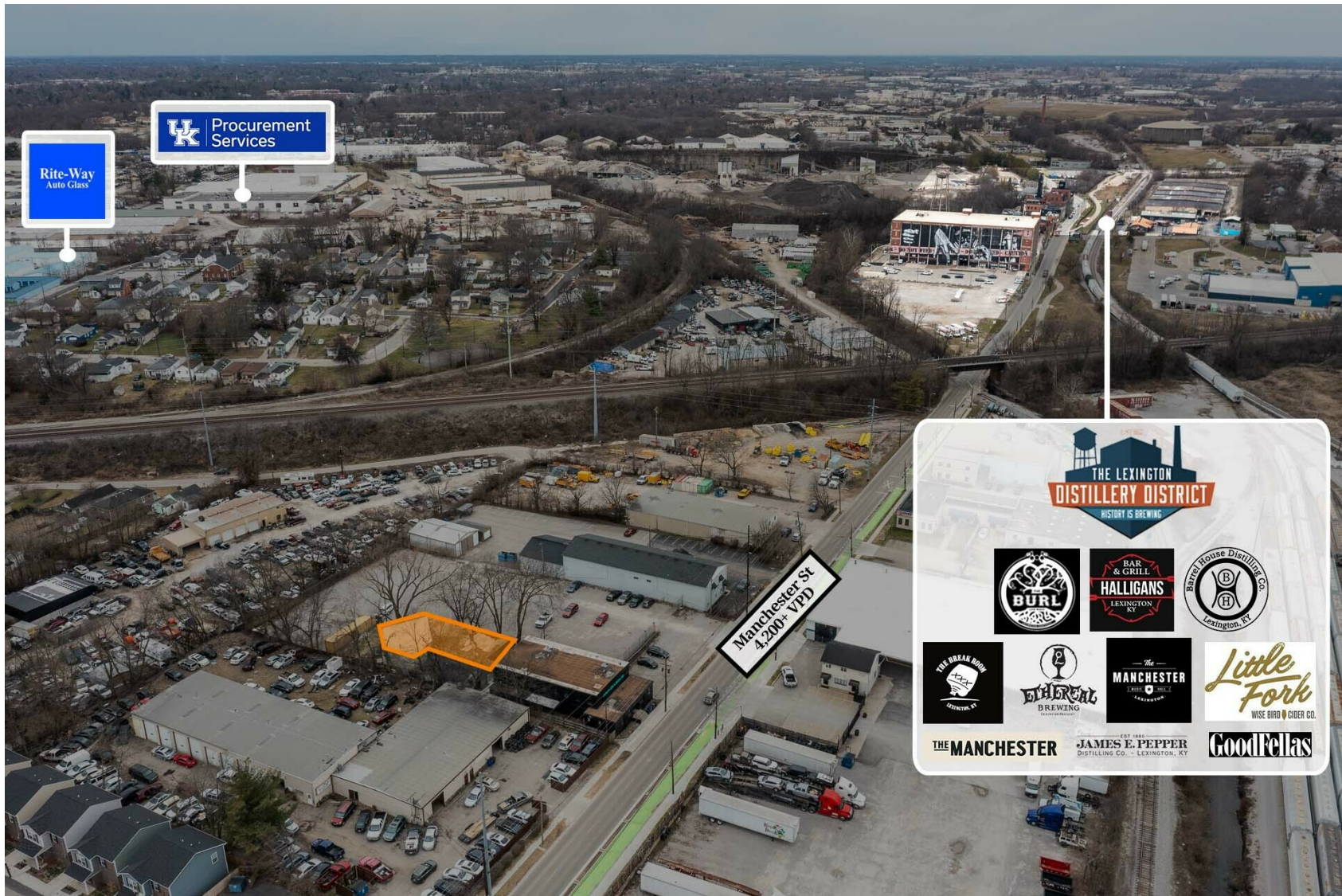
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LOCATION MAP



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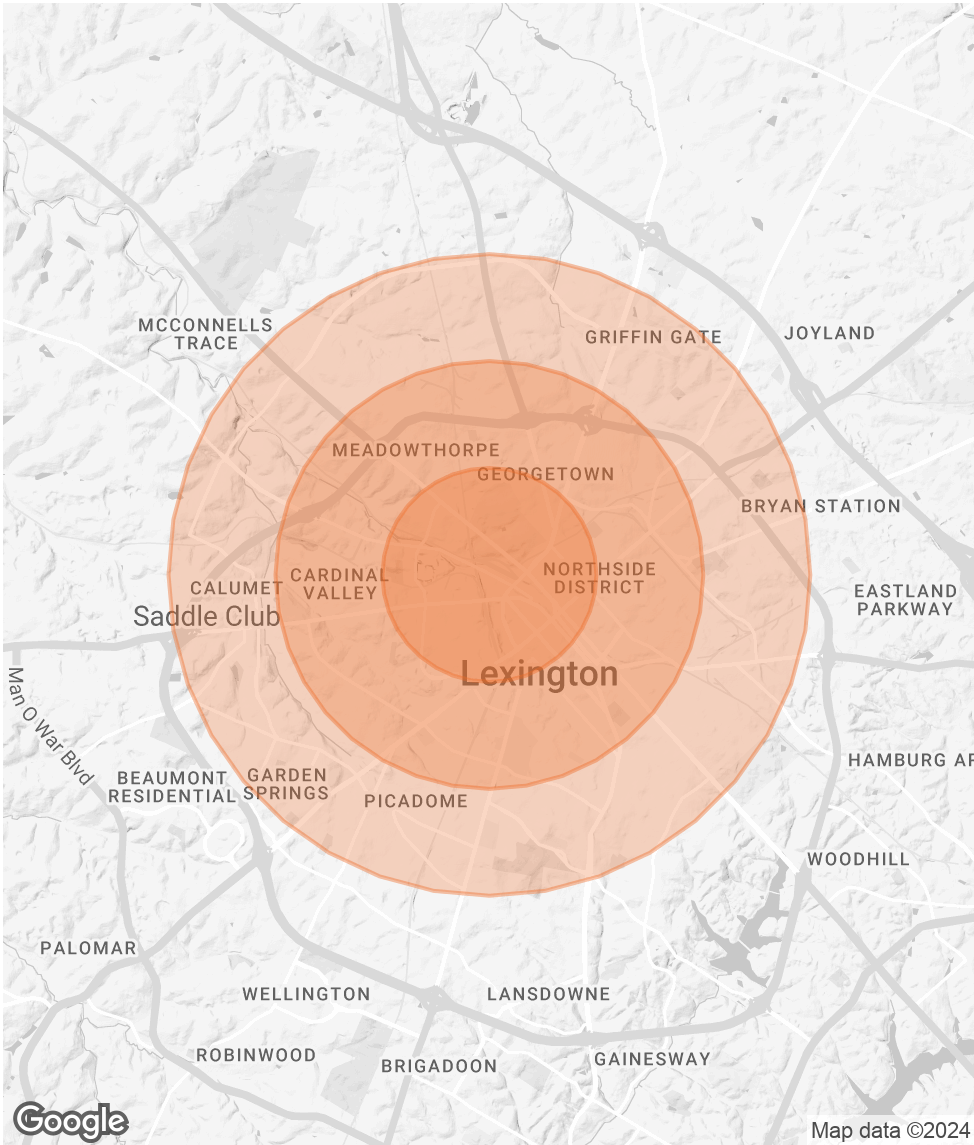
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,335	57,964	104,681
AVERAGE AGE	33.7	30.7	33.6
AVERAGE AGE (MALE)	33.6	30.1	32.4
AVERAGE AGE (FEMALE)	34.1	31.3	35.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,793	25,663	46,868
# OF PERSONS PER HH	2.0	2.3	2.2
AVERAGE HH INCOME	\$42,190	\$46,472	\$57,835
AVERAGE HOUSE VALUE	\$113,385	\$130,901	\$167,947

* Demographic data derived from 2020 ACS - US Census



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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.

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