



+/-10,674 SF On 2.23 AC

142 Lane View Dr

Frankfort, Kentucky 40601

Property Highlights

- +/-10,674 SF on +/-2.23 AC
- Great location just off US 60 and I-64 in Frankfort
- This site sits within the Franklin County Business Park just 2 minutes off the I-64 exit with close proximity to area hotels, retail, restaurants, upscale multi-family residential developments, other amenities and tourism attractions
- Located in Frankfort, Kentucky, the state's capital, which is the primary retail and commercial hub along the I-64 corridor midway between Louisville (34 miles) and Lexington (22 miles)
- Traffic counts: over 48,000 VPD on I-64 and 28,000 VPD on US 60
- Zoned IG, General Industrial with many permitted uses
- Sale Price: \$1,195,000

Offering Summary

Sale Price:	\$1,195,000
Building Size:	10,674 SF
Lot Size:	2.23 Acres
Zoning:	IG, General Industrial District

For More Information

Al Isaac

President

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Commercial Real Estate Services, Worldwide.

For Sale

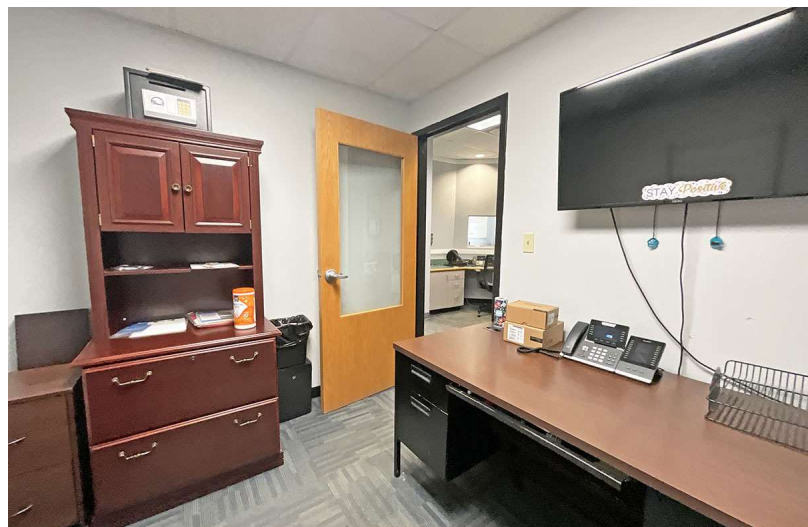
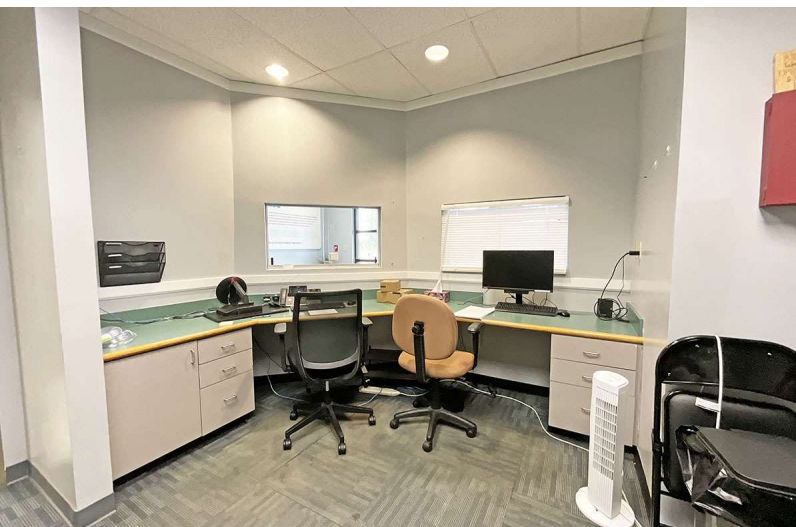
10,674 SF | \$1,195,000

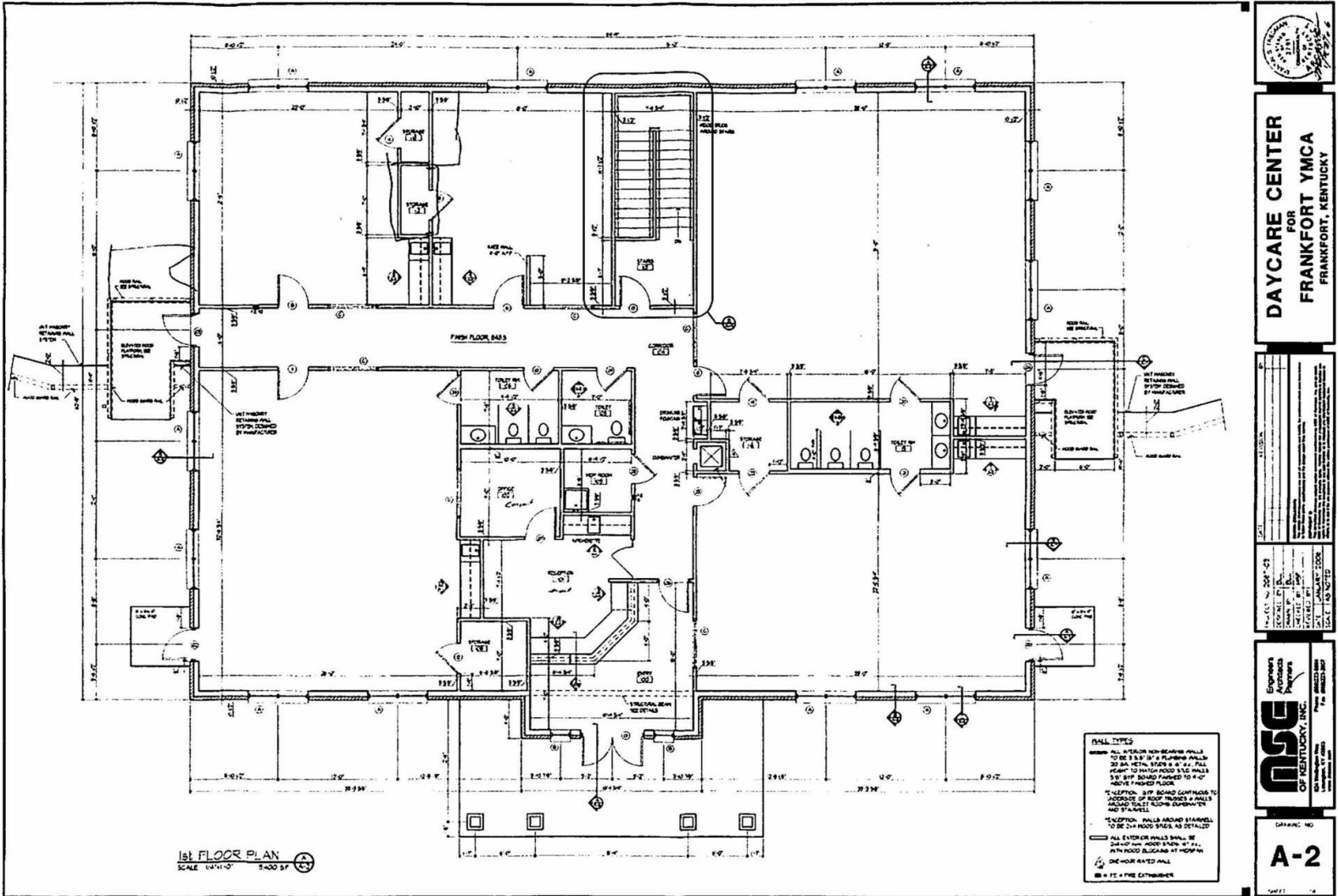
Office Building



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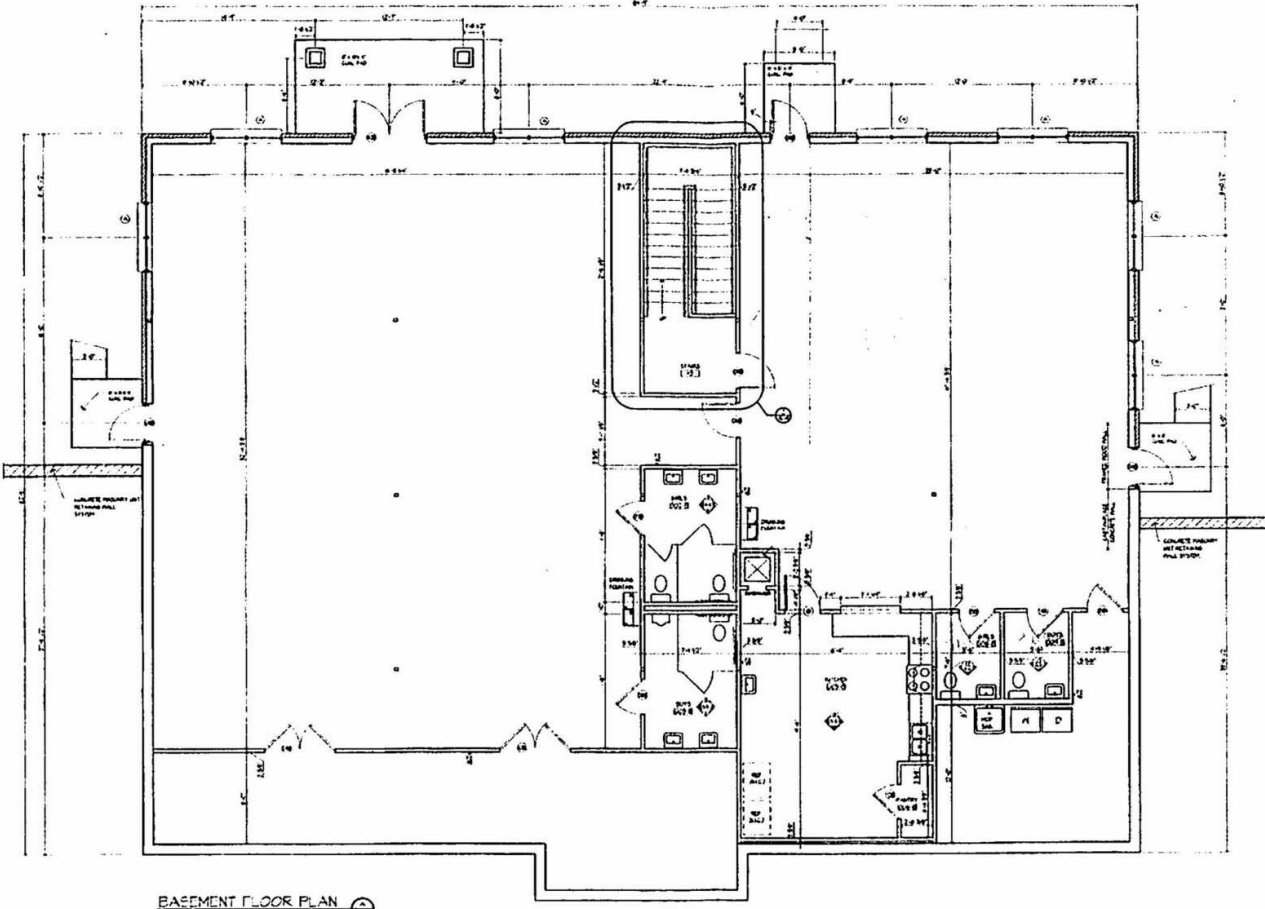
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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



**DAYCARE CENTER
FOR
FRANKFORT YMCA**
FRANKFORT, KENTUCKY

PROJECT NO.	2024-03
DESIGNER	JAMES E. BELL
DATE	JANUARY 2024
SCALE	1/8" = 1'-0"

**Engineers
Architects
Planners**
nse
OF KENTUCKY, INC.

A-3

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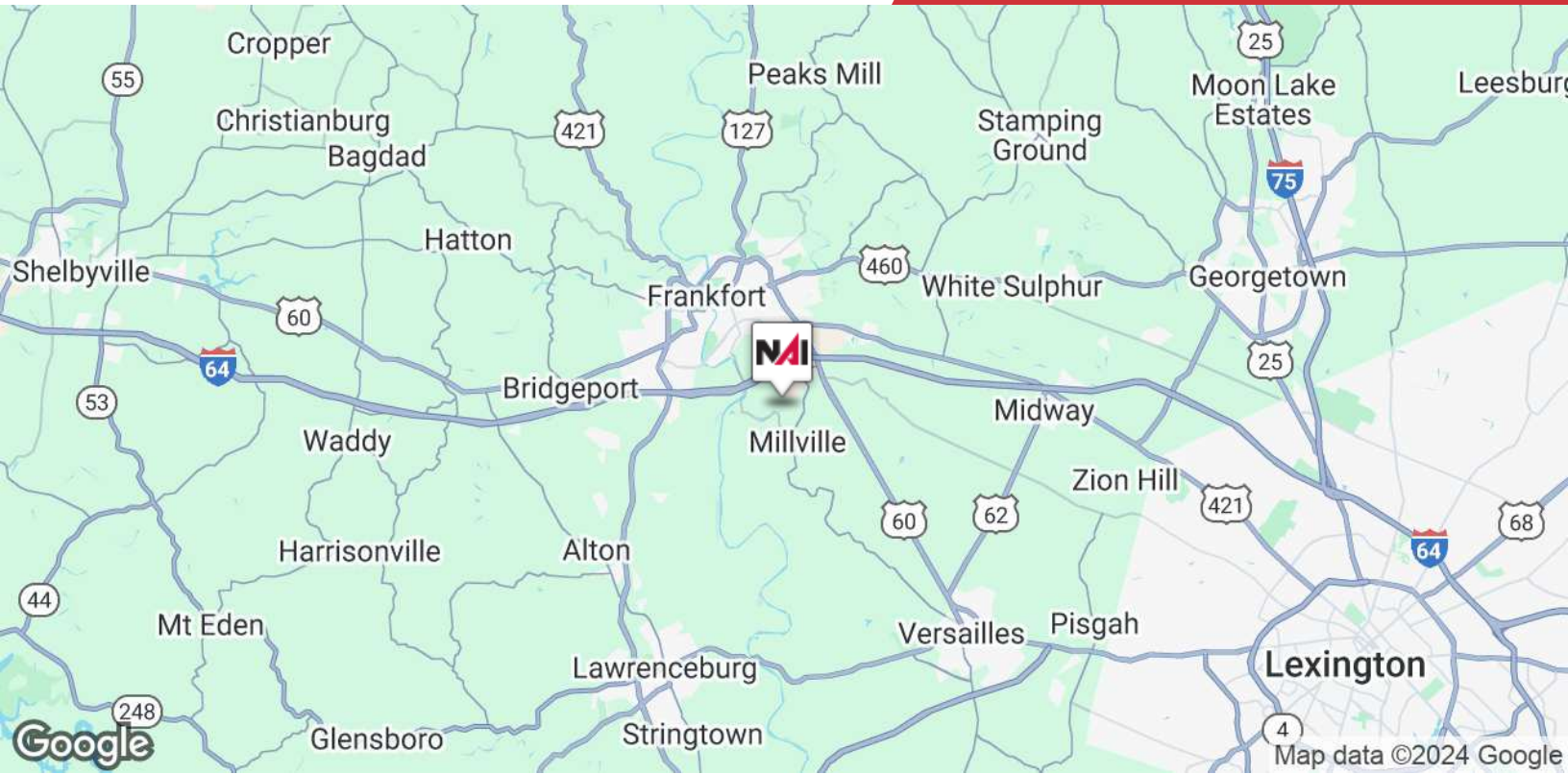


*Boundaries are approximate

Google

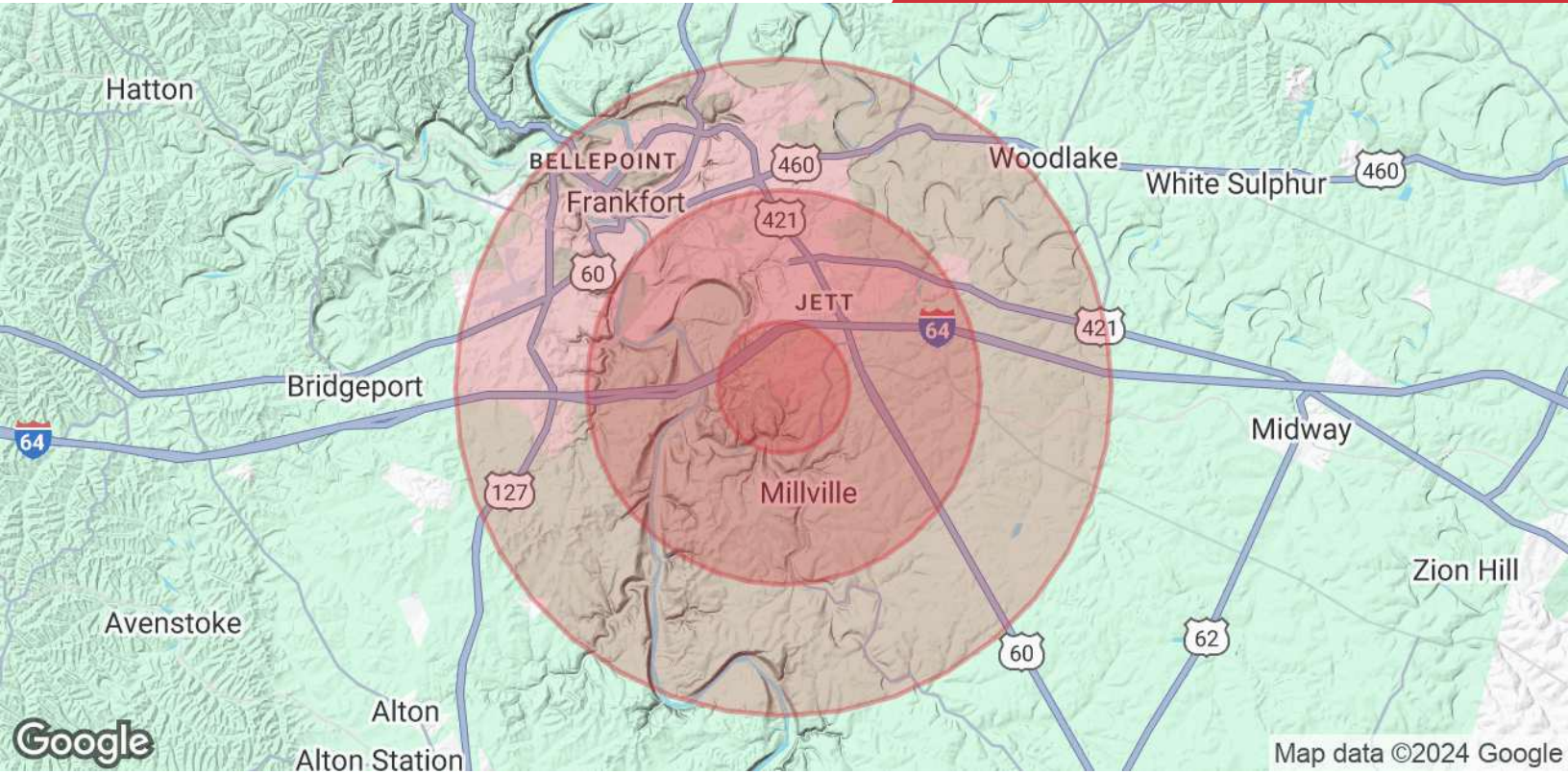
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Population

	1 Mile	3 Miles	5 Miles
Total Population	226	10,110	38,414
Average Age	41	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	103	4,355	16,676
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$105,449	\$96,219	\$90,577
Average House Value	\$285,379	\$233,417	\$224,105

* Demographic data derived from 2024 STDB