

PRICE REDUCED - For Sale

135 W Main St

11,500 SF | \$2,550,000



Prime Lexington Location

135 West Main Street
Lexington, Kentucky 40507

Property Highlights

- Located right in the heart of downtown Lexington across from the new City Center development and adjacent to the 21c Museum Hotel
- Completely Renovated - unique opportunity to step into a completely renovated building and first floor restaurant/bar space
- 425 Hotel Rooms within 1 block - Marriott Hotel, Marriott Residence Inn and 21C Museum Hotel

Property Description

NAI Isaac is pleased to present this opportunity to purchase a completely renovated Main Street mixed-use restaurant and office building in the heart of downtown Lexington. The first floor restaurant and bar space currently occupied by West Main Crafting Co. can be occupied by the purchaser to either take over operations or bring in a new concept. West Main Crafting Co. would also consider continued operation in the space, if desired. The current owner substantially renovated the first floor upon acquiring the building in 2017. A few of the major renovations include: a full restaurant kitchen and bar build out and installation of structural steel allowing the first floor plan to be opened up. The 2nd and 3rd floors are occupied by a wealth management company and have also recently been renovated to a modern

OFFERING SUMMARY

Sale Price	\$2,550,000
Building Size	11,500 SF
Floor Size	3,833 SF
Floors	3 & Basement
Frontage	29.5'
Restaurant Seats	+/- 82
Lot Size	4,356 SF
Zoning	B-2B
Renovated	2017

For more information

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135 W Main Street

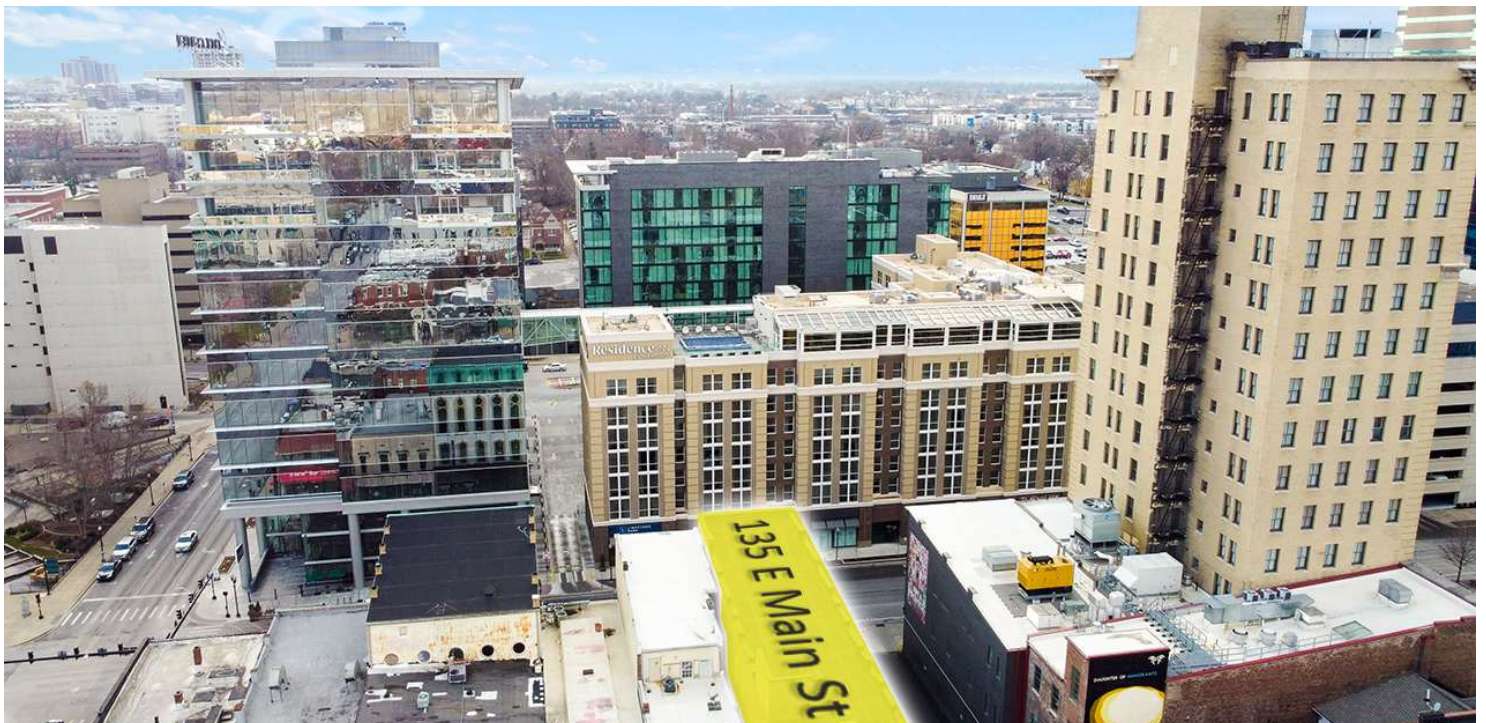
Building Photos

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135 W Main Street

Aerial Photos

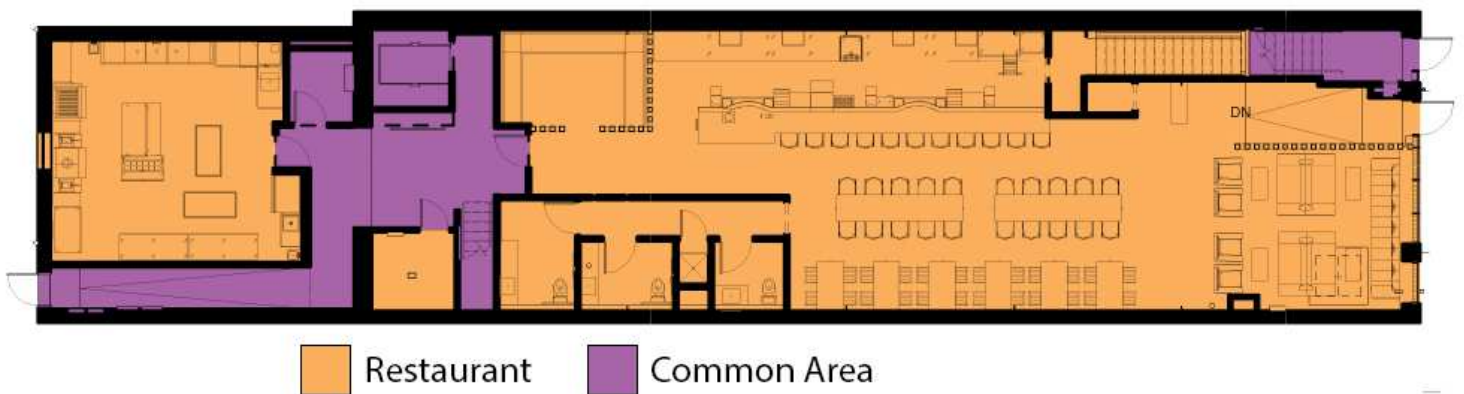


135 W Main Street

First Floor

West Main Crafting Co.

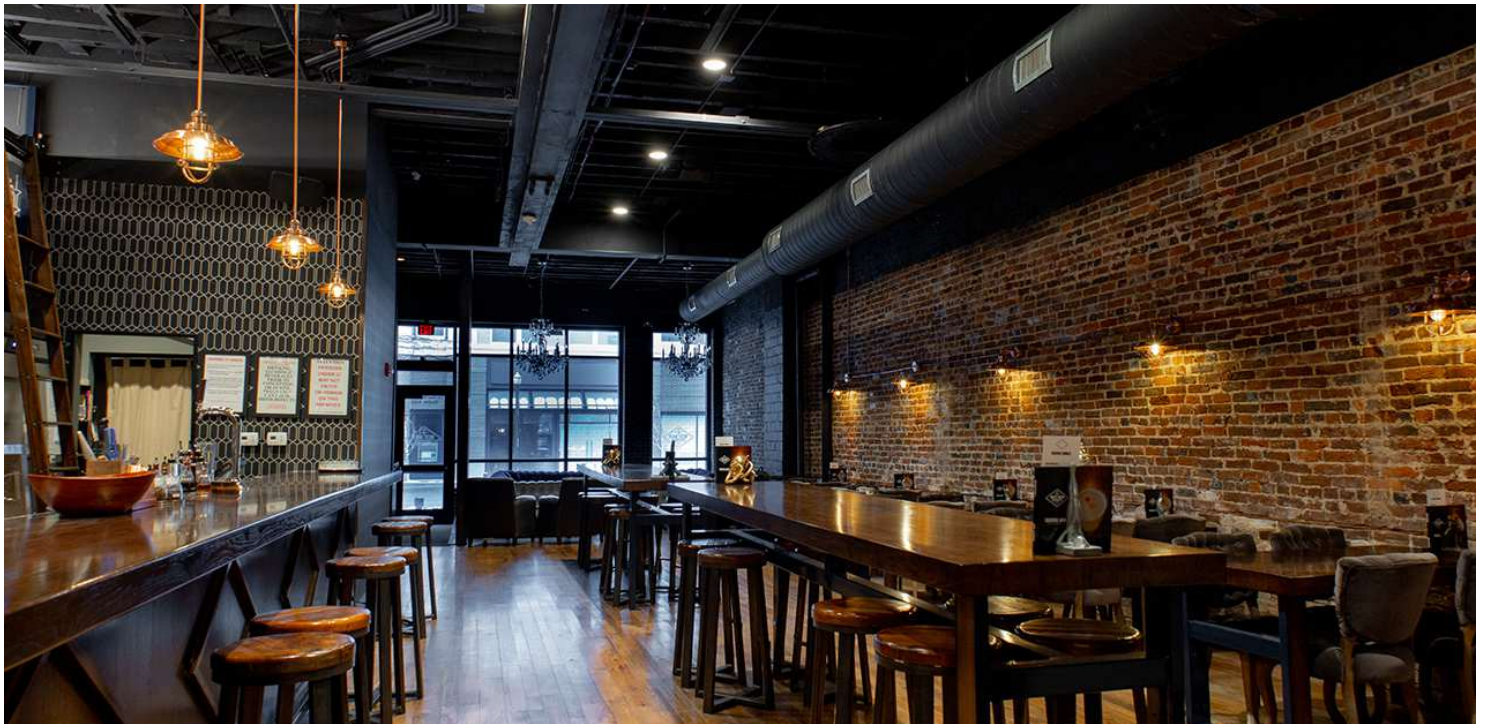
- West Main Crafting Co. is currently open and operating in this completely renovated restaurant/bar space. They also occupy the rear of the second and third floors for office space and additional back of house storage.
- New Building Ownership could take over operations, bring in a new concept or discuss a leaseback scenario for a period of time.
- The current owner substantially renovated the first floor upon acquiring the building in 2017.
- A few of the major renovations include: a full restaurant kitchen and bar build out, installation of structural steel allowing the floor plan to be opened up, installation of an elevator, digging out of a partial basement space, addition of 3 restrooms and a complete update of the fixtures and finishes.
- West Main Crafting Co is a nineteenth century-inspired craft cocktail bar specializing in authentic drinks and the stories behind them. Their kitchen specializes in locally sourced, responsibly-raised and -cultivated foods that show off the proteins and seasonal produce of Kentucky.



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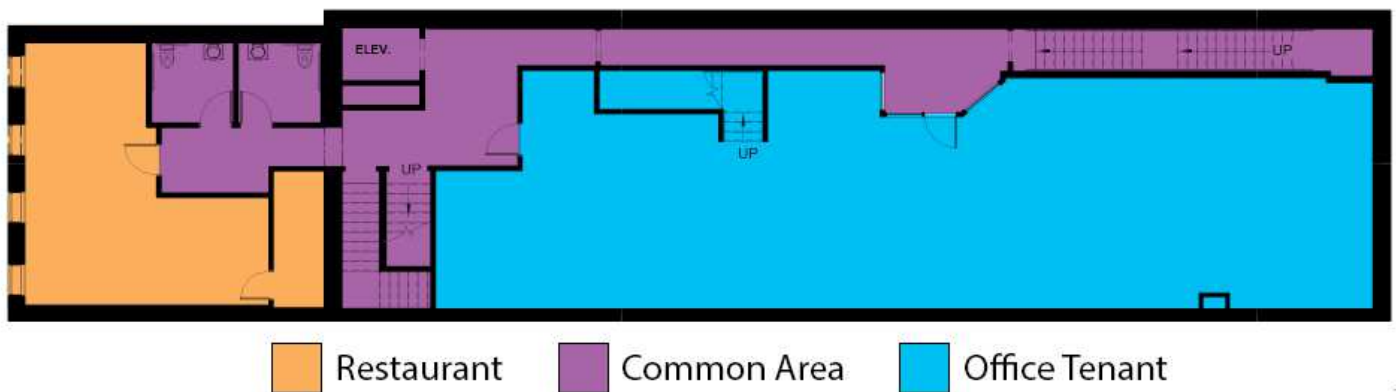
First Floor

West Main Crafting Co.



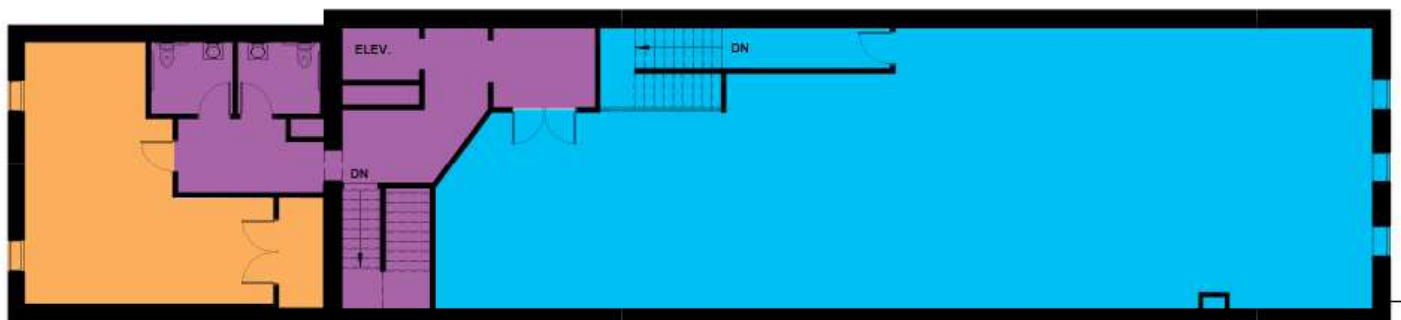
135 W Main Street


Second Floor



135 W Main Street

Third Floor



 Restaurant  Common Area  Office Tenant

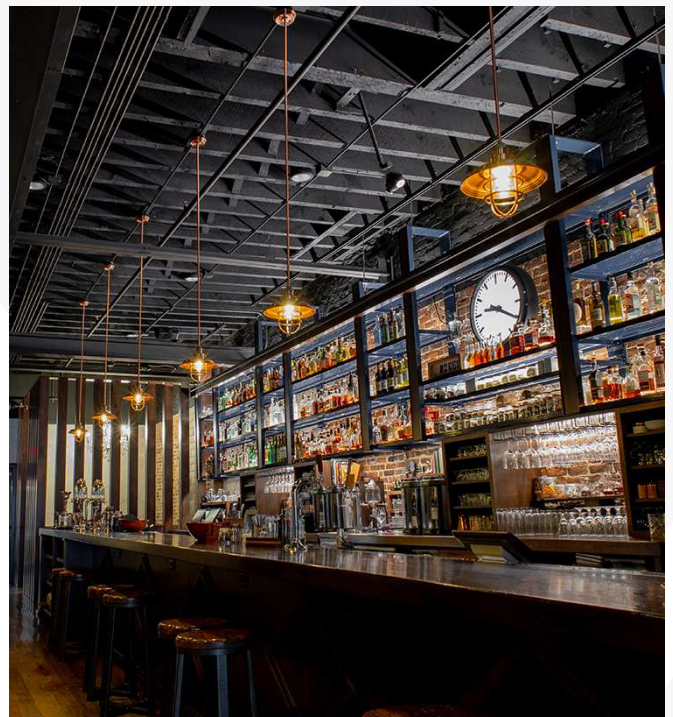
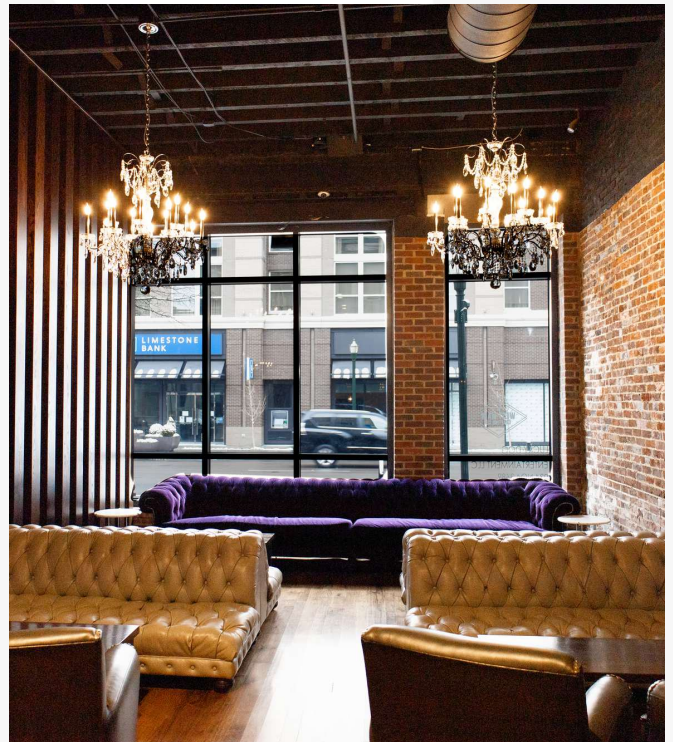
135 W Main St

Building Specs

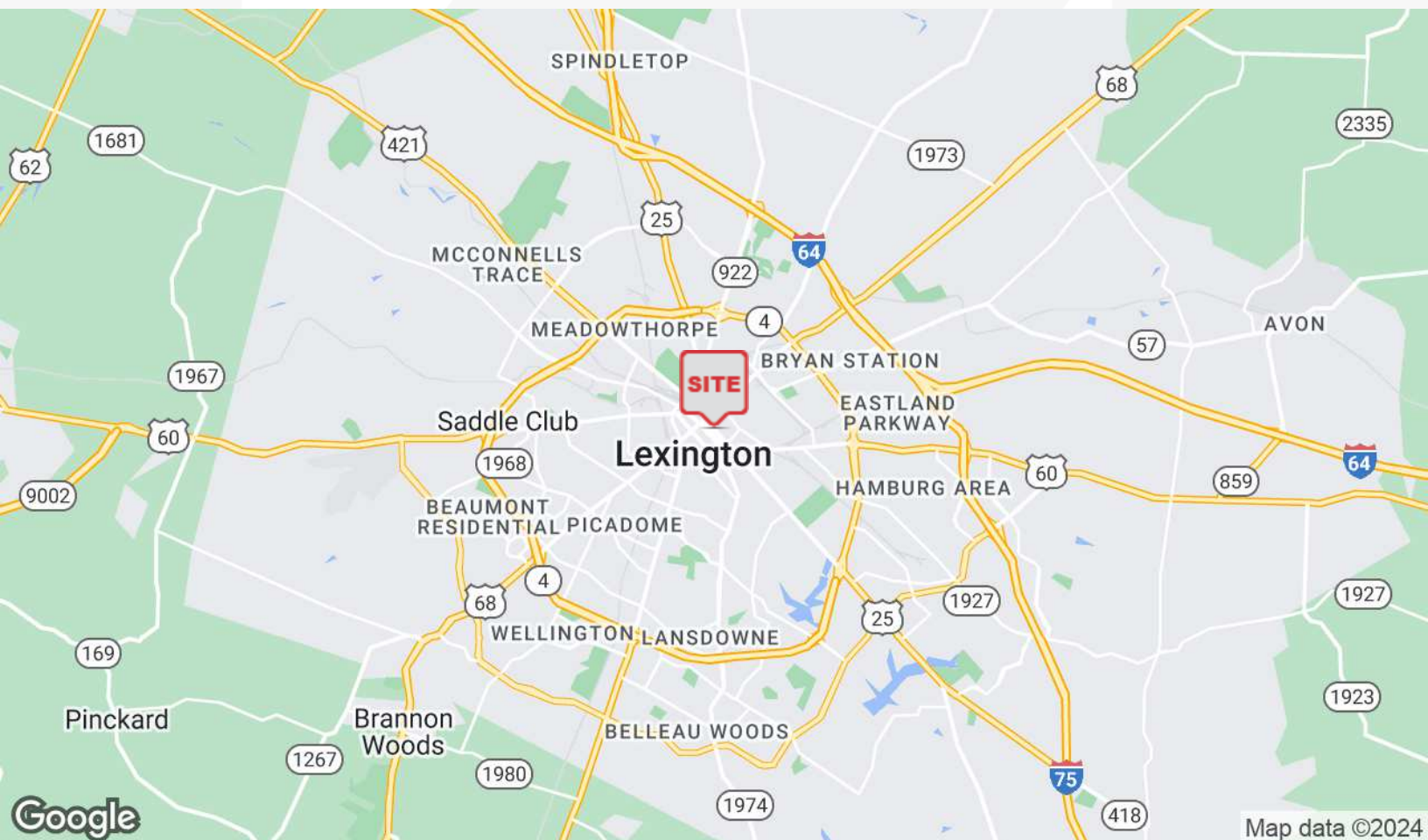
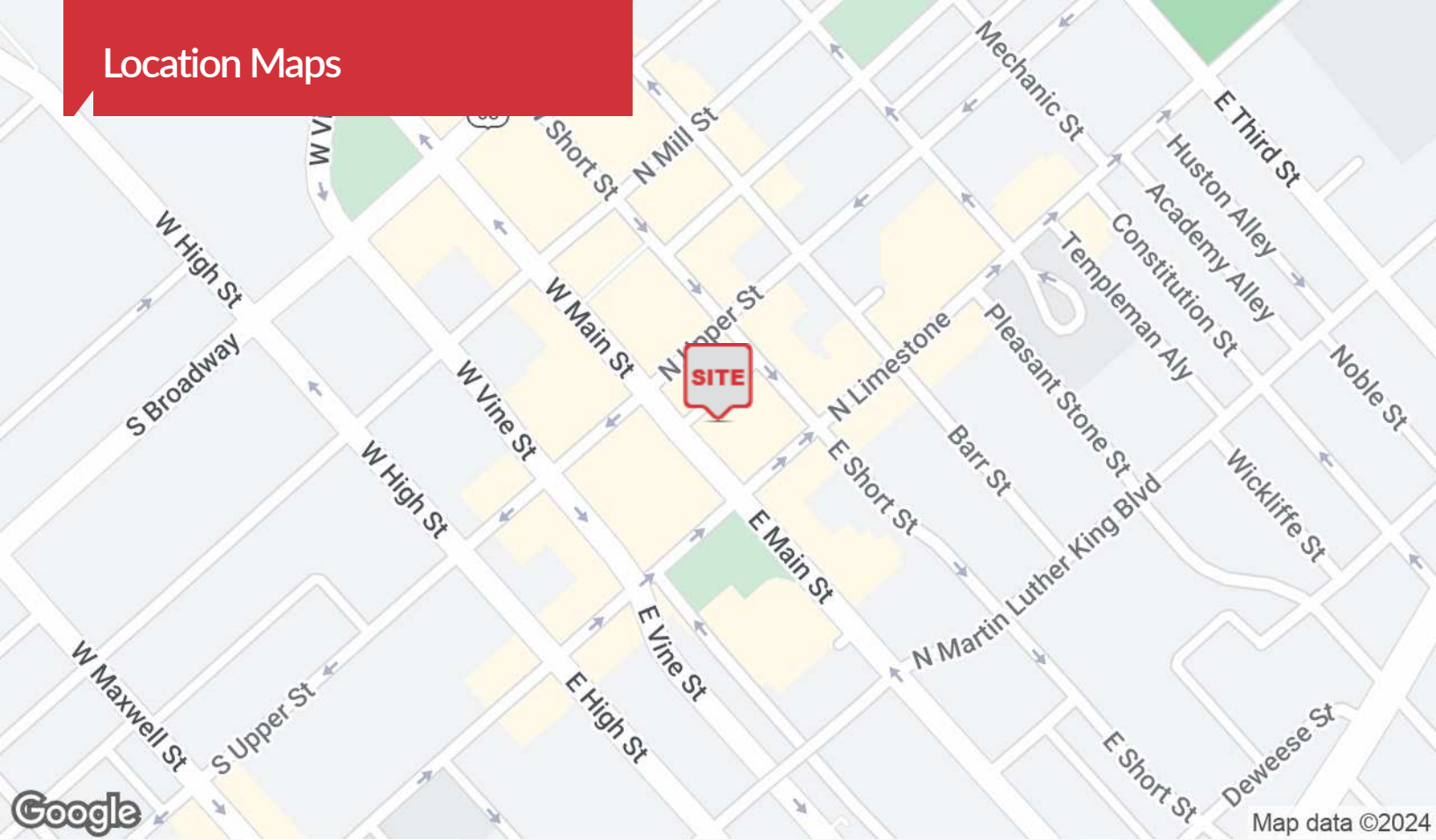
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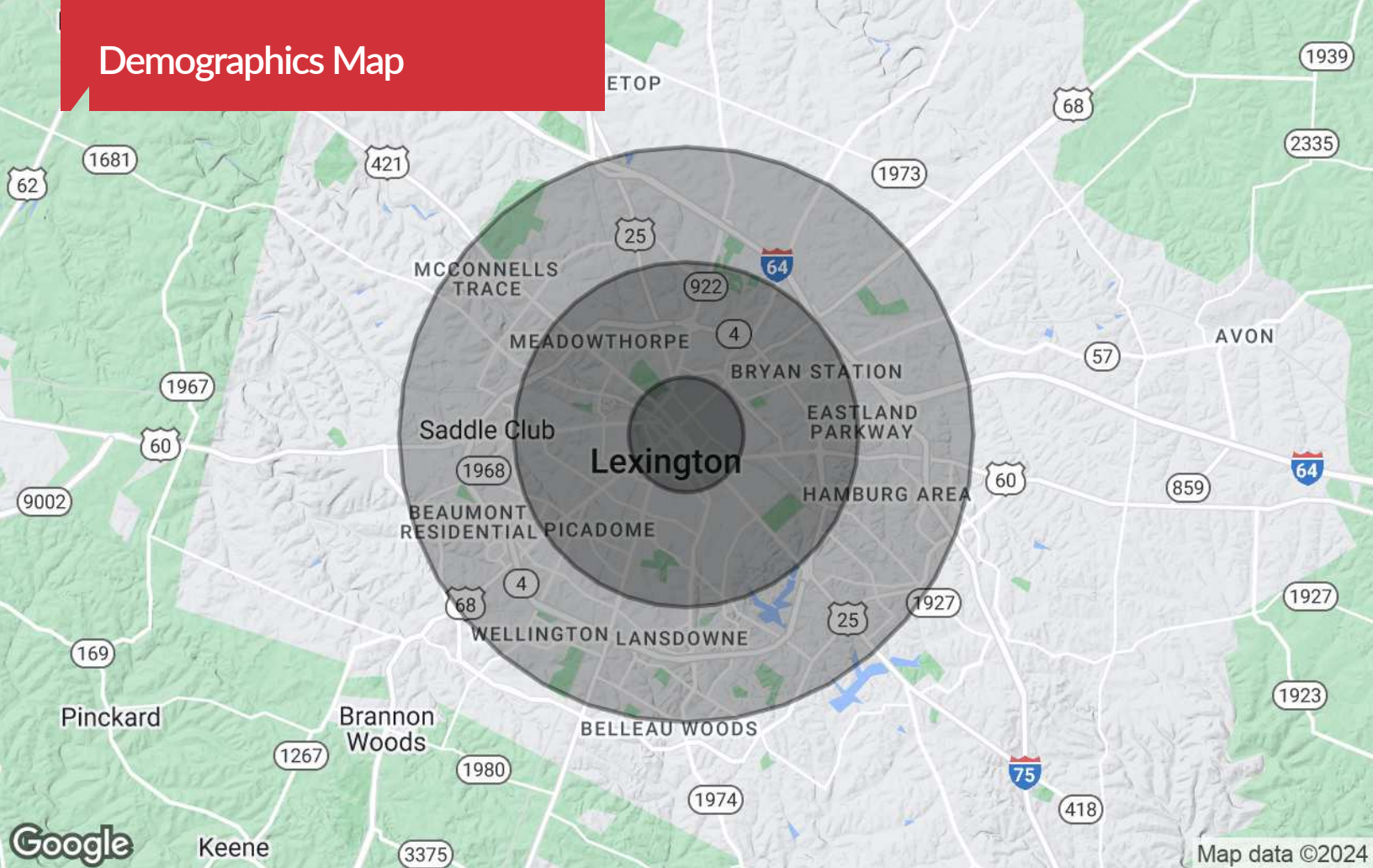
- BUILDING SIZE: 11,500 + Basement
- FLOORS: 3 + Basement
- FLOOR SIZE: 3,833 sf
- BASEMENT SIZE: 1,237 sf
- LOT SIZE: 4,356 sf
- ROOF: EPDM, good condition, well sloped
- HVAC: Combination of Package Units with Rooftop Condensers; Mini split systems in the rear rooms of the 2nd and 3rd floors
- ELEVATOR: Yes, common passenger elevator
- UTILITIES: Electric - First Floor has a separate meter and Second & Third floors have a separate meter; Water - Common Meter; Gas - Common Meter
- RENOVATED: 2014 and 2017
- KITCHEN: Detailed plans available upon request
- BAR: Detailed plans available upon request
- ZONING: B-2B - Downtown Center Business
- FRONTAGE: 29.5'
- PARCEL NUMBER: 12965400



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	18,718	104,448	235,617
MEDIAN AGE	29.4	33.4	34.5
MEDIAN AGE (MALE)	28.6	32.5	33.4
MEDIAN AGE (FEMALE)	30.9	34.5	35.8

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	8,612	44,471	102,702
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$37,227	\$50,766	\$54,912
AVERAGE HOUSE VALUE	\$210,497	\$234,201	\$211,173

* Demographic data derived from 2020 ACS - US Census