STONE COMMERCIAL REAL ESTATE

975 SF NoLi Retail Space For Lease

1033 North Limestone

LEXINGTON, KY 40505

PRESENTED BY:

GABE MEASNER
C: 859.630.7106
gabe.measner@svn.com

PROPERTY SUMMARY

1033 NORTH LIMESTONE

LEXINGTON, KY 40505

OFFERING SUMMARY	
AVAILABLE SPACE:	975 SF
LEASE RATE:	$12 SF/yr (NNN)
MONTHLY RENT:	$1,100.00
MONTHLY EXPENSES:	$160 NNN

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this 975 SF Retail Space For Lease at 1033 North Limestone in Lexington, Kentucky. Conveniently located on North Limestone, between Downtown and New Circle Road, this property is a great spot to set up shop! The space features an open style floor plan with retail frontage, secure access, and off-street parking. This space is well suited for a variety of tenants including office and retail businesses.

For additional information please contact Gabe Measner at gabe.measner@svn.com // 859.6307106

PROPERTY HIGHLIGHTS

- **975 SF**
- **$1,260 Monthly Rent**
- **Retail/Office Use**
- **Bright front retail window**
- **Clean, updated space**
- **Private rear parking & entrance**

UPDATED, BRIGHT SPACE

HIGH VISIBILITY IN NOLI AREA

OFF-STREET PARKING

AERIAL

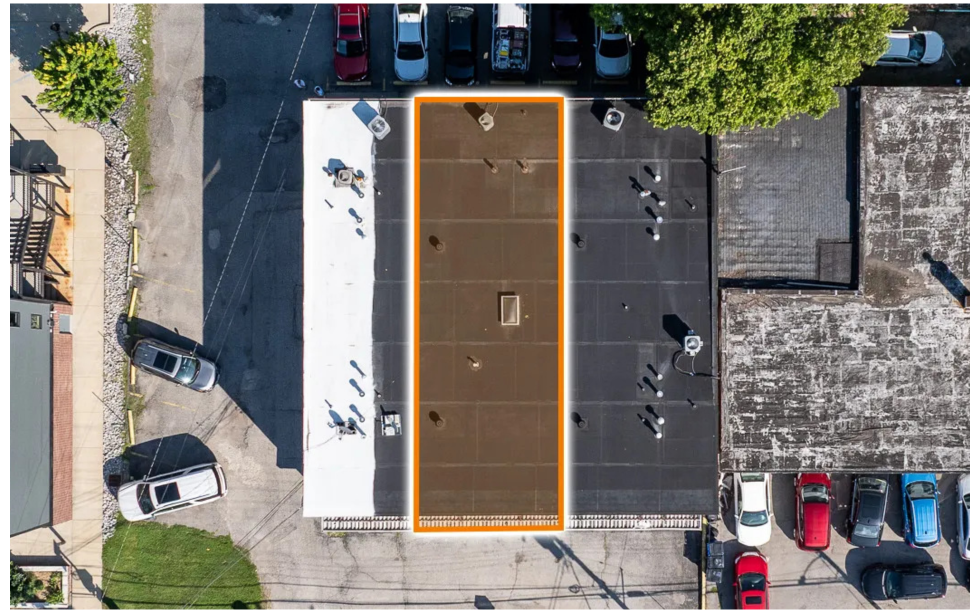

LEXINGTON
ARLINGTON ELEMENTARY
SVN STONE COMMERCIAL REAL ESTATE
Subject Property
N Limestone | 6,575+ VPD

AERIAL

New Circle Rd. | 40,898+ VPD
LEX Legends
SVN
STONE COMMERCIAL REAL ESTATE
Subject Property
N Limestone | 6,575+ VPD

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS



GABE MEASNER

Associate Advisor

gabe.measner@svn.com

Cell: **859.630.7106**

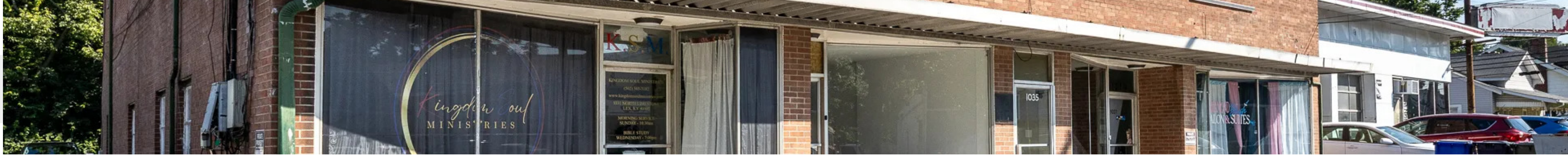
PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than $20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

SVN | Stone Commercial Real Estate
270 S. Limestone,
Lexington, KY 40508
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.