



Turn-Key Restaurant/Brewery Space At The Lex

561 South Broadway
Lexington, Kentucky 40508

Property Highlights

- Rare opportunity
- 2,678 SF turn-key restaurant/brewery space for sublease
- Front exterior patio area available
- Existing lease expires 8/31/2031
- Buildout was completed in 2022
- All furniture, fixtures and equipment available for purchase
- The Lex features +/-23,742 SF first floor retail space and 266 recently renovated apartments & townhomes (668 bedrooms-marketed separately by Landlord)
- Traffic count of +/-41,607 VPD on South Broadway
- 128 retail parking spaces (96 surface lot & 32 garage spaces)
- Pedestrian connectivity to both UK Campus and the Lexington CBD
- An estimate of \$3.50 SF for NNN expenses is included in the rental rate

Space

Rate

Size

For More Information

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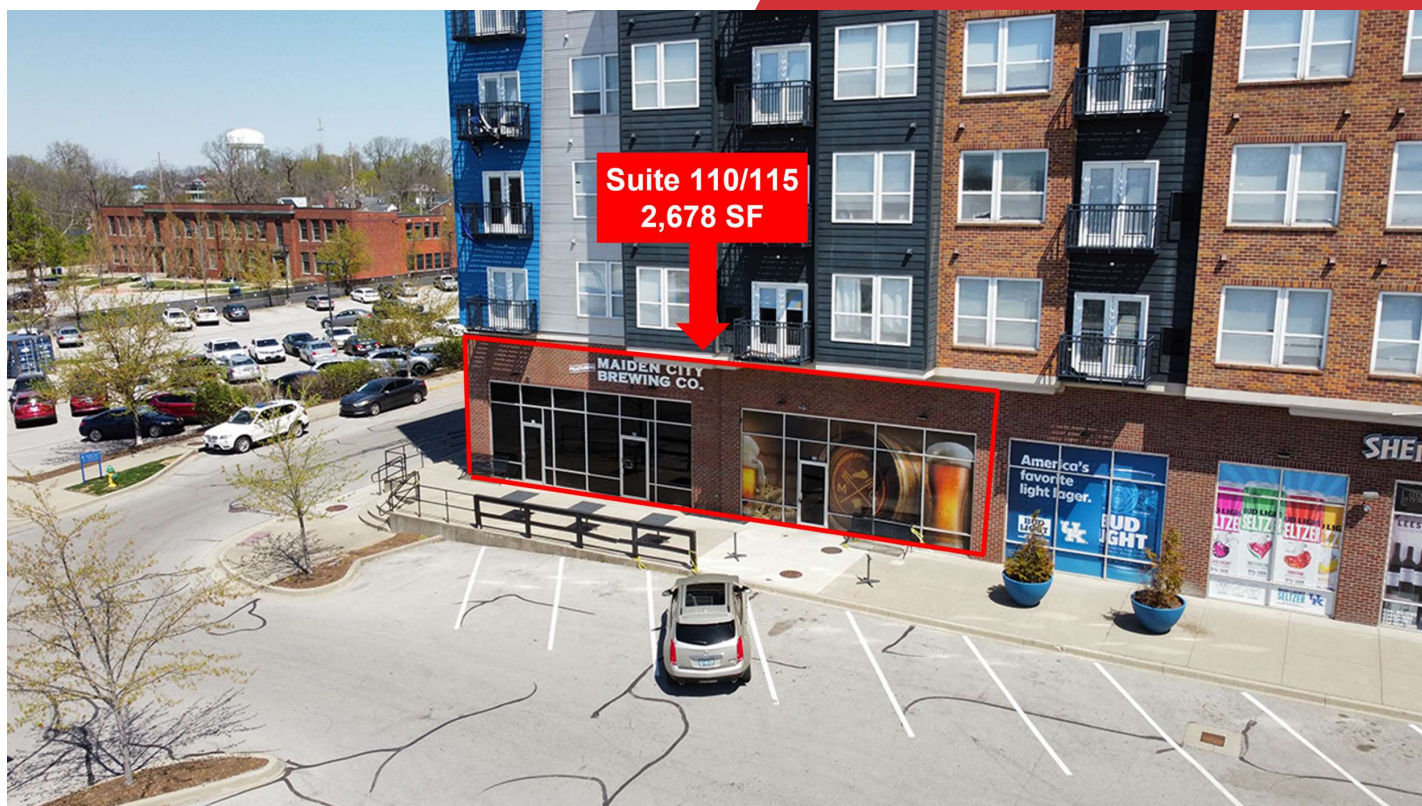
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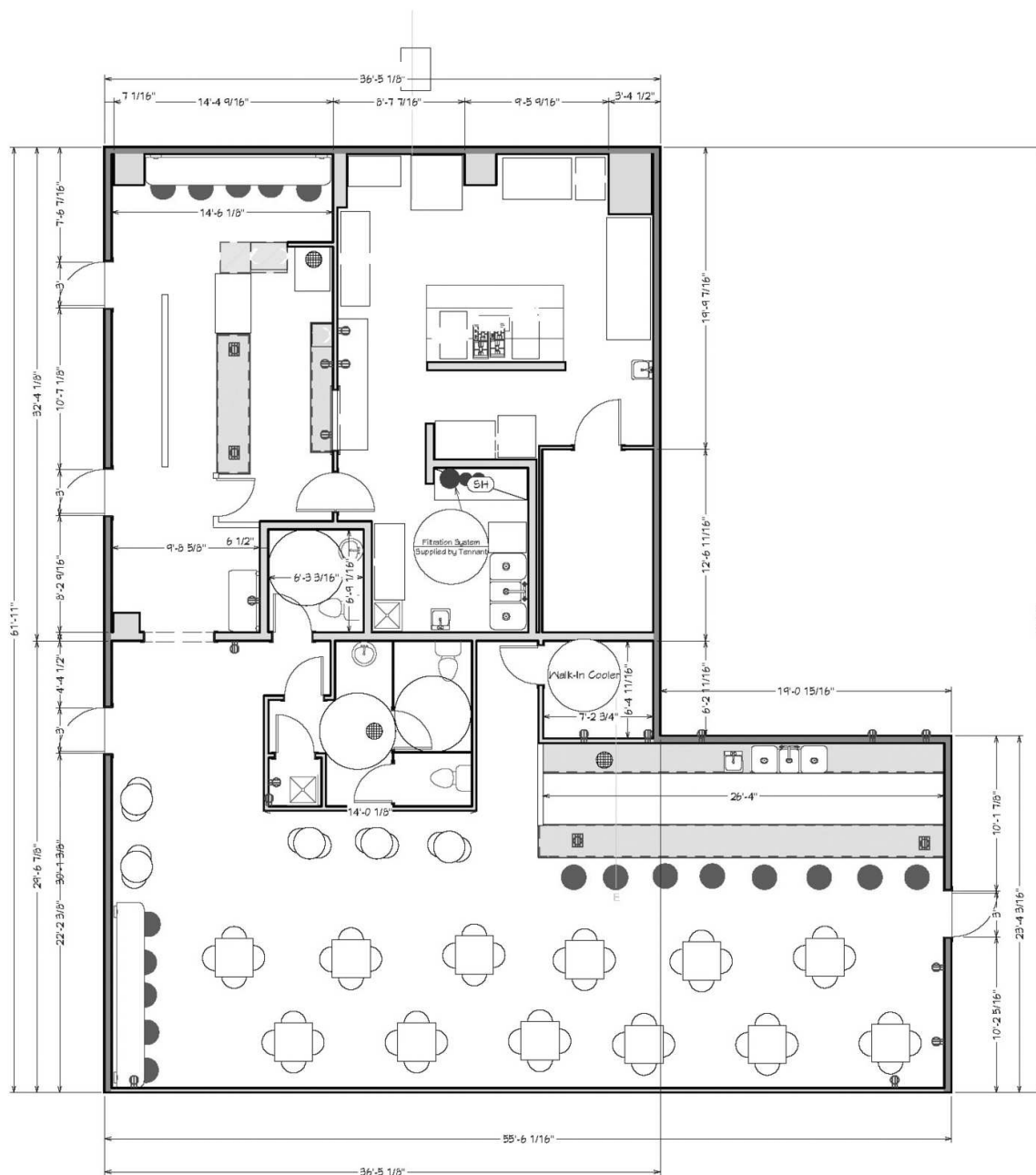




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For Sublease

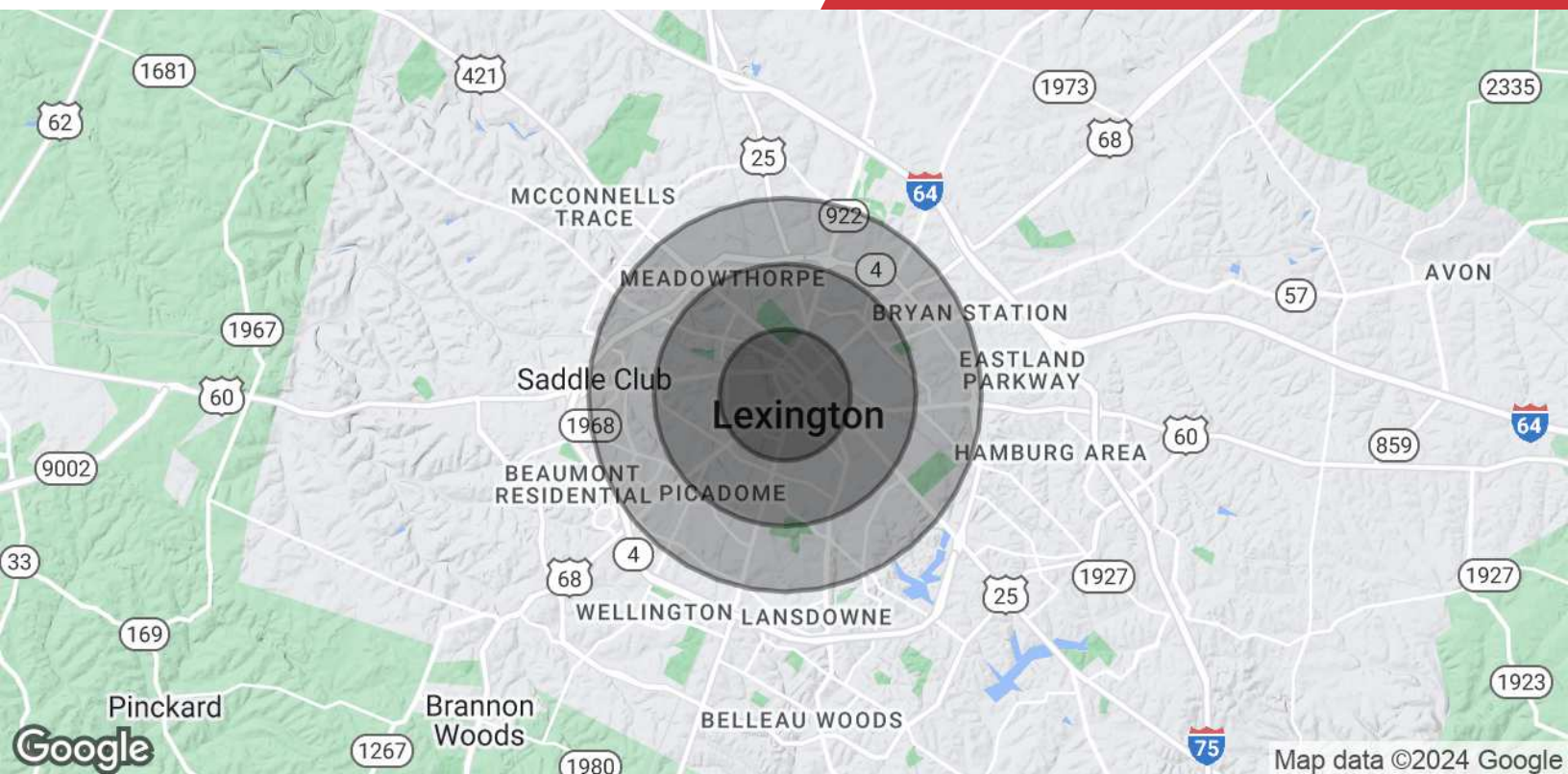
| Negotiable

Turn-key Restaurant Space



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Population	1 Mile	2 Miles	3 Miles
Total Population	20,967	62,820	111,812
Average Age	26.8	31.4	34.3
Average Age (Male)	26.9	30.7	33.2
Average Age (Female)	26.9	32.2	35.9
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	8,893	28,777	50,880
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$38,345	\$52,122	\$61,234
Average House Value	\$119,324	\$166,010	\$180,397

* Demographic data derived from 2022