



# High End Mixed Use Property in Chevy Chase



**451 SOUTH ASHLAND AVENUE  
LEXINGTON, KY 40502**

## PROPERTY SUMMARY

### HIGH END MIXED USE PROPERTY IN CHEVY CHASE

451 SOUTH ASHLAND AVENUE  
LEXINGTON, KY 40502

#### OFFERING SUMMARY

SALE PRICE:	\$975,000
BUILDING SIZE:	2,622 SF
LOT SIZE:	0.161 Acres
PRICE / SF:	\$371.85

## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present a **one-of-a-kind 2,622 SF mixed use property** in the heart of Lexington's historic Chevy Chase business district.

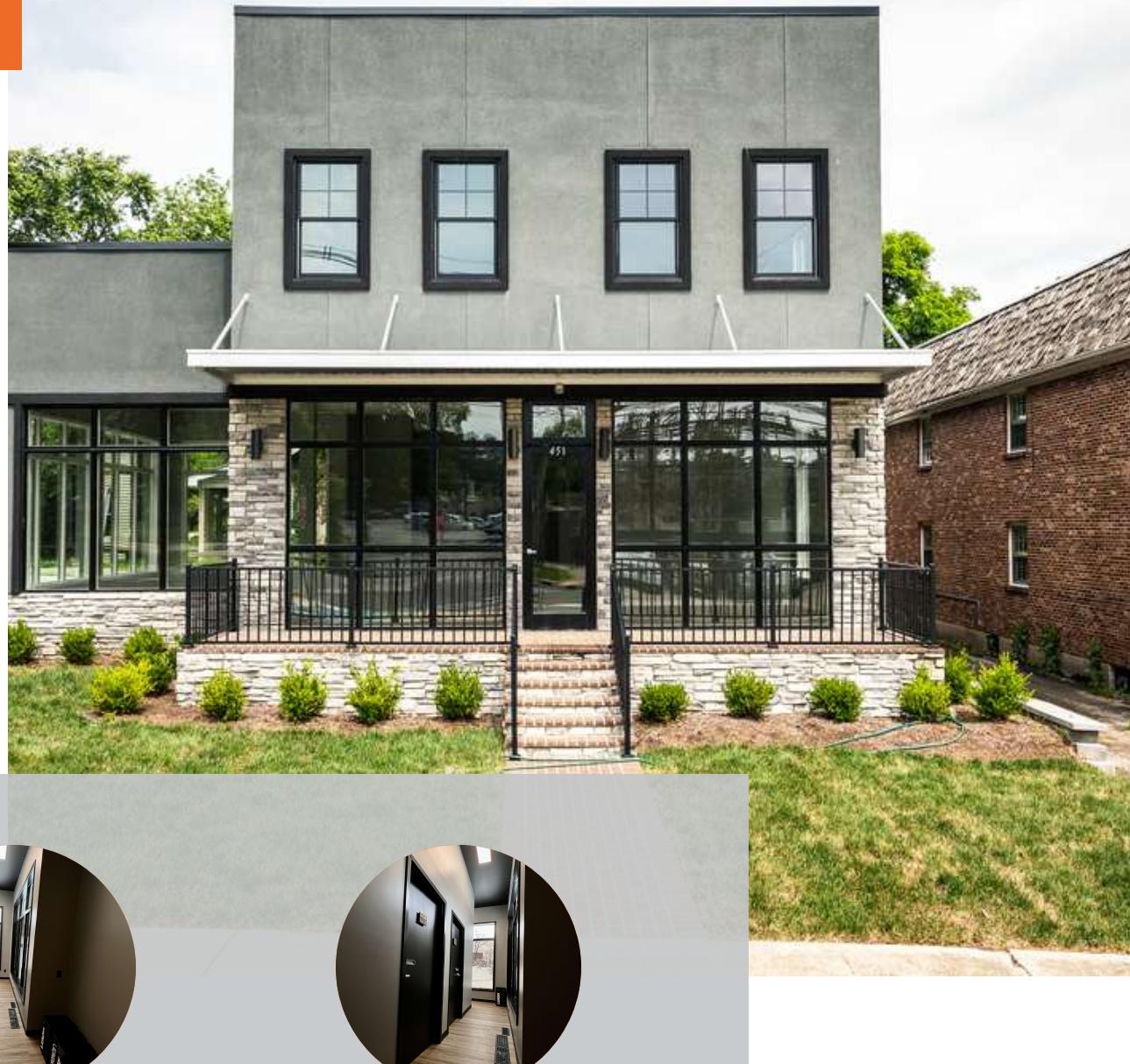
This turnkey opportunity provides your business/office a visible corner lot with **high-end modern finishes**. Behind the massive windows overlooking the neighborhoods and business district, you'll find a private office, restroom, temperature-controlled garage, and a sunlit showroom and retail space that walks out onto a porch. The street level space has a **private parking lot** and is accessed by front and side door.

Upstairs you'll find a **913 SF residence** or investment unit perfect for living, renting, or Airbnb. Spacious rooms and great view, with new appliances. Owner-occupant can live above their business or rent to create an income stream above their business. Based on zoning, whole property can be used as business/retail if need be.

Please contact Justin Ryder at 859-447-3285 to set up a private tour.

## PROPERTY HIGHLIGHTS

- 1,355 SF is storefront / showroom / office; 354 SF is a fully climate-controlled garage / storage with utility sink and high ceilings for ample storage; totaling 1,709 SF on street level
- Space includes private office, walk-out porch, restroom and garage
- Floor to ceiling windows provide plenty of natural light overlooking Lexington's historic Chevy Chase
- 913 SF upstairs is rentable 3-bedroom apartment with modern finishes and new appliances. Perfect for young professionals, Airbnb, or VRBO
- Building provides highly visible signage opportunities
- Prime location centered around high-end restaurants and local boutique shopping
- Located minutes from Lexington's downtown, and only 0.5 miles from the University of Kentucky's Campus



**Zoned B-1**



**\$975,000**



**2,622 Total SF**



**CHEVY CHASE  
RETAIL / OFFICE  
FOR SALE**

451 S ASHLAND AVE  
Lexington, KY 40502

INCLUDES ON  
SITE PARKING

University of  
Kentucky

Kroger

The Square  
Italy RUPP ARENA  
Central Bank Center  
LEXINGTON

IDSVN  
STOVE COMMERCIAL REAL ESTATE

Euclid Ave | 7,786 VPD

E High St | 10,908 VPD

HANDCRAFTED  
SINCE 1870  
Graeter's  
ICE CREAM

LIQUOR BARN

SAGE  
RABBIT

The  
Obstinate  
Sons

drybar

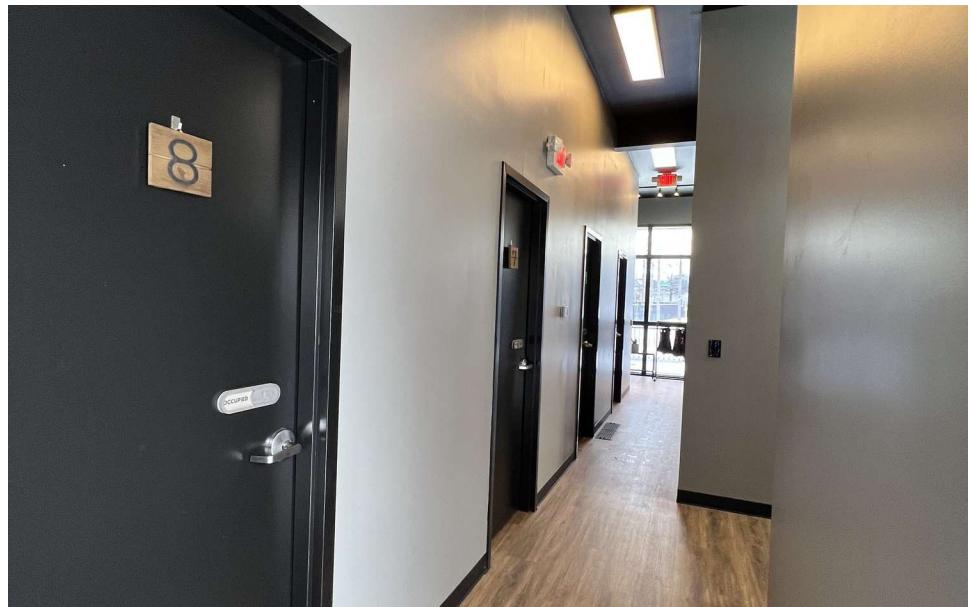
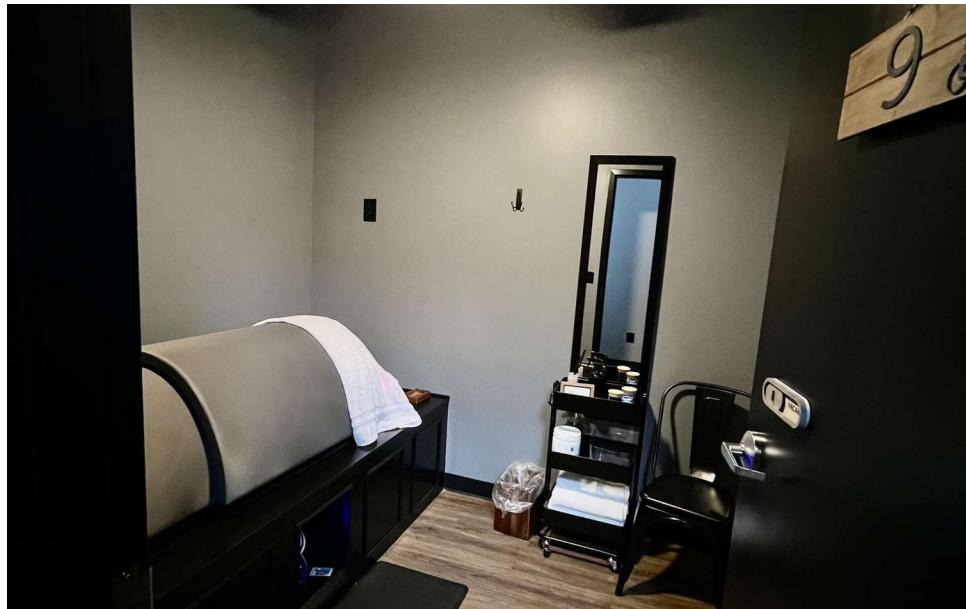
Josie's  
James C. Boutique

Puccini's

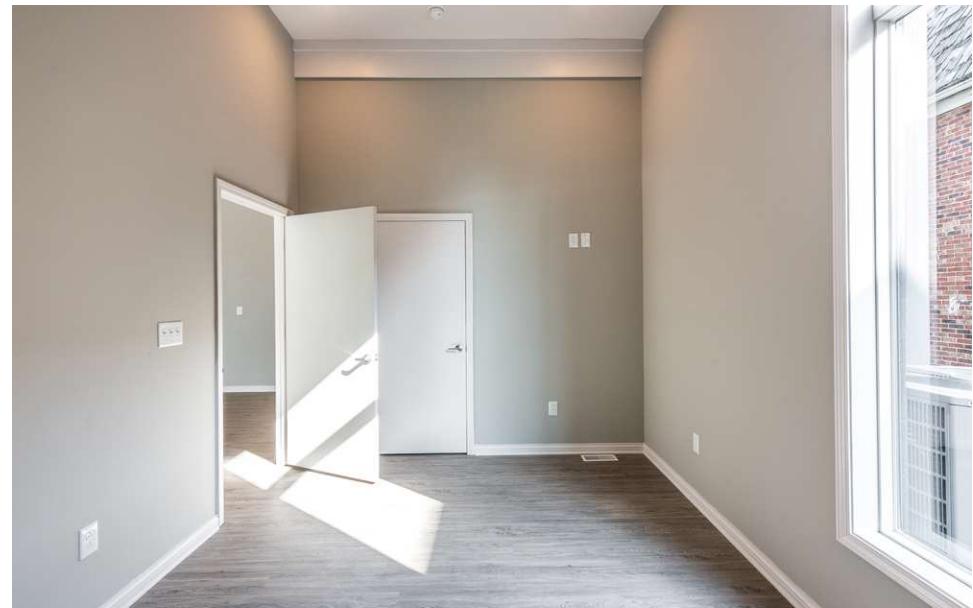
CHARLIE BROWN'S



## CURRENT FIT UP; INFRARED SAUNA



## AS BUILT PHOTOS



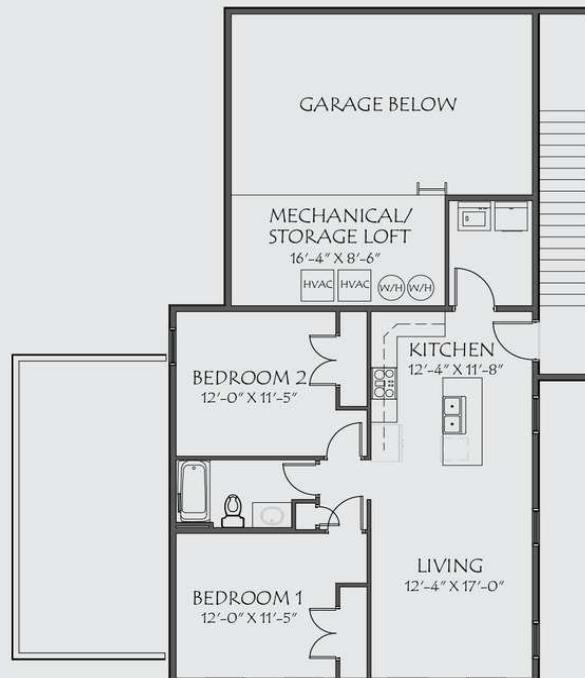
# ASHLAND COMMONS

## LEXINGTON, KY.

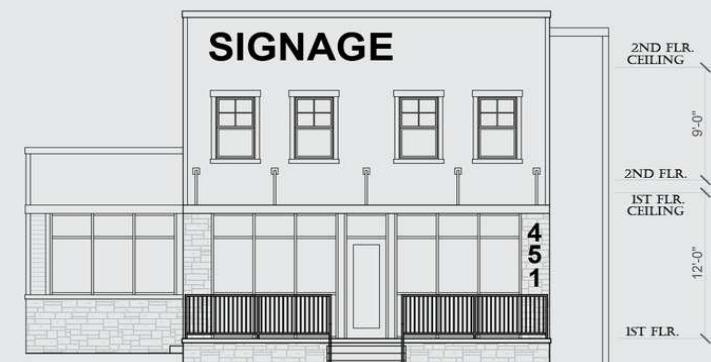
2,622 SQ. FT. TOTAL G.L.A.



GROUND FLOOR PLAN  
1,709 LEASEABLE SQ. FT.



UPPER FLOOR PLAN  
913 LEASEABLE SQ. FT.



ASHLAND AVENUE ELEVATION

NOTE: LEASEABLE AREAS ARE CALCULATED PER  
BOMA (BUILDING OWNERS & MANAGERS  
ASSOCIATION) STANDARD METHODS OF  
MEASUREMENTS FOR GROSS LEASEABLE AREA (GLA).



### JUSTIN RYDER, CCIM

Advisor

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Direct: **859.306.0617** | Cell: **859.447.3285**

### PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

**SVN | Stone Commercial Real Estate**

270 S. Limestone  
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859.264.0888



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.