

RETAIL SPACE FOR LEASE



120 Turner Commons Way
Lexington, KY 40508



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PROPERTY DESCRIPTION

The Commons presents an exceptional opportunity to join Lexington's newest mixed-use development. This soon-to-be-constructed building offers premium retail spaces ranging from intimate boutique retail suites of 1,475 SF to expansive hospitality destinations of 6,318 SF. This building features modern architectural design with flexible floor plans to accommodate various retail concepts. Select suites offer private patio spaces, providing excellent opportunities for outdoor retail experiences. The property's elevator service and thoughtfully designed common areas ensure superior accessibility and customer comfort.



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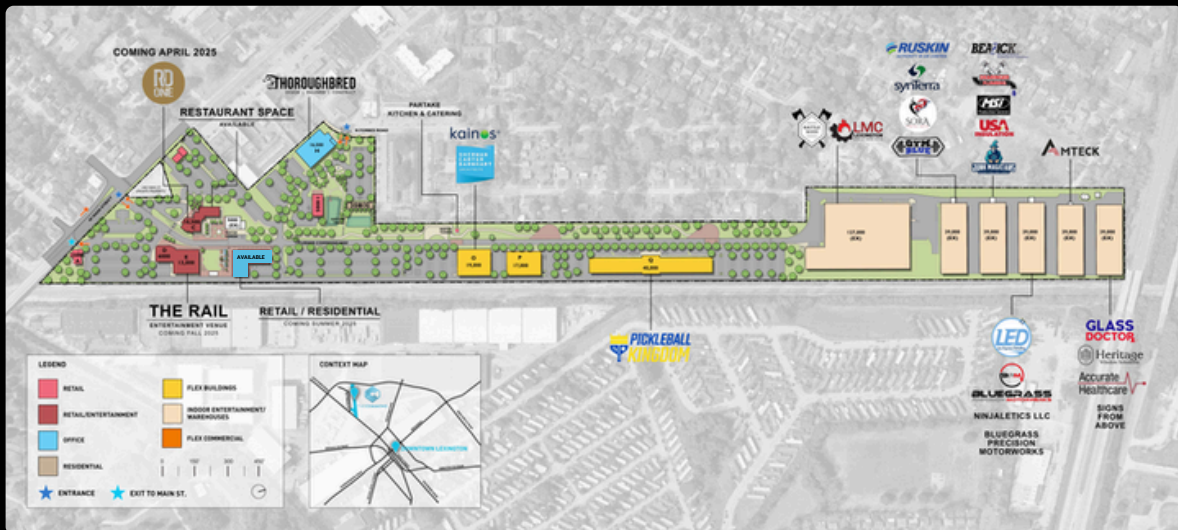
LOCATION AERIAL



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THE COMMONS MASTER PLAN



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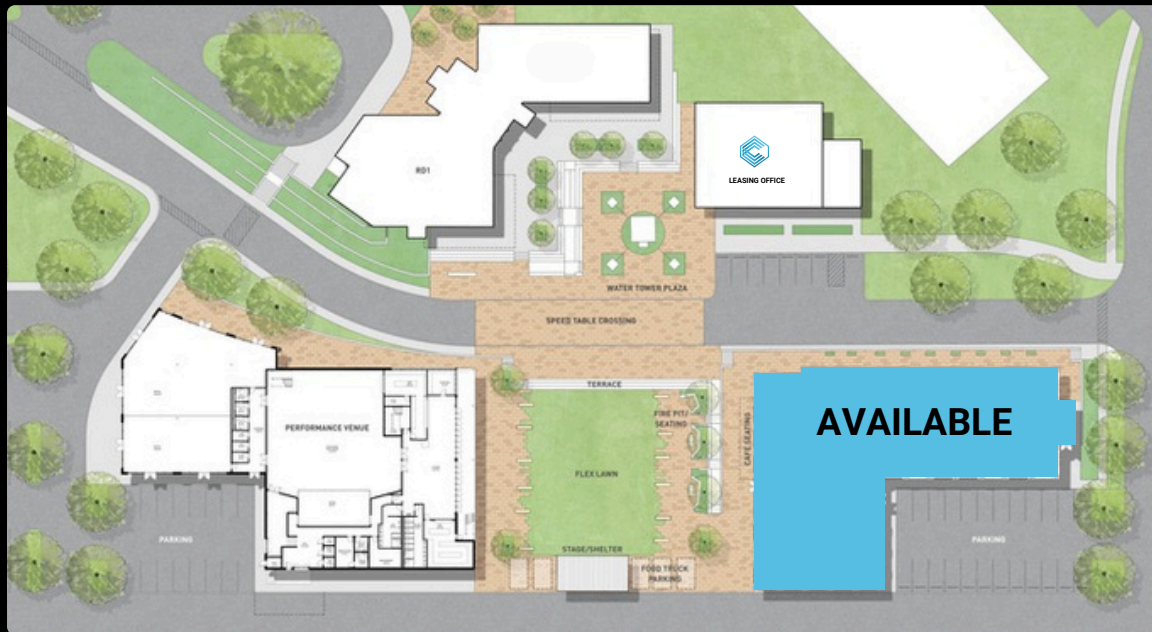
THE ENTERTAINMENT DISTRICT



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THE ENTERTAINMENT DISTRICT



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PROPERTY HIGHLIGHTS

AVAILABLE SPACE: **±1,500 SF to ±15,000 SF**

RENTAL RATE: **\$43.00 NNN**

- New construction - **COMING FALL 2026**
- Prime location in The Commons, a premier mixed-use development.
- Class-A retail building.
- Customizable floor plan.
- Multiple suite options available.
- Walking trails and abundant green space.
- Convenient surface parking and evening security patrol.
- Short-term luxury rental included on 2nd floor.



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TOTAL BUILDING DETAILS

CONSTRUCTION: **New**

FLOOR TYPE: **Concrete Slab**

SPRINKLER SYSTEM: **Wet**

ZONING: **PUD-3 - Mixed-Use**

PARKING: **Surface Parking Available**

SECURITY: **Evening Security Patrol**

BUILDING HOURS: **24-7**

SIGNAGE: **Negotiable**

STORIES: **2**

- ELEVATOR SERVICE
- PATIO AVAILABILITY FOR SELECT UNITS
- ADJACENT TO COMMON PLAZA



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EXTERIOR



INTERIOR RETAIL (1ST FLOOR)



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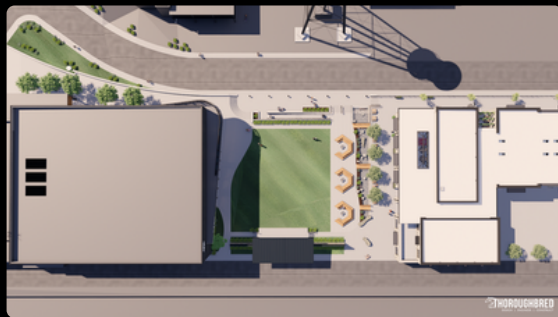
RESTAURANT INTERIOR



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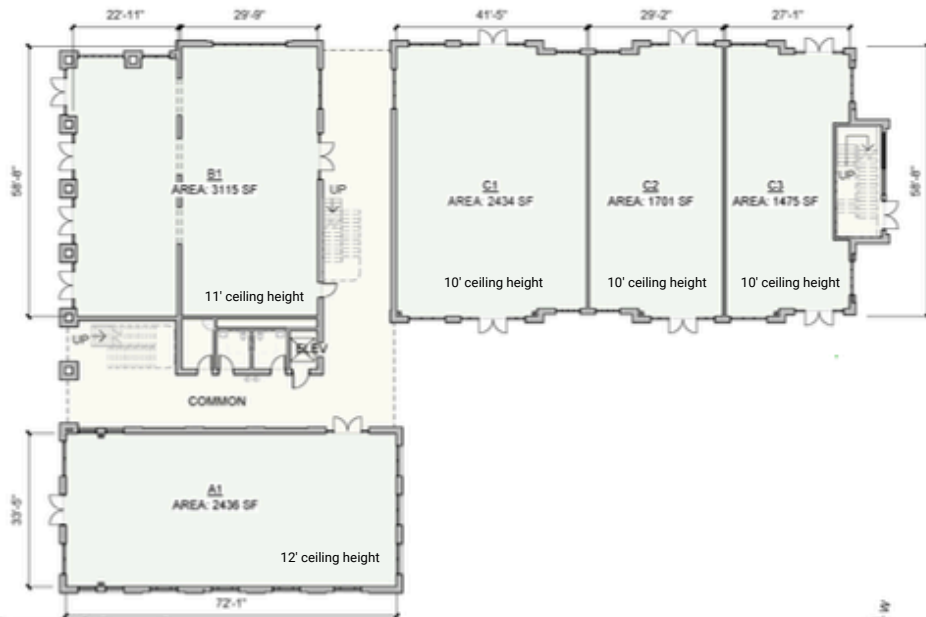
COMMON PLAZA



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LEVEL 1 FLOOR PLAN



Level 1 Leasing

1" = 20'-0"



LEVEL 2 FLOOR PLAN



SUITE A1

INTERIOR BUILDING: **2,436 SF**

INTERIOR RETAIL RATE: **\$43/PSF**



SUITE A2

INTERIOR BUILDING: **1,973 SF**

INTERIOR RETAIL RATE: **\$43/PSF**



SUITE B1

B1 INTERIOR BUILDING: **3,115 SF**

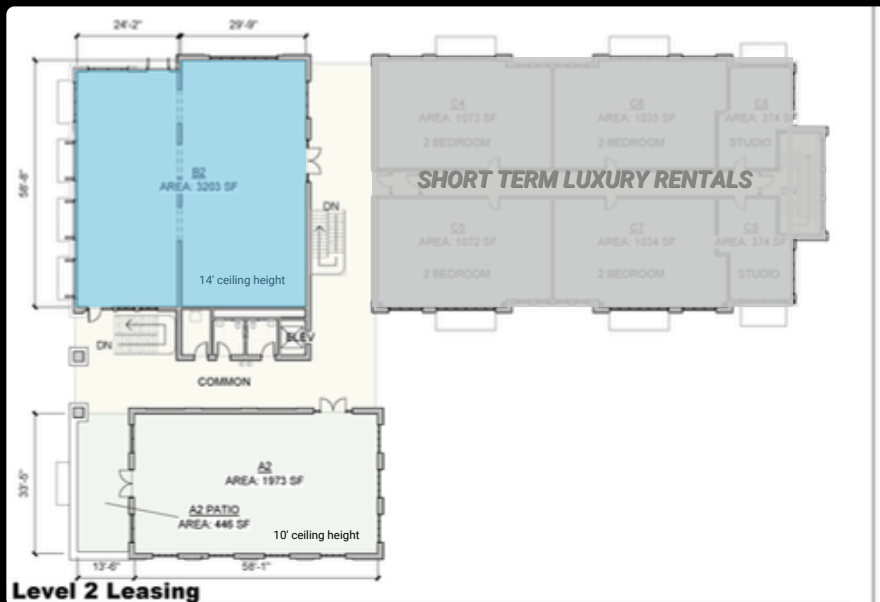
INTERIOR RETAIL RATE: **\$43/PSF**



SUITE B2

B2 INTERIOR BUILDING: **3,203 SF**

INTERIOR RETAIL RATE: **\$43/PSF**



SUITE C1

INTERIOR BUILDING: **2,434 SF**

INTERIOR RETAIL RATE: **\$43/PSF**



SUITE C2

INTERIOR BUILDING: **1,701 SF**

INTERIOR RETAIL RATE: **\$43/PSF**



SUITE C3

INTERIOR BUILDING: **1,475 SF**

INTERIOR RETAIL RATE: **\$43/PSF**

