

FOR LEASE

WAREHOUSE/WHOLESALE BUSINESS FLEX SPACE



800 WINCHESTER RD.

SUITE 125, LEXINGTON, KY 40505



BLOCK+LOT

ALAINA STOKES

859.801.8038

alaina@balrealstate.com



MAC MCLEAN

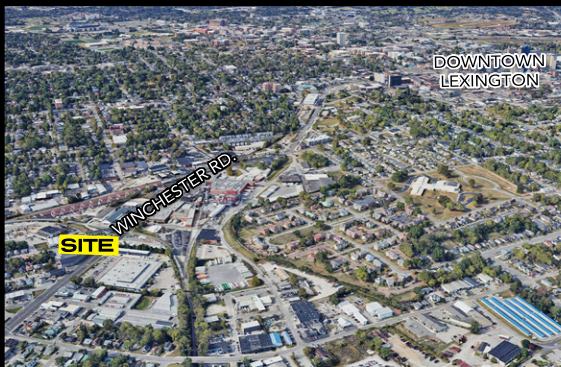
859.801.0161

mac@balrealstate.com



01: EXECUTIVE SUMMARY

800 WINCHESTER RD.



PROPERTY DESCRIPTION

Block+Lot is pleased to offer an opportunity to lease 17,579 SF of flex space in the former Big Ass fans building minutes from downtown Lexington, New Circle Road, and the I-75/I-64 interchange. The unit can be categorized in three unique sections:

Total of 17,579 SF:

- Office/Retail: 7,658 SF

- Includes a storefront display and retail counter, kitchenette, and a healthy blend of private offices and open working areas

- Flex: 6,710 SF

- One grade level drive-in door

- Open floor plan, climate-controlled

- Warehouse: 3,301 SF

- 22-foot clear height

- Two Big Ass Fans

- Pallet racks available

Other amenities include a security system with cameras and key/fob access, sufficient on-site parking, and over 130 feet of prominent frontage along Winchester Road (2023 average annual daily traffic count of 26,077 per Kentucky Transportation Cabinet) - offering exceptional visibility in a high-traffic corridor.



17,579 SF



\$7.50 PSF+
NNN (est. \$1.71 PSF)



ZONED
B-4

mac@balrealestate.com
alaina@balrealestate.com

859.801.0161
859.801.8038

 BLOCK+LOT

02: PROPERTY OVERVIEW

800 WINCHESTER RD.

PROPERTY HIGHLIGHTS

VISIBILITY

Frontage to Winchester Road (26,077 ADT) with excellent signage opportunities.

LOCATION

Minutes from Downtown Lexington, New Circle Road, and I-75/I-64.

FLEXIBLE

B-4 zoning allows for flexible use and the space offers a versatile layout.

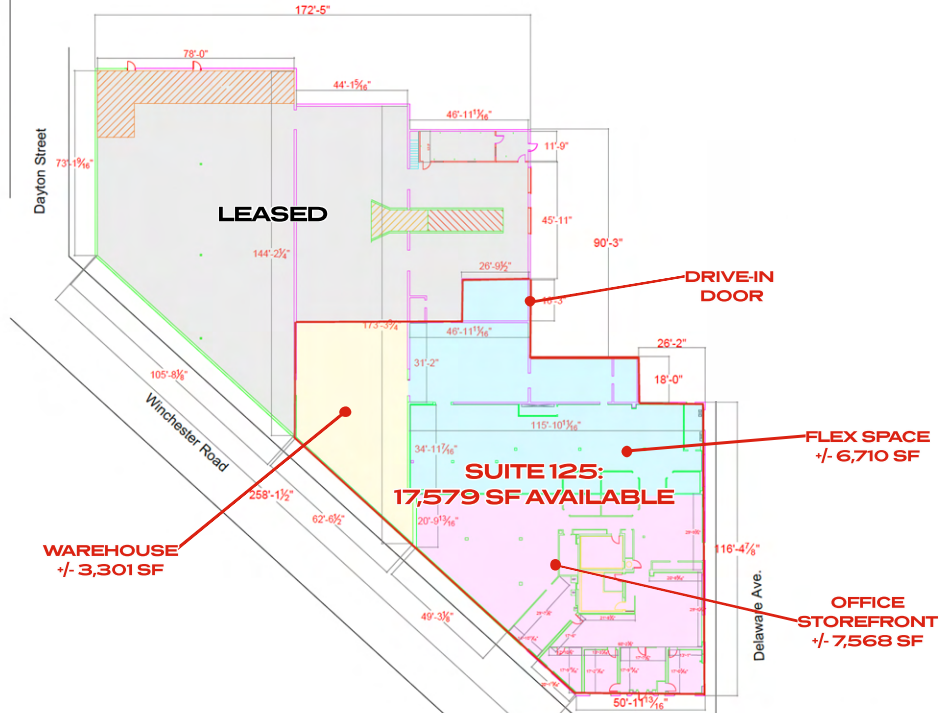
POWER

Dedicated 3-phase power service for the unit.



800 WINCHESTER RD.

FLOOR PLAN



mac@balrealestate.com
alaina@balrealestate.com

859.801.0161
859.801.8038



BLOCK+LOT

03: LOCATION INSIGHTS

AERIAL

800 WINCHESTER RD.



Located along one of Lexington's most heavily traveled corridors, 800 Winchester Road offers exceptional visibility with an average daily traffic count of 26,077 vehicles, according to KYTC. Strategically situated between downtown Lexington, New Circle Road, and the I-75/I-64 interchange, the property enjoys seamless access to the region's primary transportation routes, offering significant advantages for logistics, commuting, and customer reach. In addition to its high-traffic location, the property sits adjacent to the popular Warehouse Block on National Avenue, offering a mix of retail, dining, and entertainment options.

03: LOCATION INSIGHTS

800 WINCHESTER RD.

AERIAL

INTERSTATE 75/64

ABOUT 2 MILES

**DOWNTOWN
LEXINGTON**

LESS THAN 1 MILE

BLUE GRASS AIRPORT

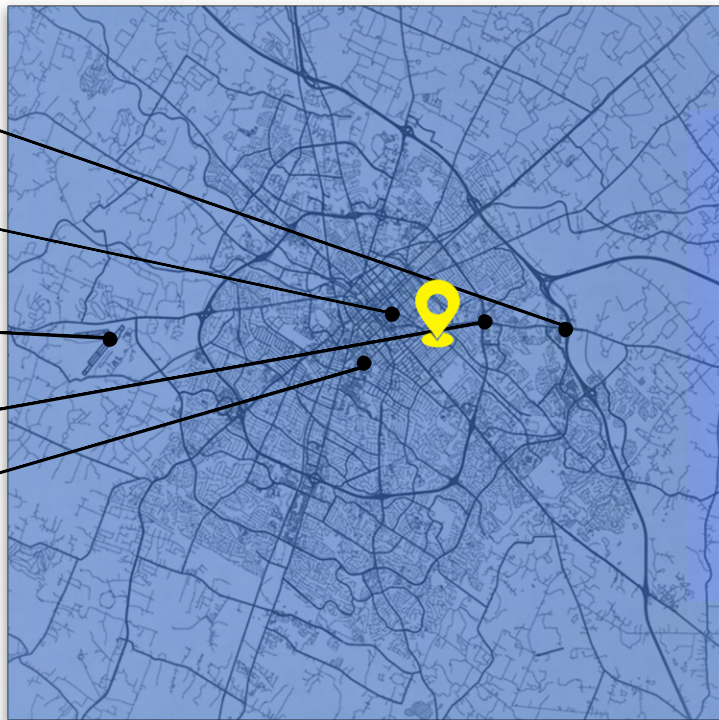
8 MILES

NEW CIRCLE ROAD

LESS THAN 2 MILES

**UNIVERSITY OF
KENTUCKY**

1.05 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.