

RETAIL SPACE FOR LEASE



125 Turner Commons Way
Lexington, KY 40508



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PROPERTY HIGHLIGHTS

AVAILABLE SF: **4,916**

LEASE RATE: **\$45.00 NNN**

- **Available Now:** Class-A retail space
- **Prime Location** in the heart of The Commons
- **Expansion Opportunity** for first and second floor
- **High Foot Traffic** in the Entertainment District
- **Walking Trails & Green Space** for enhanced amenities
- **Ample Parking** with evening security
- **Customizable Interiors**
- **Easy Highway Access** (I-75, I-64, New Circle Rd.)



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BUILDING SPECIFICATIONS

YEAR RENOVATED: 2021

CONSTRUCTION: Steel, Concrete, Brick, Glass

LIGHTING: Speciality and LED

CEILING HEIGHT: 17'

FLOOR TYPE: 6" Reinforced Slab

HVAC-HEATING/COOLING: Climate-Controlled

ZONING: PUD 3 - Mixed-Use

POWER: 200 amp, Single-Phase



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LOCATION DESCRIPTION

125 Turner Commons Way sits prominently at the heart of The Commons' vibrant entertainment district, offering an exceptional retail opportunity in West Lexington. This prime stand-alone space boasts incredible potential with an option to add a second floor. Perfectly suited for restaurant or entertainment use, the site provides businesses with unmatched exposure, drawing from the excitement and energy generated by nearby attractions such as a future entertainment venue, Pickleball Kingdom, RD1 Distillery, and lively plaza areas.



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SITE AERIAL



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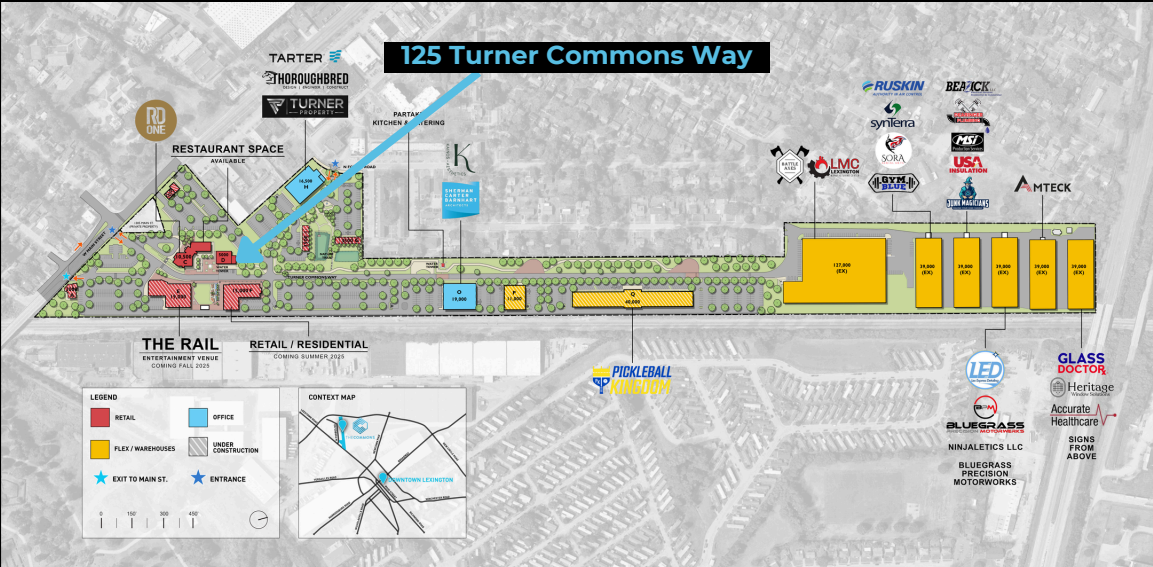
THE COMMONS ENTERTAINMENT DISTRICT RENDERING



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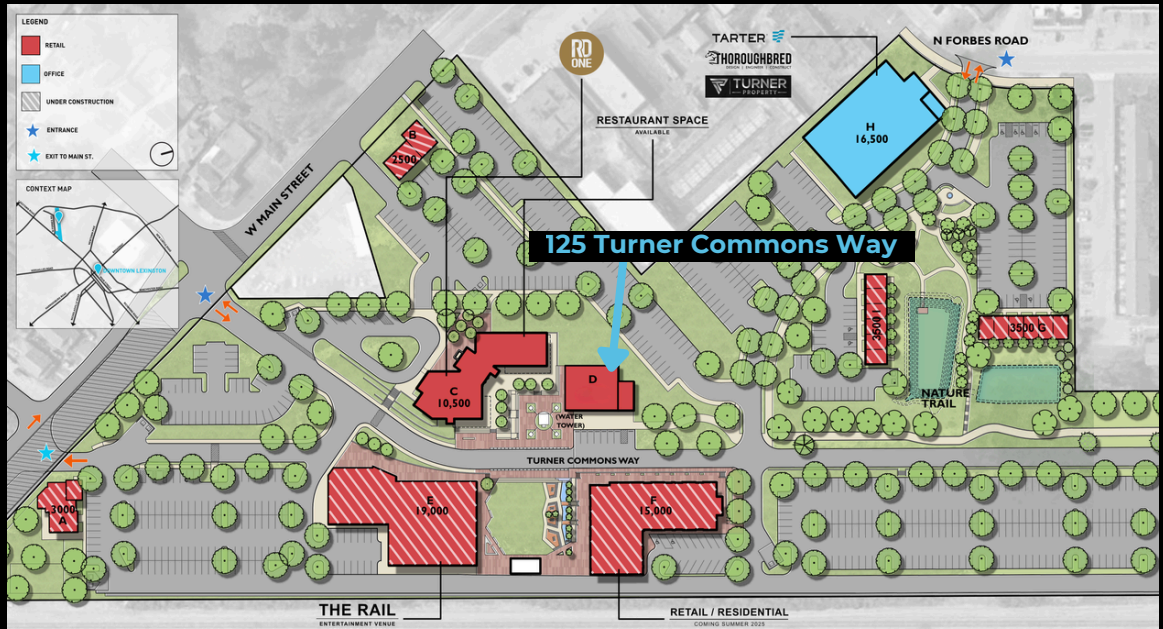
MASTER PLAN



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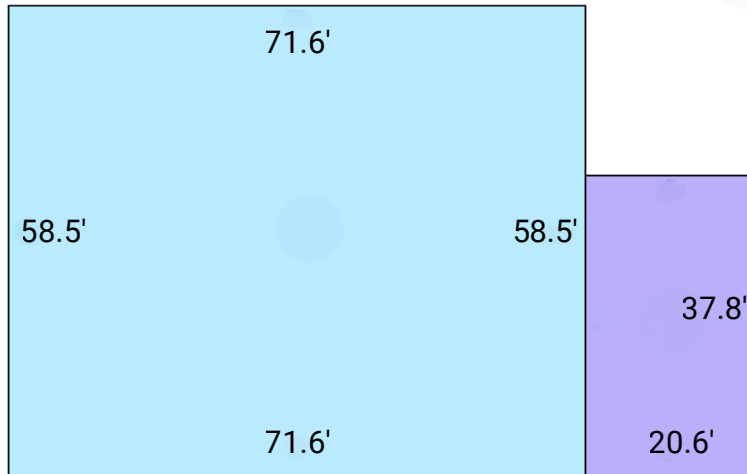


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FLOOR PLAN

125 TURNER COMMONS WAY
4,916 SF



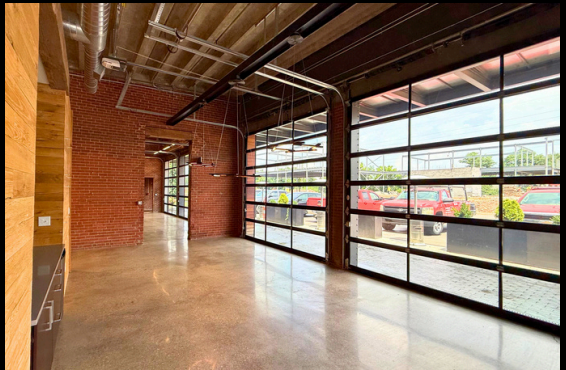
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CONCEPTUAL 2ND FLOOR ADDITION



CONCEPTUAL 2ND FLOOR RENDERING

