


FOR SALE

LAND IN FRANKFORT, KENTUCKY



190 DEMOCRAT DR.

FRANKFORT, KY 40602

 BLOCK+LOT

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01: EXECUTIVE SUMMARY

190 DEMOCRAT DR.



PROPERTY DESCRIPTION

Block+Lot is pleased to present 5.1 acres of centrally-located land with prominent interstate visibility and quick access to both Interstate 64 and Highway 60. Currently zoned Professional Office, allowing office, medical office, and multi-family development, this property sits strategically for redevelopment in a highly-dense area consisting of office, retail, and multi-family in every direction.

Prospective buyers are welcome to look at the existing building, however pricing is as-is and reflective of land value, with no value being attributed to the building.

PROPERTY HIGHLIGHTS

- Prominent visibility from Interstate 64
- Centrally-located within the city of Frankfort
- Supportive surrounding demographics and development for multi-family/redevelopment
- Utilities to site



13,277 SF
5.1 ACRES



\$775,000
OWNER-USER

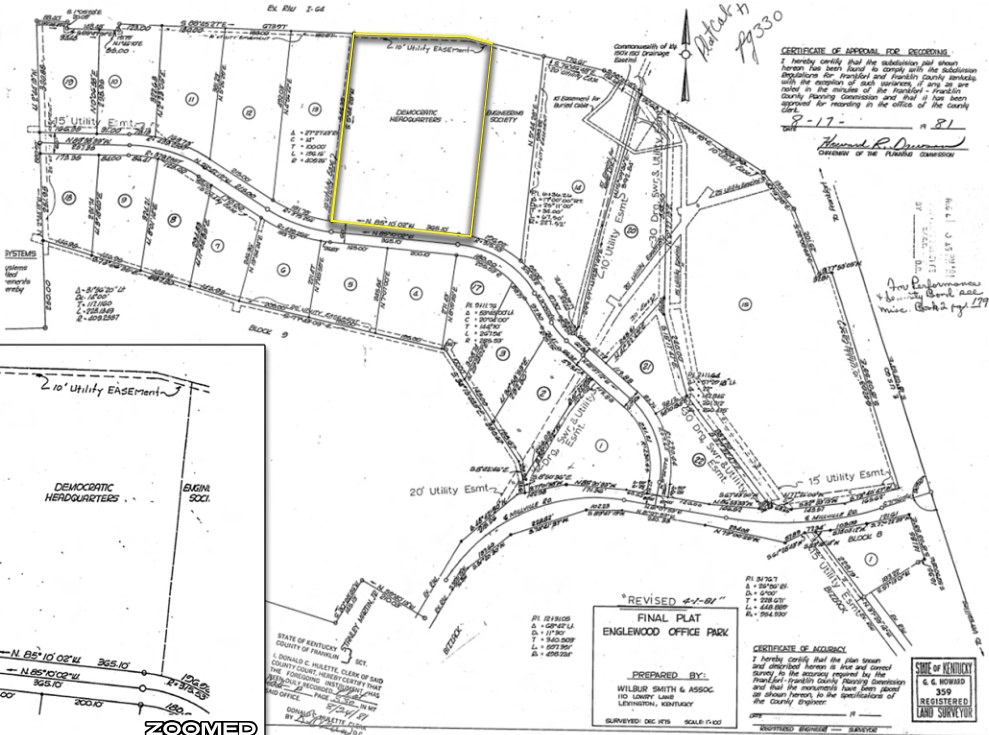


ZONED
PO

02: PROPERTY OVERVIEW

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PLAT



03: LOCATION INSIGHTS

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LOCATION DESCRIPTION

The subject property is immediately surrounded by government, administrative, educational type office users. The general area is high-density retail including big box developments like Kohl's and Dick's Sporting Goods, hotels, as well as multi-family and mixed-use.

The property two lots eastward from the subject property was recently rezoned from Professional Office to General Commercial, which may set precedent for zone change at buyer discretion.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 929
3 MILE: 15,739
5 MILE: 37,562



AVERAGE HOUSEHOLD INCOME

1 MILE: \$84,942
3 MILE: \$97,570
5 MILE: \$87,530



NUMBER OF HOUSEHOLDS

1 MILE: 446
3 MILE: 6,653
5 MILE: 16,405

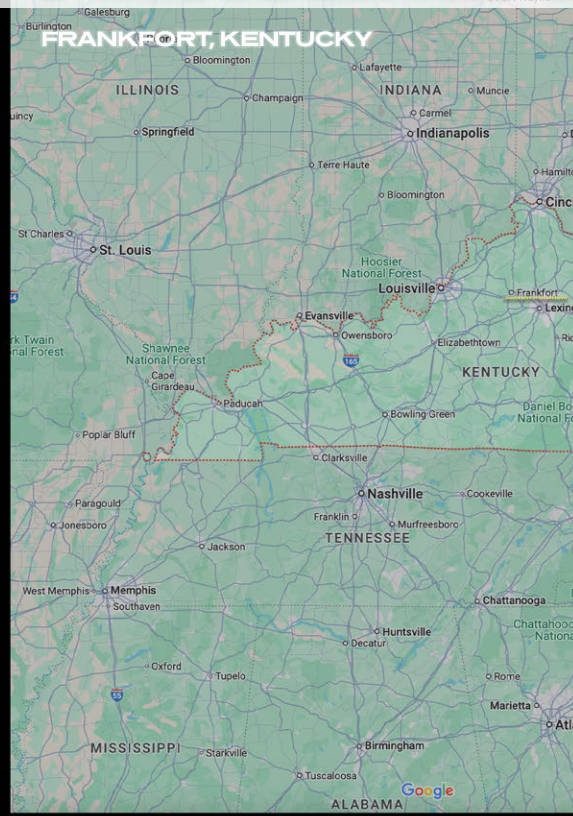


03: LOCATION INSIGHTS

SURROUNDING AMENITIES
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04: MARKET REPORT



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Nestled in the heart of Kentucky, Frankfort offers a unique blend of historic charm and modern convenience, making it an ideal location for commercial real estate investment. Known for its picturesque landscapes and rich heritage, Frankfort is not just a city but a thriving commercial hub waiting for investors to discover prime opportunities.

Strategic Location:

- Accessibility: Frankfort is conveniently located at the crossroads of I-64 and the Bluegrass Parkway, providing easy access to Louisville, Lexington, and Cincinnati.
- Proximity to Key Markets: Within a 30-minute drive from the bustling commerce of Louisville and the academic and equine industries of Lexington, Frankfort offers a serene setting with urban accessibility.

Economic Climate:

- Frankfort boasts a stable economy with a diverse business environment, from government services to small businesses, providing a robust customer base for commercial ventures.
- The presence of state government offices and institutions like Kentucky State University supports a year-round economic activity.

Investment Potential:

- Growing Market: With continued development and revitalization, commercial properties in Frankfort are seeing increased demand, promising excellent ROI.
- Development Opportunities: From retail spaces in the historic Downtown area to modern office complexes near government centers, the options are vast for developers looking to tap into both local and state-wide markets.

Invest in Frankfort, where your commercial real estate venture isn't just a location, but a legacy in one of Kentucky's most dynamic cities. Whether you're looking for office space, retail opportunities, or land for development, Frankfort presents a canvas of possibilities where your business can grow and flourish.