

# FOR LEASE

RETAIL SPACE IN DOWNTOWN LEXINGTON



401 W. HIGH STREET  
LEXINGTON, KY 40507

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# 01: EXECUTIVE SUMMARY

401 W. HIGH STREET



## PROPERTY DESCRIPTION

Block + Lot Real Estate is pleased to present the opportunity to lease 857 square feet of premier retail space located within the Hyatt Regency in downtown Lexington. This unit sits directly within the main lobby of the Hyatt Regency, positioned across the primary entrance to Rupp Arena. The suite offers unparalleled visibility and steady foot traffic from hotel guests, convention attendees, and event visitors to the arena.

The Hyatt Regency will be undergoing a \$25 million renovation in 2026 with completion expected in September. The renovation will include an updated lobby, restaurant, guest rooms, elevators, mechanical systems, and more. The landlord seeks to partner with a tenant to develop a bourbon shop or tasting room, creating a unique retail destination that complements the hotel's renovation and Lexington's bourbon tourism industry. Asking rate includes building expenses and utilities. Tenants are responsible for janitorial.

Located in the heart of Downtown Lexington, the Hyatt Regency anchors the city's entertainment, convention, and hospitality corridor. The property is directly connected to Central Bank Center and Rupp Arena, hosting hundreds of concerts, sporting events, and conventions annually. Its central location provides easy walkability to premier dining, shopping, and hotels.



857 SF



\$35.00 PSF+  
MODIFIED GROSS



ZONED  
B-2B

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# 02: PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

### LOCATION

Directly across from Rupp Arena, this property offers a prime location in the lobby of the Hyatt Regency.

### PREMISES

857 SF of highly visible, easily-accessible retail space.

### HYATT REGENCY

This space benefits from direct access to hotel guests, convention attendees, and Rupp Arena visitors.

### USES

The space is ideal for a bourbon retail or tasting room concept, or similar.

401 W. HIGH STREET



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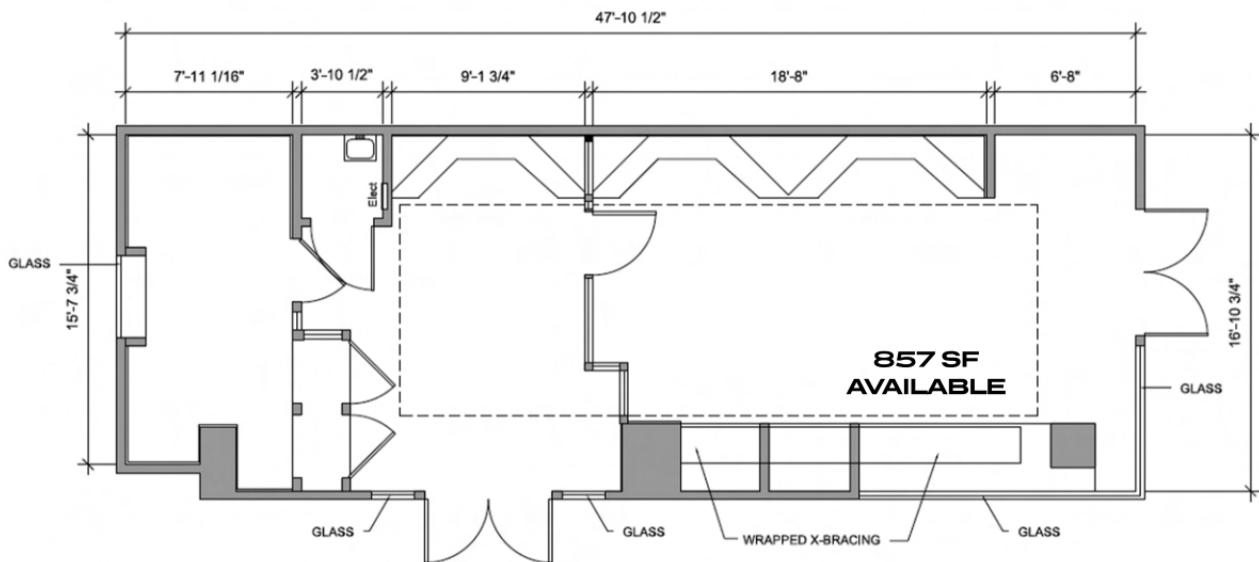
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# 02: PROPERTY OVERVIEW

FLOOR PLAN

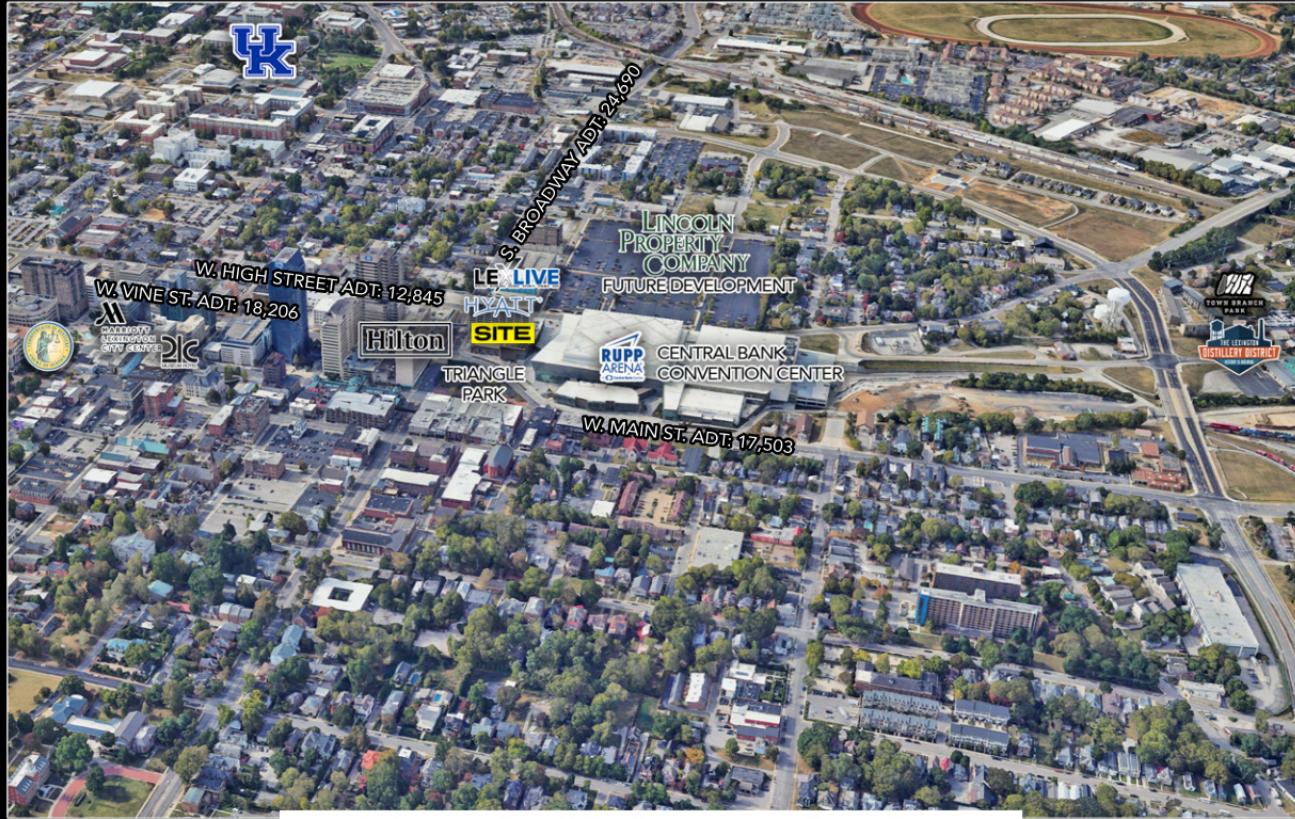
401 W. HIGH STREET



# 03: LOCATION INSIGHTS

AERIAL

401 W. HIGH STREET



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# 03: LOCATION INSIGHTS

401 W. HIGH STREET

AERIAL

**INTERSTATE 75/64**

3.30 MILES

**NEW CIRCLE RD.**

2 MILES

**BLUE GRASS  
AIRPORT**

5.6 MILES

**FAYETTE COUNTY  
COURTHOUSES**

0.5 MILE

**UNIVERSITY OF  
KENTUCKY**

APPX. 1 MILE



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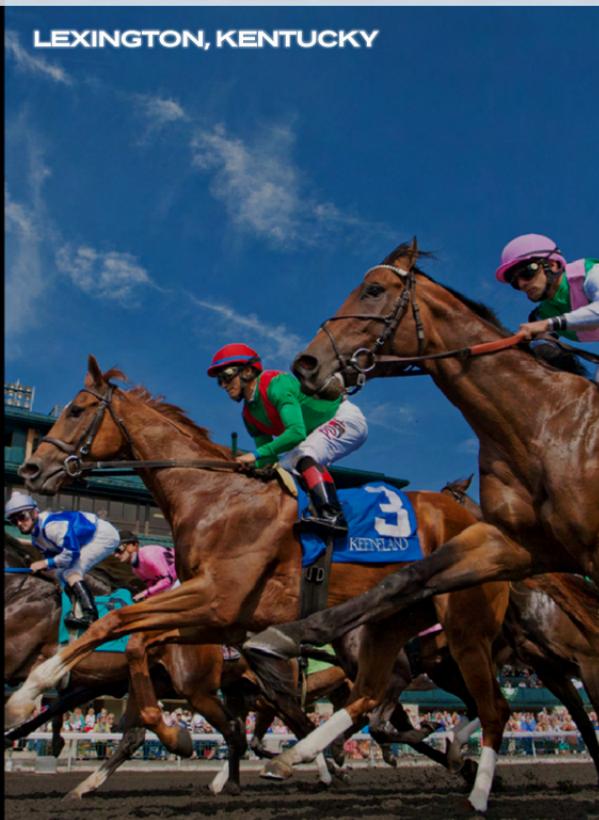
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# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



### 401 W. HIGH STREET

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-64 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.