

# RETAIL SPACE FOR LEASE



## The Station

120 Turner Commons Way, Lexington, KY 40508



**Amy Mellinger**

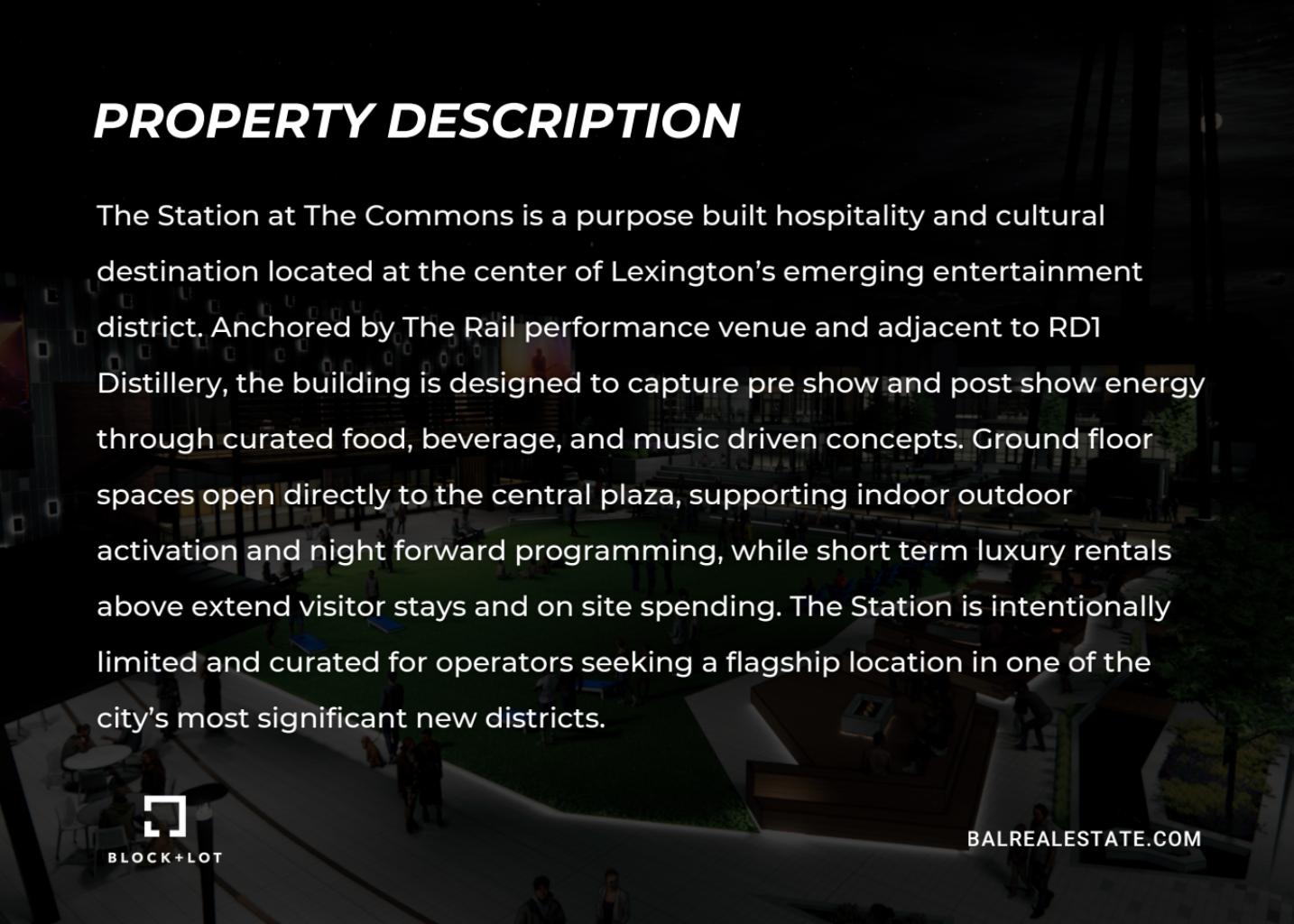
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BLOCK + LOT

# PROPERTY DESCRIPTION



The Station at The Commons is a purpose built hospitality and cultural destination located at the center of Lexington's emerging entertainment district. Anchored by The Rail performance venue and adjacent to RD1 Distillery, the building is designed to capture pre show and post show energy through curated food, beverage, and music driven concepts. Ground floor spaces open directly to the central plaza, supporting indoor outdoor activation and night forward programming, while short term luxury rentals above extend visitor stays and on site spending. The Station is intentionally limited and curated for operators seeking a flagship location in one of the city's most significant new districts.

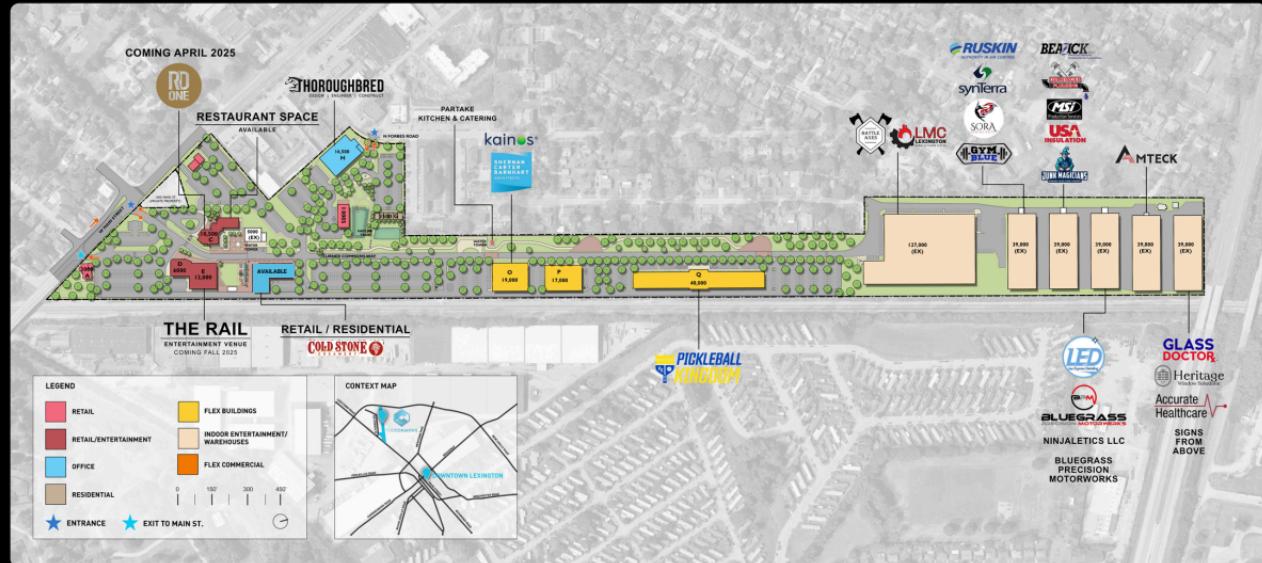
# LOCATION AERIAL



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[BALREALESTATE.COM](http://BALREALESTATE.COM)

# THE COMMONS MASTER PLAN



# THE ENTERTAINMENT DISTRICT



# THE ENTERTAINMENT DISTRICT



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# THE ENTERTAINMENT DISTRICT



LORD  
AECK  
SARGENT

# 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**

- ELEVATOR SERVICE

FLOOR TYPE: **Concrete Slab**

- PATIO AVAILABILITY FOR SELECT UNITS

SPRINKLER SYSTEM: **Wet**

- ADJACENT TO COMMON PLAZA

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

PARKING: **Surface Parking Available**

SECURITY: **Evening Security Patrol**

BUILDING HOURS: **24-7**

SIGNAGE: **Negotiable**

STORIES: **2**



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# EXTERIOR



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# INTERIOR RETAIL (1ST FLOOR)



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# RESTAURANT INTERIOR



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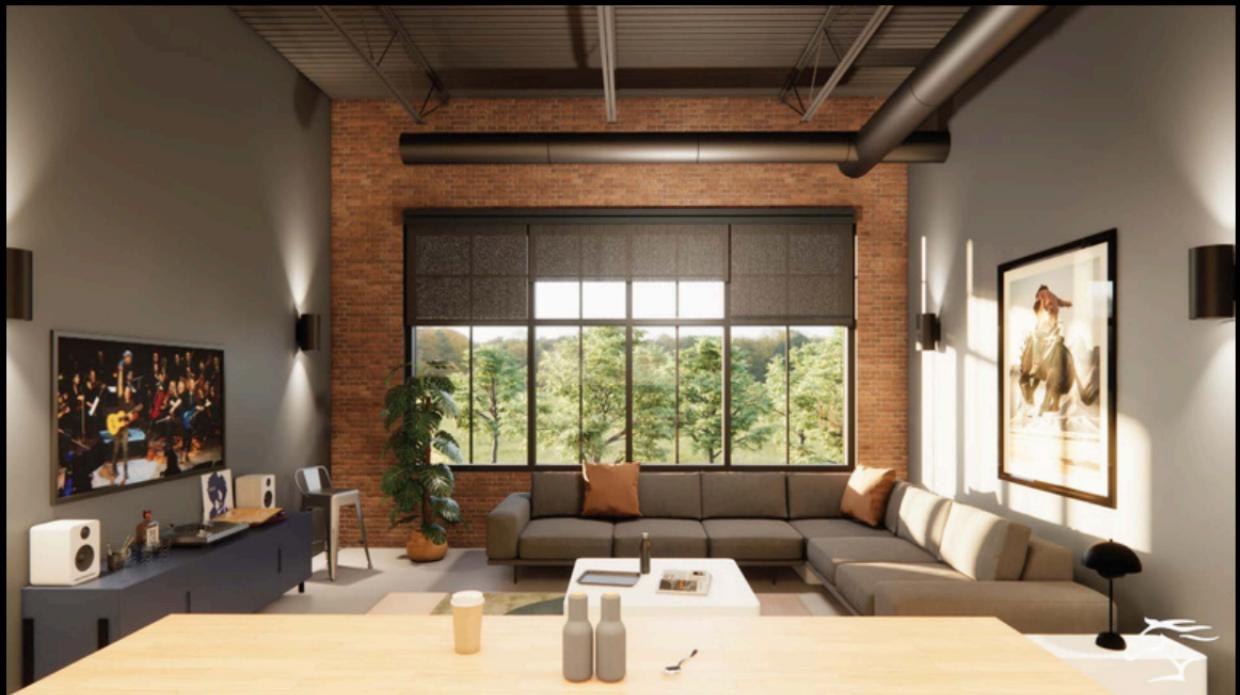
# COMMON PLAZA



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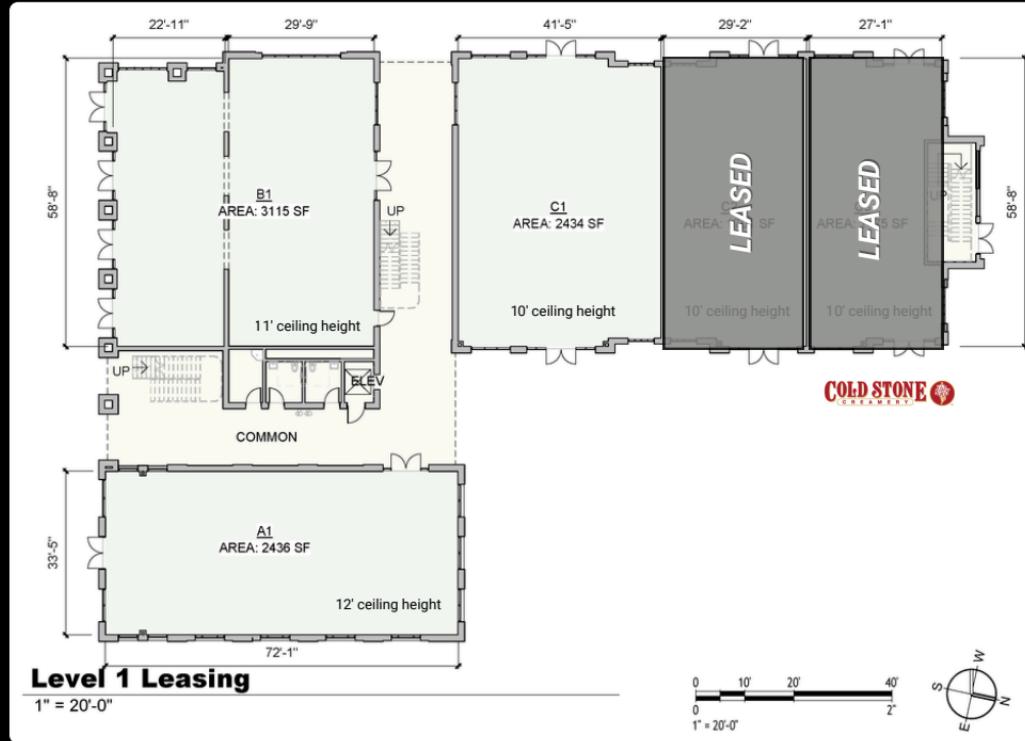
# ***Short Term Luxury Stays***



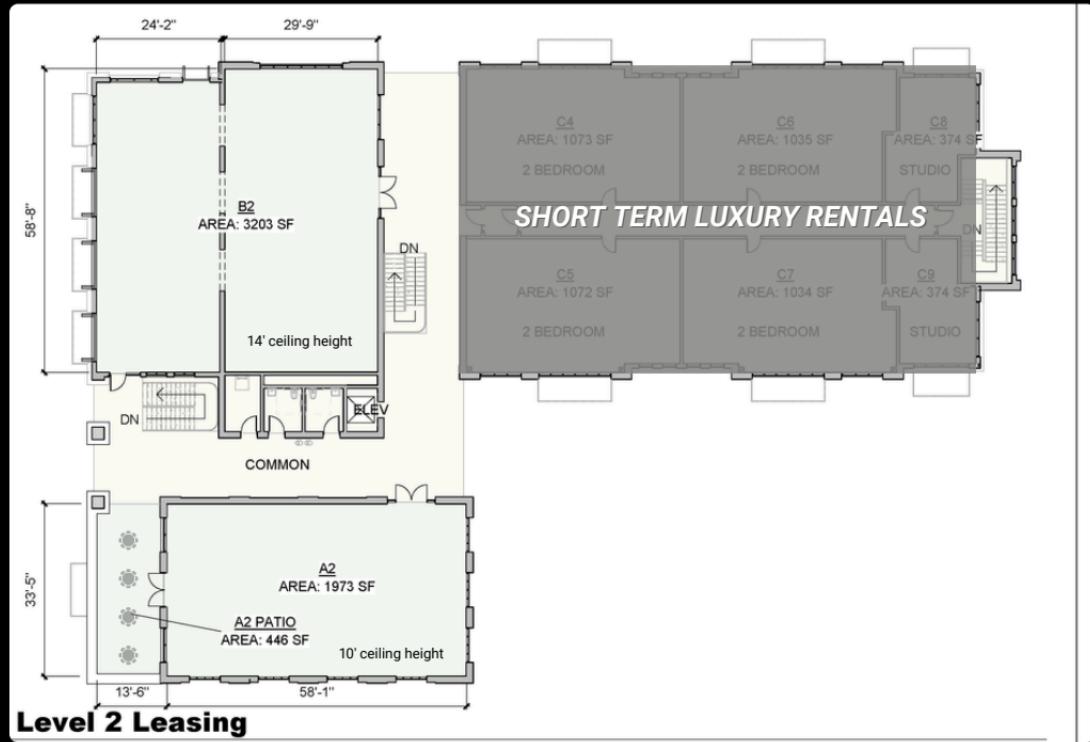
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# LEVEL 1 FLOOR PLAN



# LEVEL 2 FLOOR PLAN



# SUITE A1

INTERIOR BUILDING: **2,436 SF**

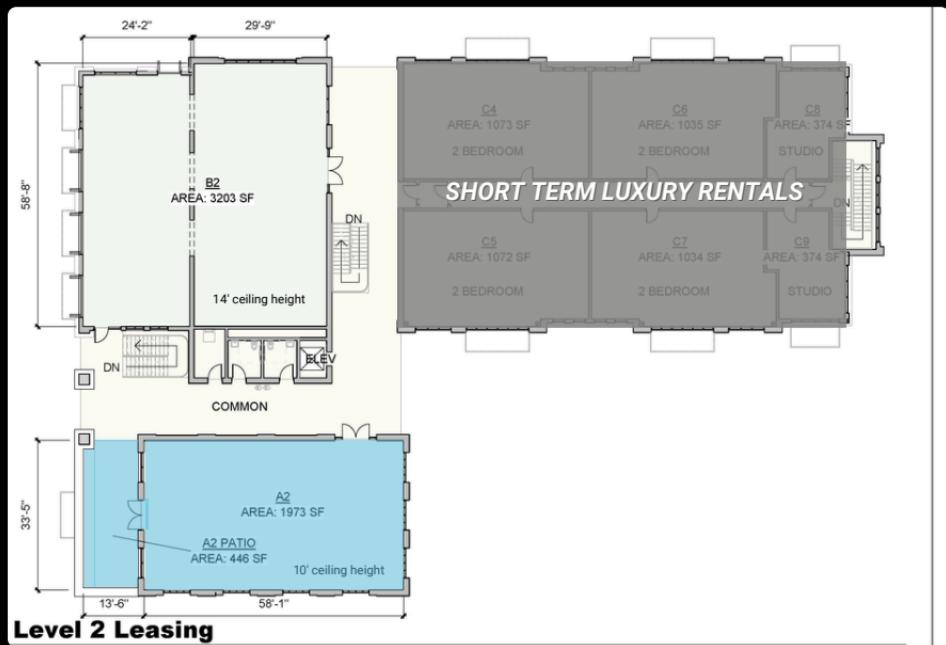
INTERIOR RETAIL RATE: **\$43/PSF**



# SUITE A2

INTERIOR BUILDING: **1,973 SF**

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



# **SUITE B1**

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

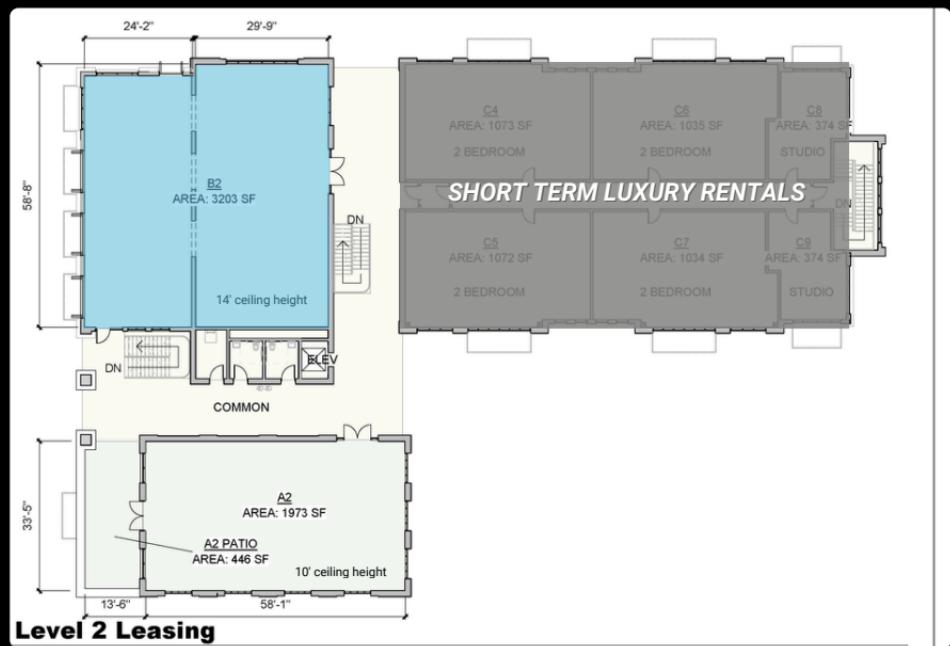
INTERIOR RETAIL RATE: **\$43/PSF**



# 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**

