

FOR SALE OR LEASE

RETAIL/OFFICE/RESTAURANT BUILDING IN THE HIGHLANDS



1328 BARDSTOWN RD.

LEXINGTON, KY 40515



BLOCK+LOT

GRESHAM WILSON

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01: EXECUTIVE SUMMARY

1328 BARDSTOWN RD.



PROPERTY DESCRIPTION

Retail, Office, or Restaurant opportunity in the heart of The Highlands Entertainment District. The space has excellent visibility on one of the most vibrant blocks of Bardstown Road. The property offers a high-visibility retail/restaurant space on Bardstown Road and a $\pm 1,500$ SF apartment within the building. Ideal for owner-operators or investors seeking strong exposure with supplemental residential income.

PROPERTY HIGHLIGHTS

- Prime location in the heart of The Highlands Entertainment District with exceptional visibility and steady foot traffic along Bardstown Road
- Flexible retail, office, or restaurant space suited for a wide variety of high-demand uses
- Purchase includes a $\pm 1,500$ SF apartment, ideal for owner-occupancy, live/work setup, or additional rental income

FOR SALE:
5,000 SF
\$1,650,000

FOR LEASE:
3,510 SF
\$22 PSF + NNN

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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03: LOCATION INSIGHTS

SURROUNDING AMENITIES
1328 BARDSTOWN RD.

