



## Former Ford Dealership

1070 Versailles Road  
Frankfort, Kentucky 40601

### Property Highlights

- +/-25,000 SF building situated on +/-6 AC
- Rare, large site in a high barrier to entry trade area
- Front row access and visibility to +/-25,212 cars per day on Versailles Road
- Currently a Ford dealership that is relocating to a new building estimated for May 2026
- Flexible Zoning - Zoned CH, Commercial Highway
- Covered land play with very high quality underlying real estate quality

### Offering Summary

Sale Price:	\$4,250,000
Building Size:	+/-25,000 SF
Lot Size:	+/-6 AC
Frontage:	+/-570'
Service Lifts:	19

### For More Information

#### J.L. Cannady, CCIM

Vice President  
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#### Jamie Adams, SIOR, CCIM

Vice President  
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jadams@naiisaac.com | KY #216464

## For Sale

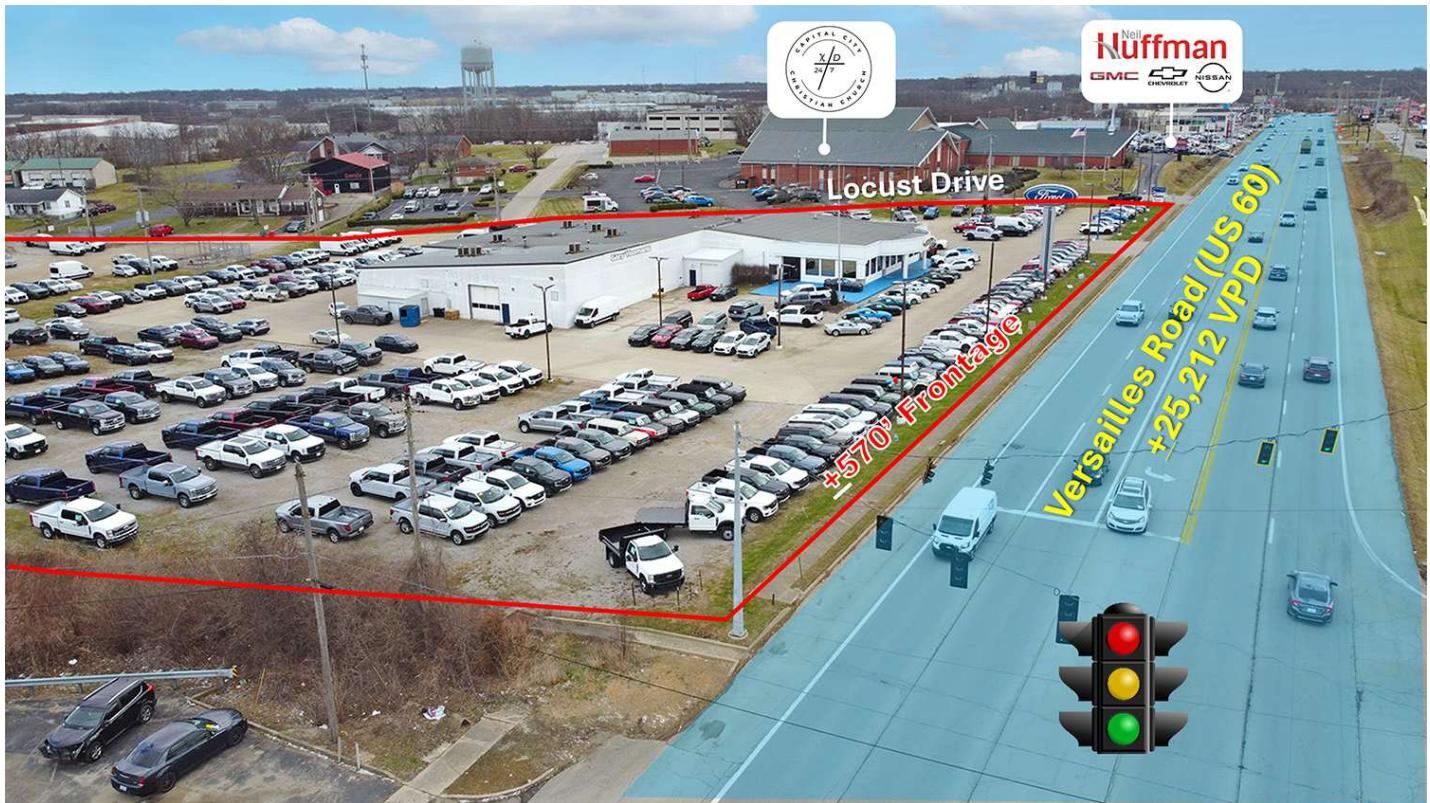
+/-25,000 SF | +/-6 AC

Turn-Key Auto Dealership



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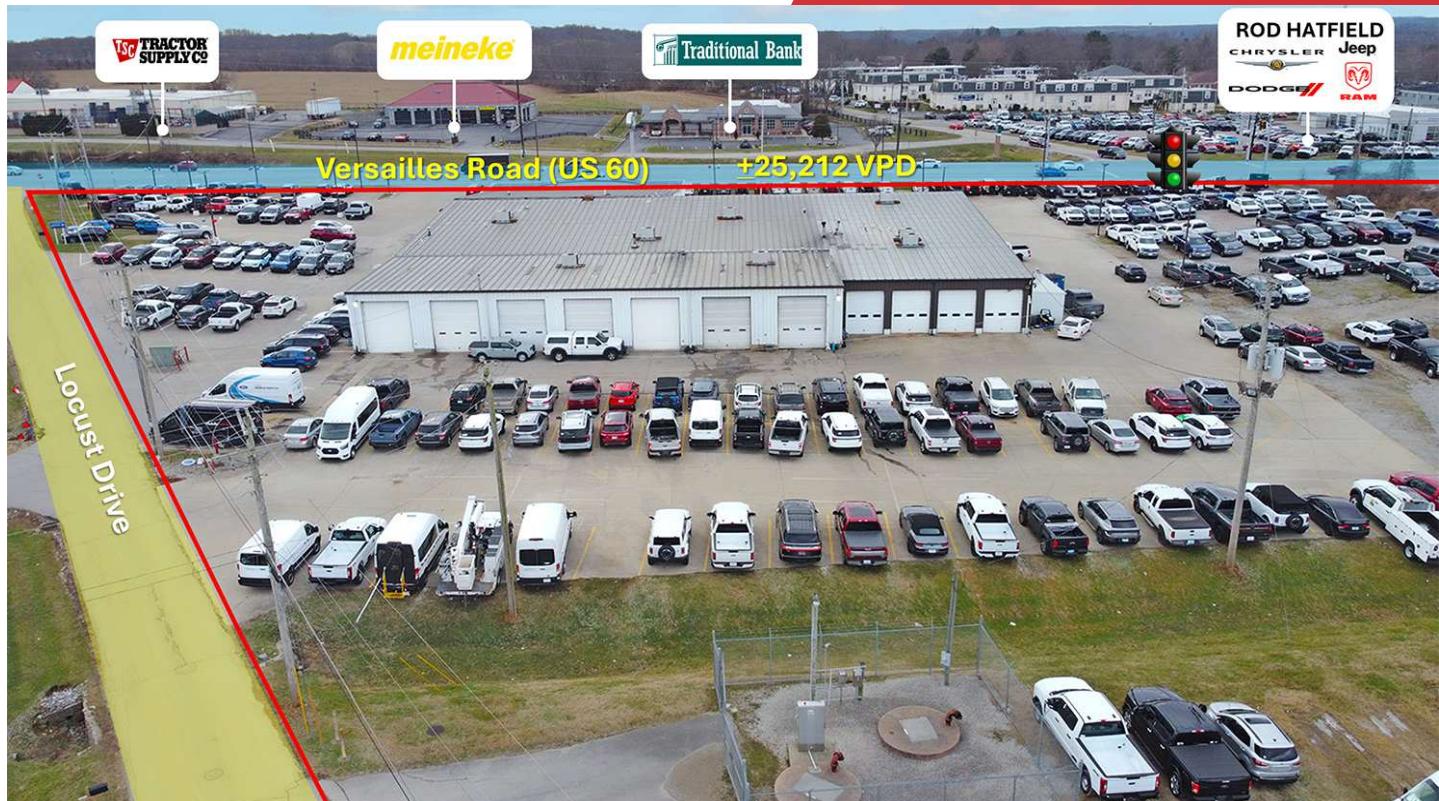
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### Location Information

Building Name	Former Ford Dealership
Street Address	1070 Versailles Road
City, State, Zip	Frankfort, KY 40601
County	Franklin County

### Building Information

Total Building Size	+/-25,000 SF
Showroom/Lounge/Offices	+/-7,150 SF
Service/Parts	+/-17,850 SF
Racks/Lifts	19
Year Built	1984, 1994, 1997, renovated 2013

### Property Information

Property Type	Turn-Key Auto Dealership & Service
Zoning	CH, Commercial Highway
Lot Size	+/-6 Acres
Lot Frontage	+/-570'
Traffic Count	27,413 vehicles per day



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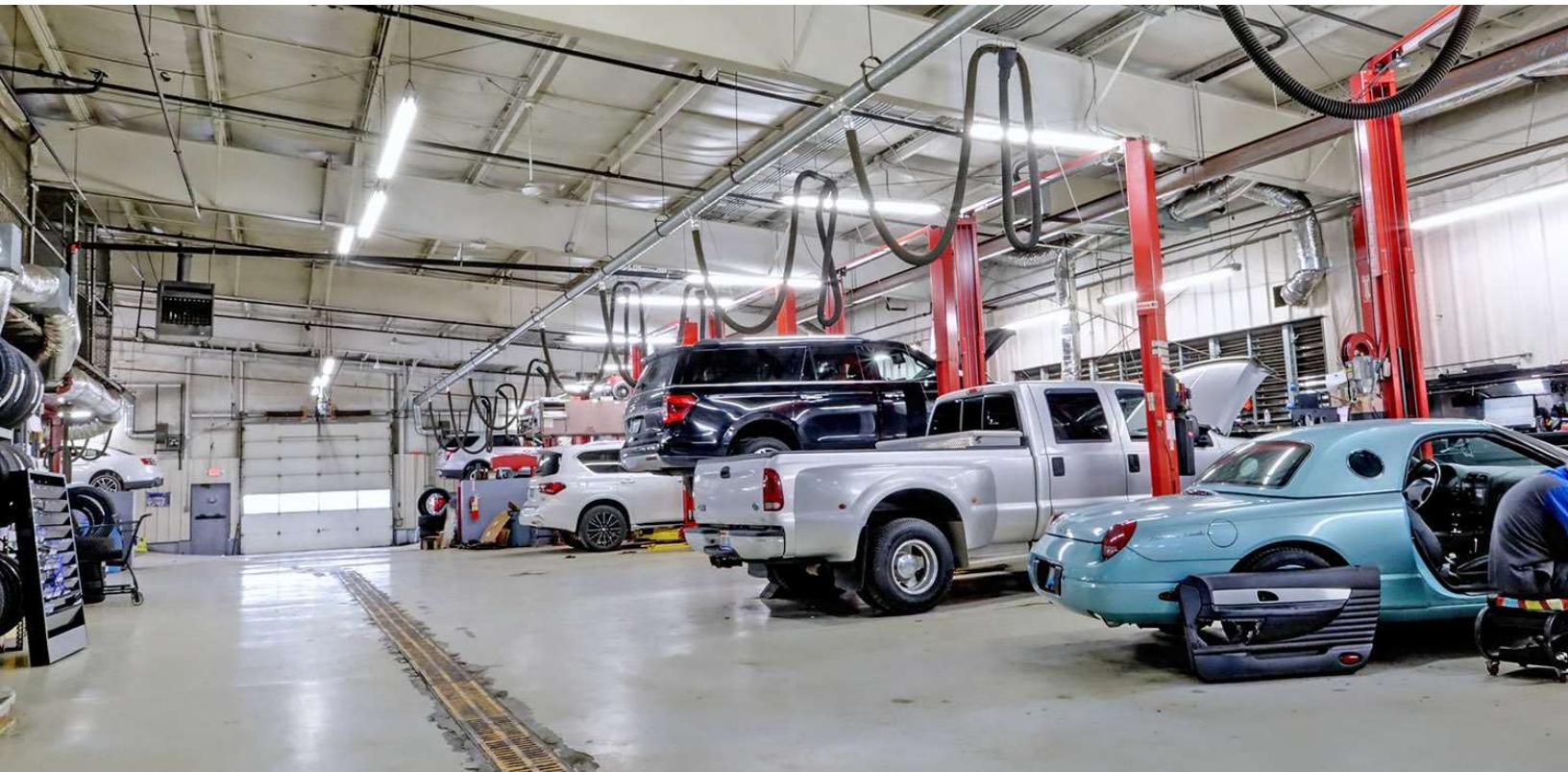
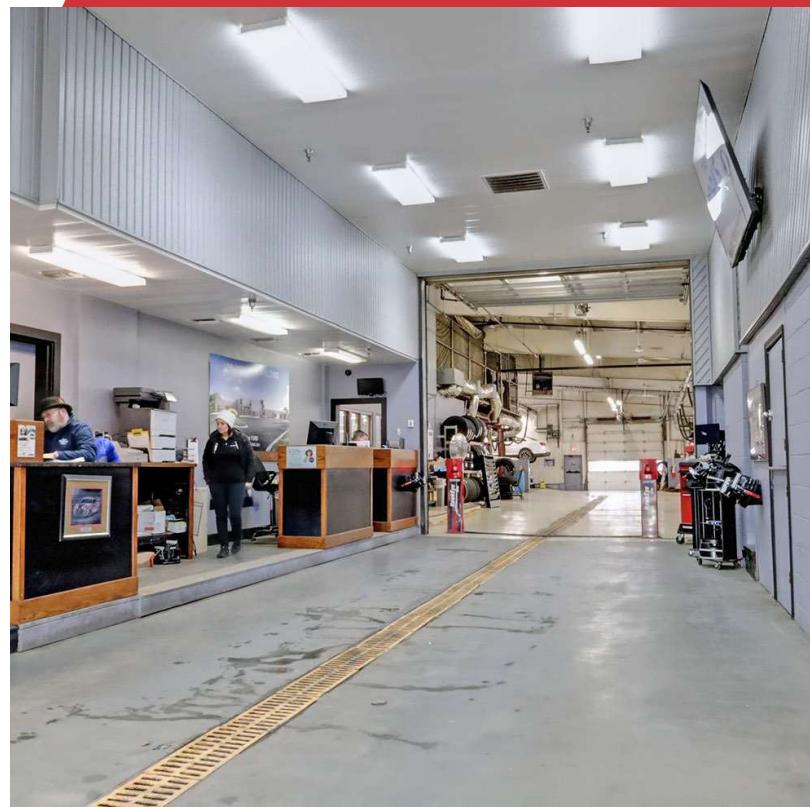


Commercial Real Estate Services, Worldwide.

For Sale

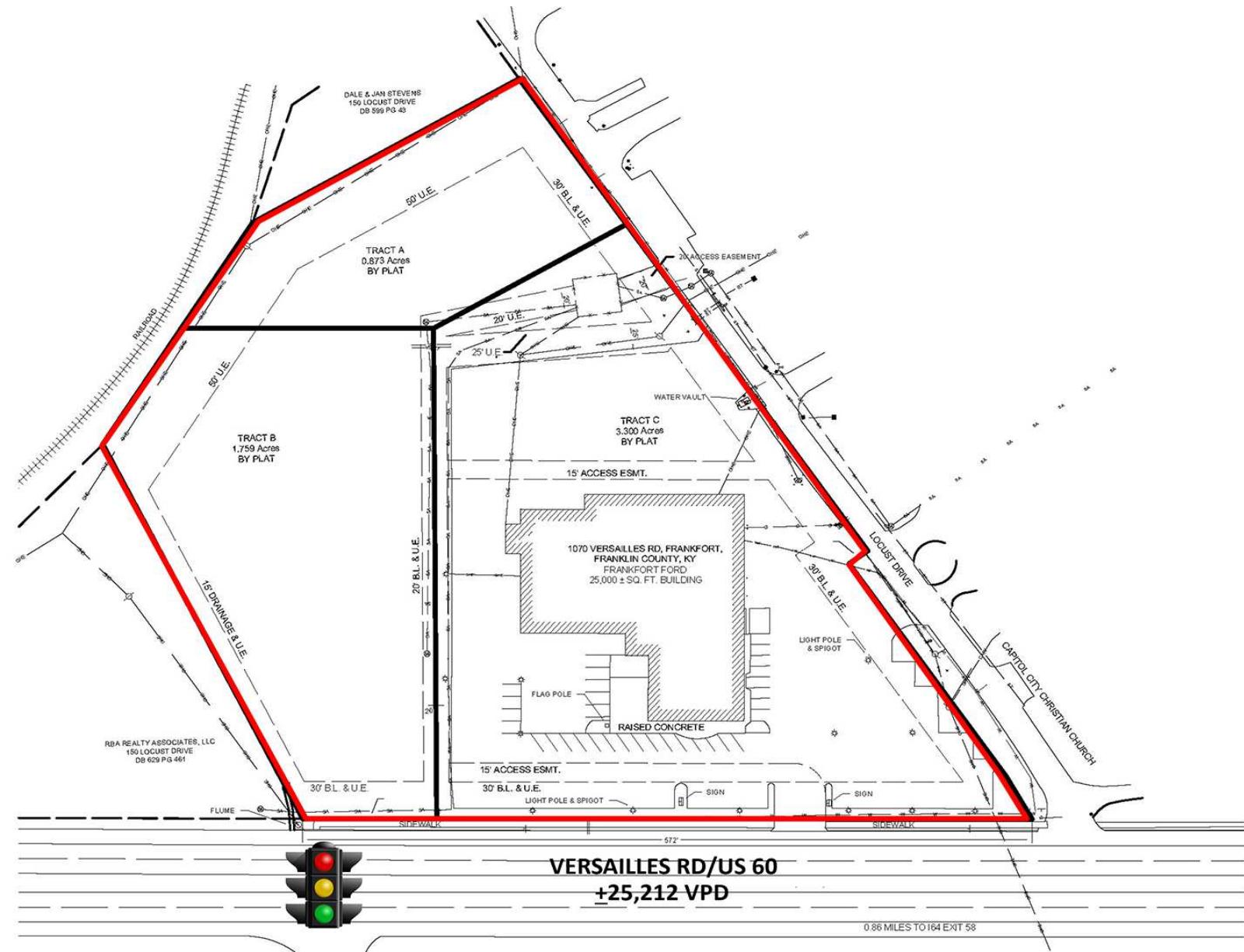
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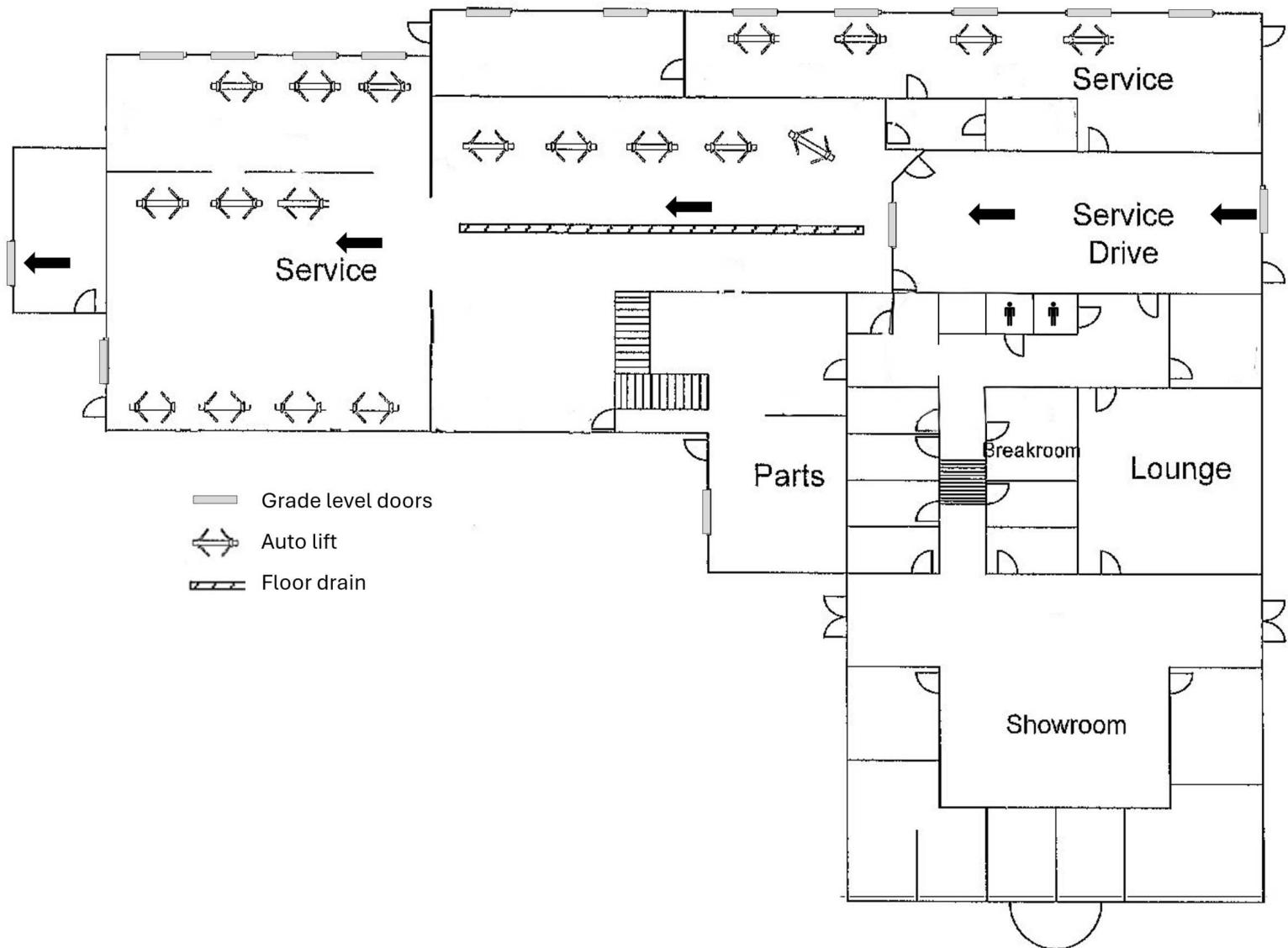
Turn-Key Auto Dealership



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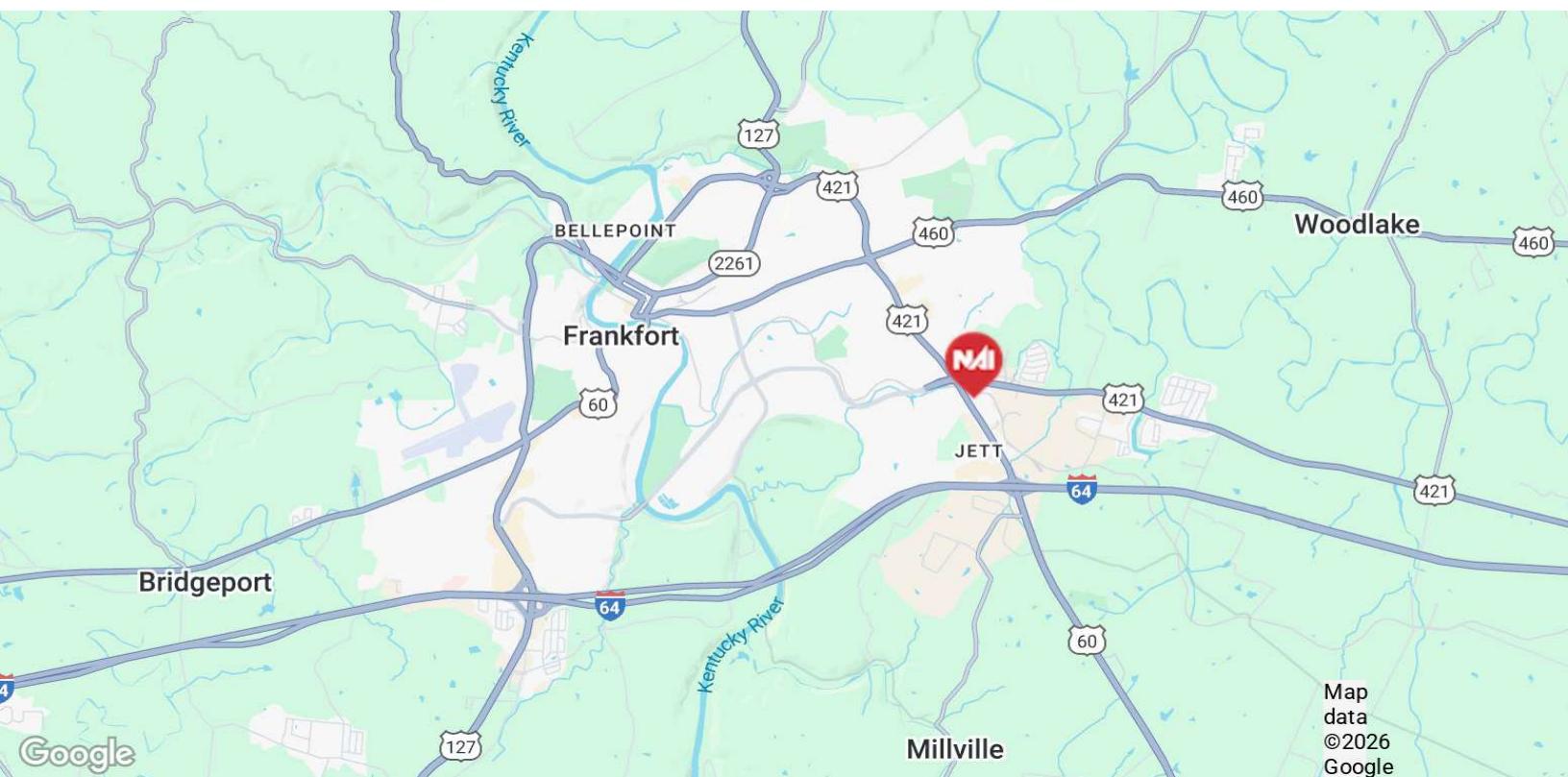
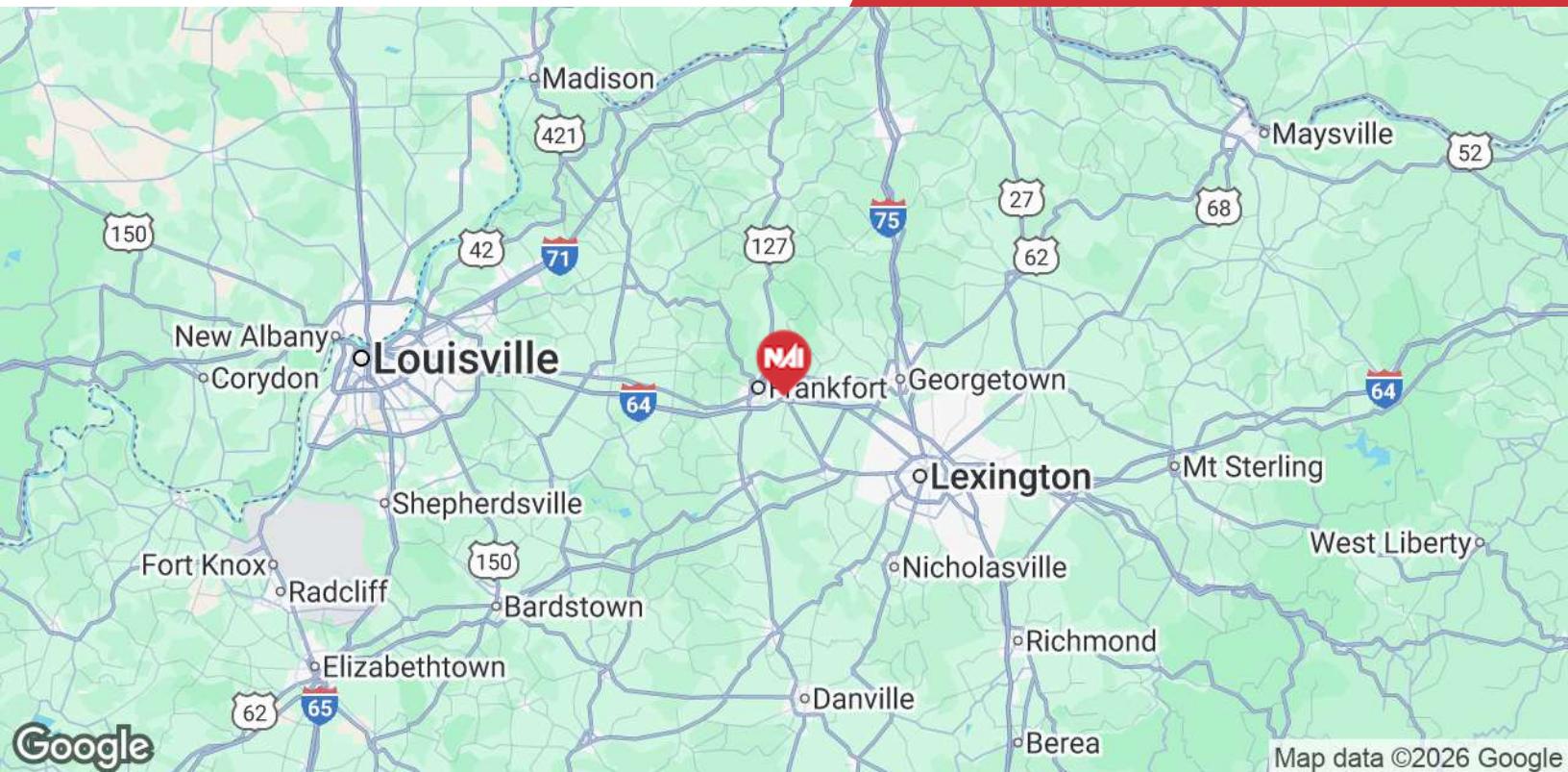


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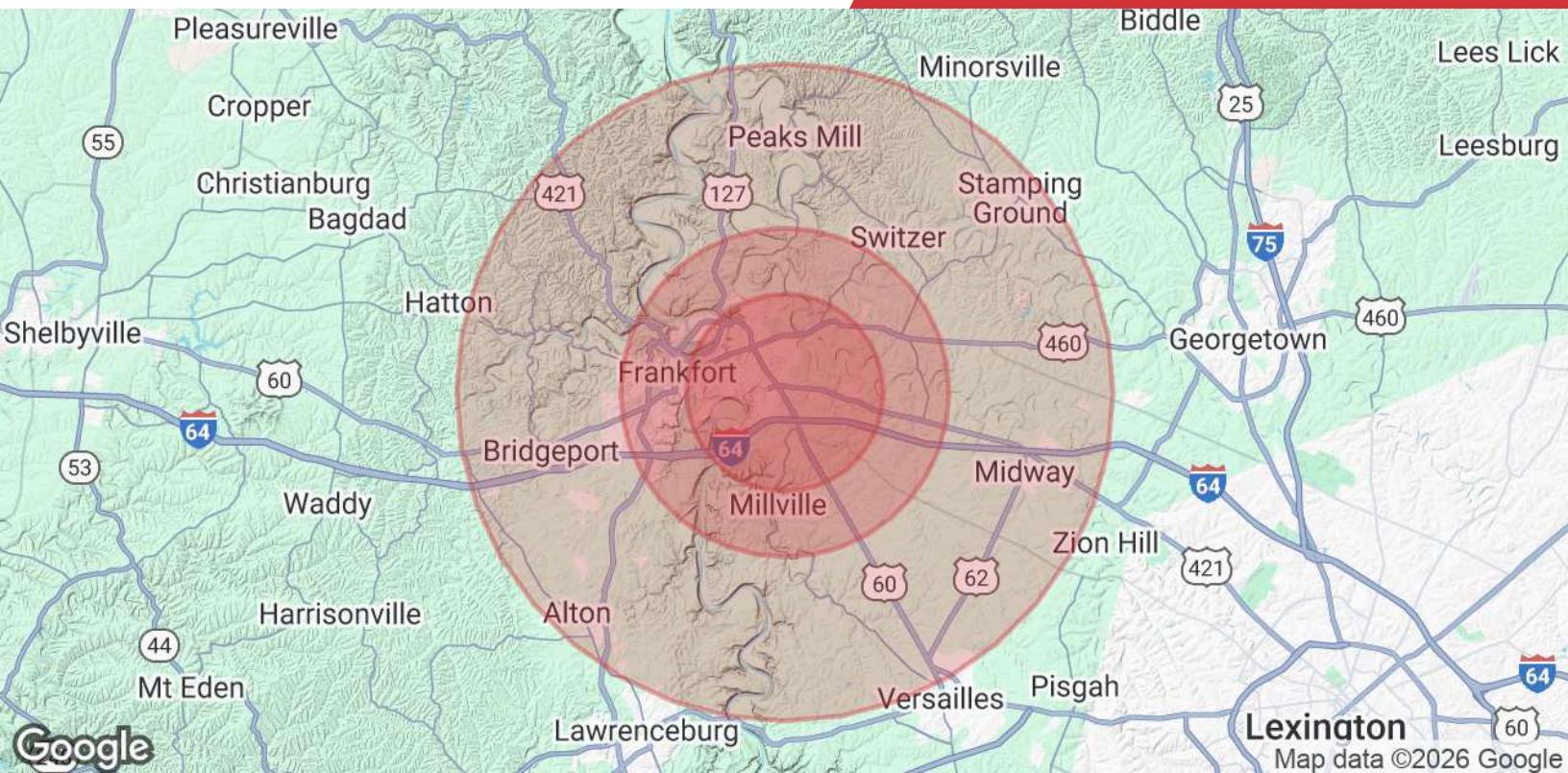
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Population	3 Miles	5 Miles	10 Miles
Total Population	23,992	38,967	67,566
Average Age	47.8	38.9	40.4
Average Age (Male)	48.4	38.8	39.8
Average Age (Female)	49.5	39.8	41.3
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	10,243	17,284	28,490
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$89,177	\$89,113	\$94,717
Average House Value	\$181,423	\$152,871	\$166,396

## *Demographics Based on STDB 2025*

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