

1924

RUE

**LEASE**

# Chevy Chase Retail Opportunity

**656 E MAIN STREET**

Lexington, KY 40508

**PRESENTED BY:**

**NATHAN DILLY**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	3,444 SF
<b>AVAILABLE SF:</b>	1,722 - 3,444 SF
<b>LOT SIZE:</b>	0.209 Acres
<b>YEAR BUILT:</b>	1950
<b>RENOVATED:</b>	2023
<b>ZONING:</b>	B-1 Neighborhood Business

## PROPERTY OVERVIEW

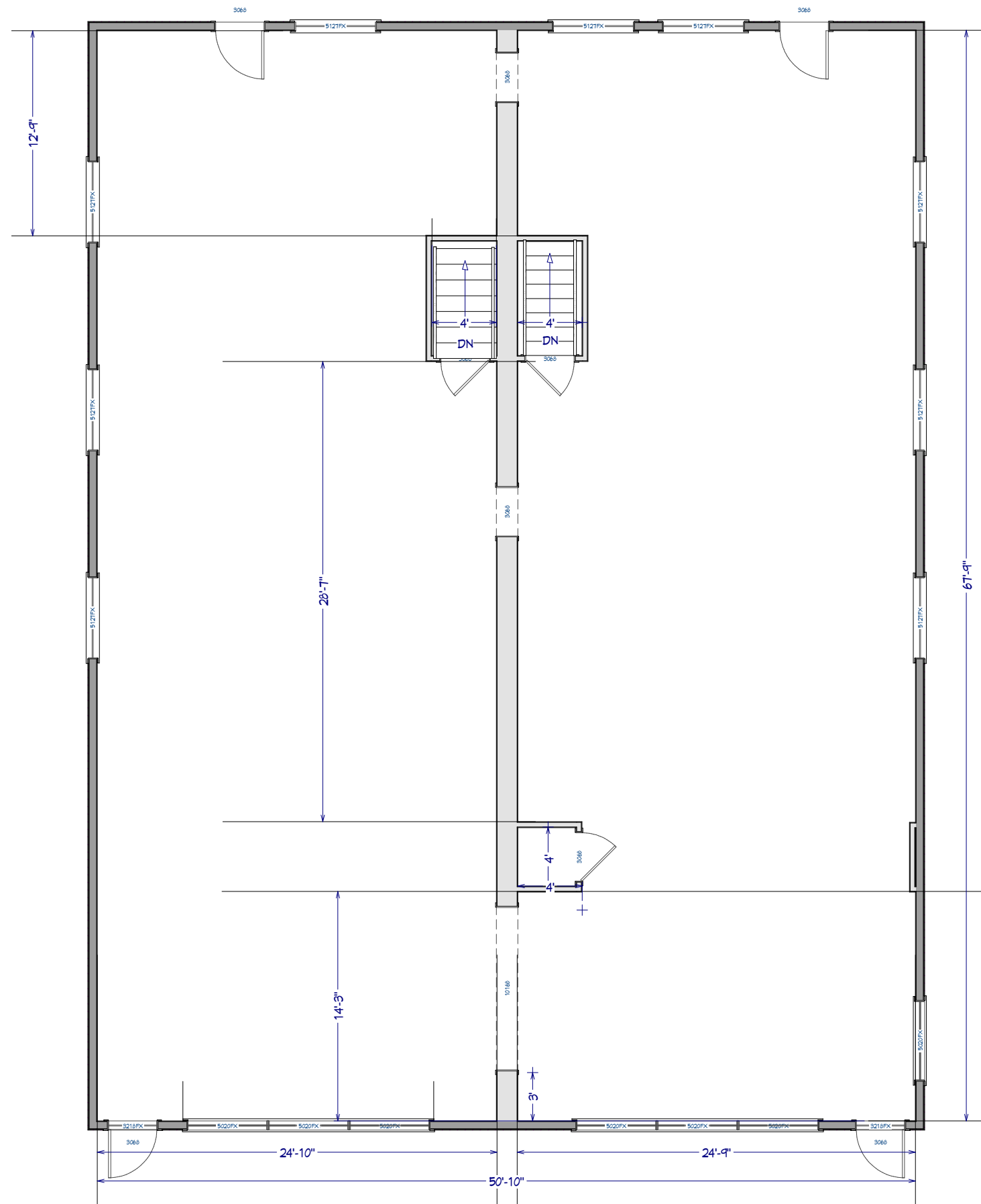
SVN Stone Commercial Real Estate is pleased to bring to market 3,444 SF of retail space available in downtown Lexington. The property is located at 656 East Main Street and offers incredible frontage along a highly trafficked road in downtown Lexington. Additionally, this area benefits significantly from foot traffic and its close proximity to notable Lexington neighborhoods such as South Ashland, Kenwick, Chevy Chase, and others. This first-floor retail space is well suited for either 1 or 2 tenants and is easily demised. This property does offer its own parking lot in addition to an abundance of street parking. This is ideally suited for a boutique retail business, a small fitness studio, or a professional office that benefits from retail frontage. For more information, contact Nathan Dilly at 859.420.5492 or [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com).

## PROPERTY HIGHLIGHTS

- 1,722 sf - 3,444 sf first floor retail with onsite parking
- Phenomenal location on East Main Street Lexington - 24,000+ VPD
- Well suited for boutique retail, small office, and other creative uses

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**EXISTING PLAN**  
 SCALE: 1/8"=1'0"

# ADDITIONAL PHOTOS



**NATHAN DILLY**

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**CHEVY CHASE RETAIL FOR LEASE** | 656 E Main Street Lexington, KY 40508

**SVN | STONE COMMERCIAL REAL ESTATE**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

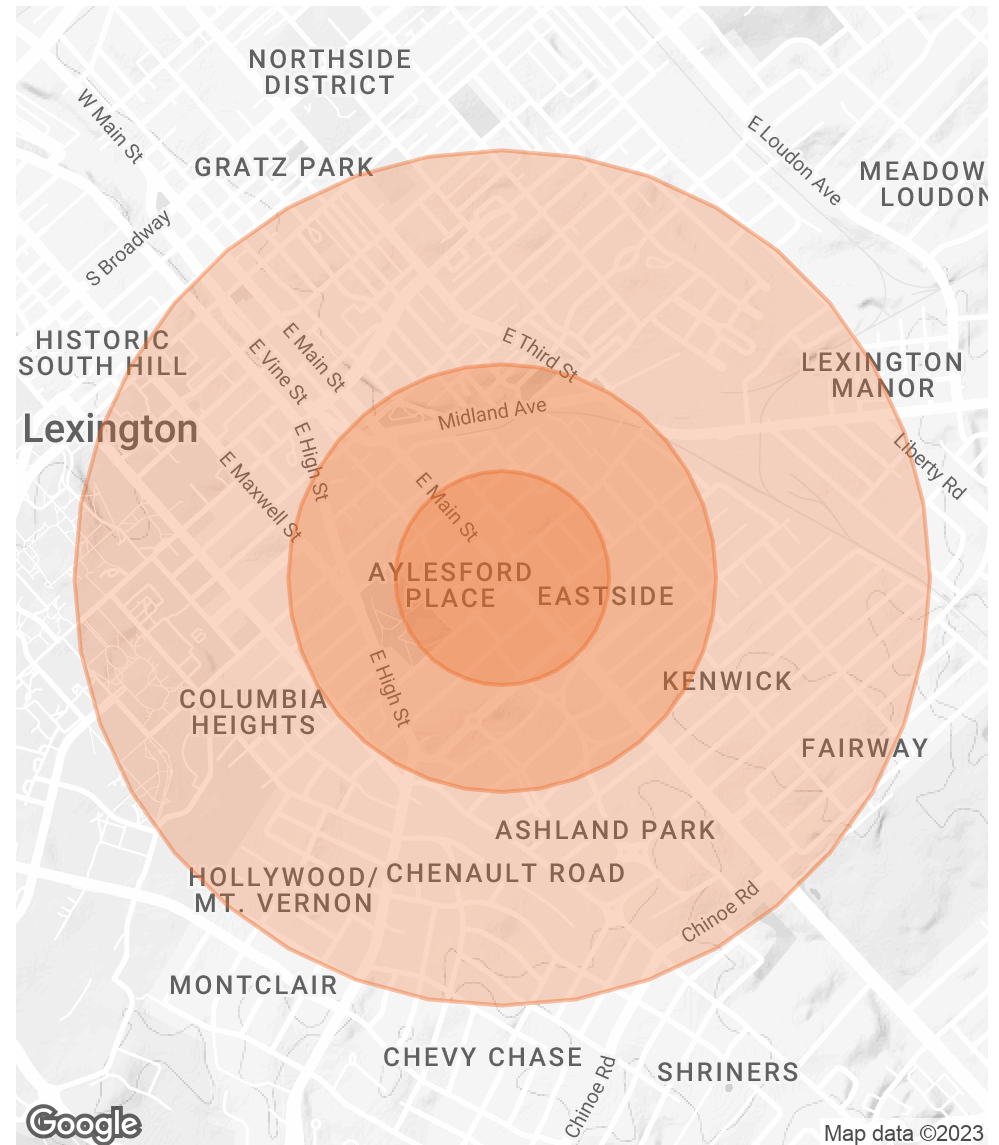
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	936	3,573	16,095
AVERAGE AGE	59.3	44.6	32.7
AVERAGE AGE (MALE)	63.1	45.8	32.3
AVERAGE AGE (FEMALE)	58.0	43.6	32.8

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	700	2,220	7,888
# OF PERSONS PER HH	1.3	1.6	2.0
AVERAGE HH INCOME	\$59,365	\$55,253	\$42,536
AVERAGE HOUSE VALUE	\$268,455	\$217,862	\$126,394

\* 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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