

OFFERING MEMORANDUM

# 233 E MAIN SUITE 120

MOVE-IN-READY MAIN  
STREET RESTAURANT/COFFEE  
SHOP AVAILABLE

Lexington, KY 40507

PRESENTED BY:

WESTON LOCKHART

859.317.3538

[weston.lockhart@svn.com](mailto:weston.lockhart@svn.com)

NEAL METCALFE

859.312.8069

[neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com)





## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	9,375 SF
<b>AVAILABLE SF:</b>	2,301 SF
<b>LOT SIZE:</b>	0.113 Acres
<b>YEAR BUILT:</b>	1930
<b>ZONING:</b>	B-2

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this rare opportunity to lease a former 2,301 sf restaurant space in Downtown Lexington. This space is excellently fit up and move-in-ready for someone looking to have phenomenal street frontage in Lexington's CBD. This opportunity is comprised of plenty of seating, a beautiful bartop, kitchen space, two restrooms, and roll up exterior door. If you want a presence in downtown Lexington, you won't want to miss out on this offering. Please call or email Weston Lockhart [859.317.3538 // [weston.lockhart@svn.com](mailto:weston.lockhart@svn.com)] or Neal Metcalfe [859.312.8069 // [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com)] for more information.

## PROPERTY HIGHLIGHTS

- 2,301 SF Available
- \$16 sf/yr + NNN
- Zoned B-2
- Beautiful Bartop, plenty of seating, roll up exterior door
- Located on Main Street in the midst of Lexington's growing CBD



# MOVE-IN-READY MAIN STREET RESTAURANT/COFFEE SHOP AVAILABLE

233 East Main St Suite 120  
Lexington, KY 40507

2,301 SF Available  
\$16.00 SF/yr (NNN)

MAIN STREET | 22,000+ VPD

STARBUCKS COFFEE  
RENAISSANCE<sup>®</sup> HOTELS  
J&B RUBY CULINARY ENTERTAINMENT  
CITY CENTER

RUPP ARENA<sup>®</sup>

5/3

21c MUSEUM HOTEL  
LOCKBOX  
LIMESTONE Hall

Gray

PNC BANK

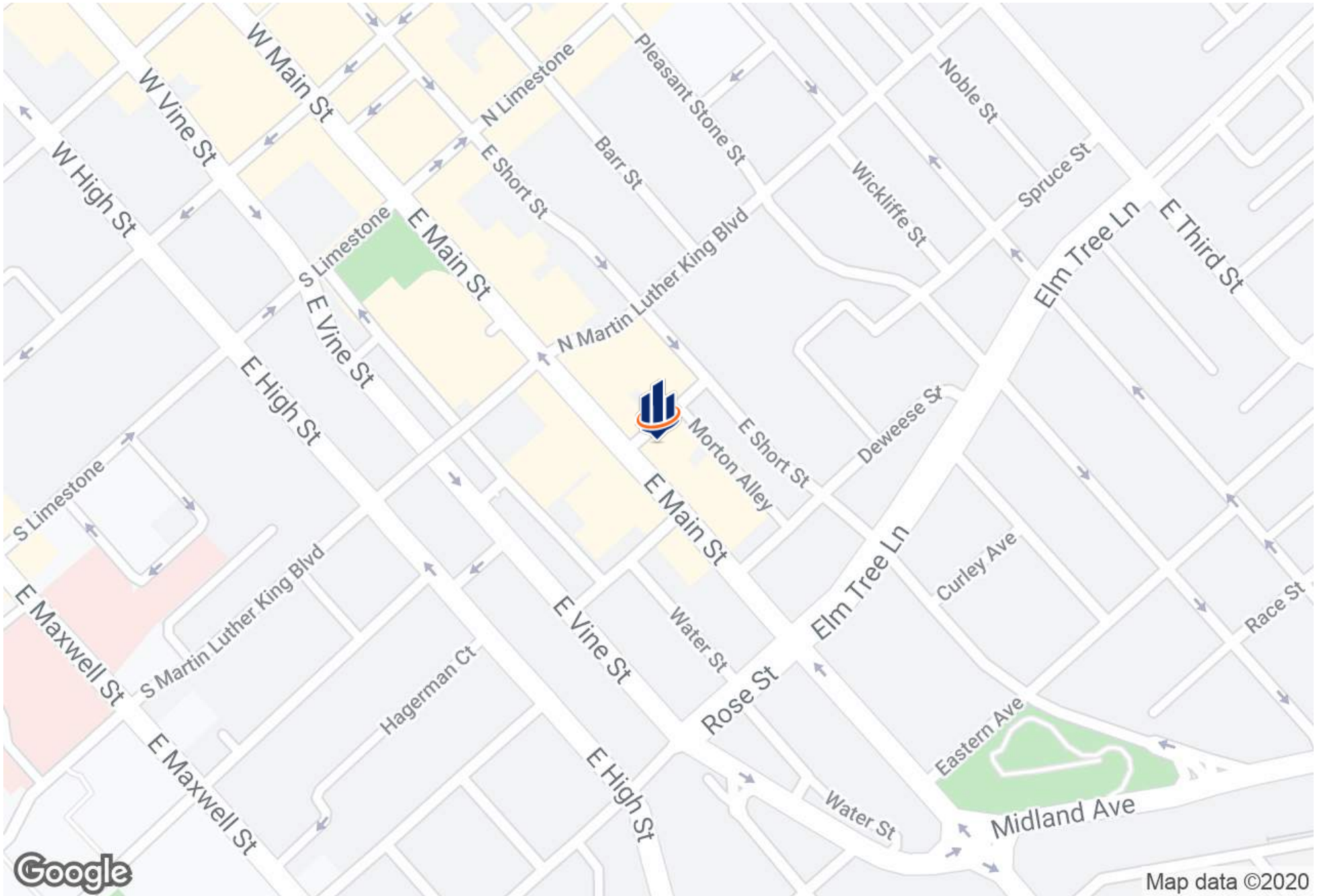
Carson's  
FOOD & DRINK

LEXINGTON CONVENTION CENTER



SVN<sup>®</sup>  
STONE COMMERCIAL REAL ESTATE

For marketing purposes only,  
exact locations not warranted



# MEET THE TEAM

## Biography



Weston Lockhart  
Associate Advisor

Weston Lockhart serves as an Advisor with SVN Stone Commercial Real Estate specializing in Investment Sales, Medical Office Leasing and Sales, and Retail. Weston joined SVN | Stone in an Advisor role in 2018 after serving on the marketing team through college.

Weston attended the Gatton College of Business and Economics at the University of Kentucky. While in college, Weston was involved in various organizations and was a volunteer lacrosse coach at a local middle school. He gets excited for anything marketing and branding and takes pride in being able to connect others to assets & opportunities that can provide them value.

Being a Lexington native, Weston currently resides in the heart of Downtown Lexington. On the weekends you can find him out hiking at Red River Gorge, tailgating for his beloved Kentucky Wildcats, or coaching on the sideline for Frederick Douglass High School. You can contact Weston at 859-317-3538 or weston.lockhart@svn.com.

weston.lockhart@svn.com  
859.264.0888 xx235



Neal Metcalfe  
Advisor

Neal Metcalfe serves as an Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & property management in Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 20+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, WVLC AM/FM and other Corporate Radio & Marketing groups where he gained a vast amount marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has been a CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board, Economic Development Committee Member, KCREA Board member, Crossroads Christian Church member and numerous other non-profits & ministries, Compassion International and organizations via Lexington Leadership Foundation. Neal enjoys golf, working on his old house, woodworking, and spending time with his wife, Christy and two daughters, Mayson and Emma. You can reach Neal - 859-312-8069 or neal.metcalfe@svn.com

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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.