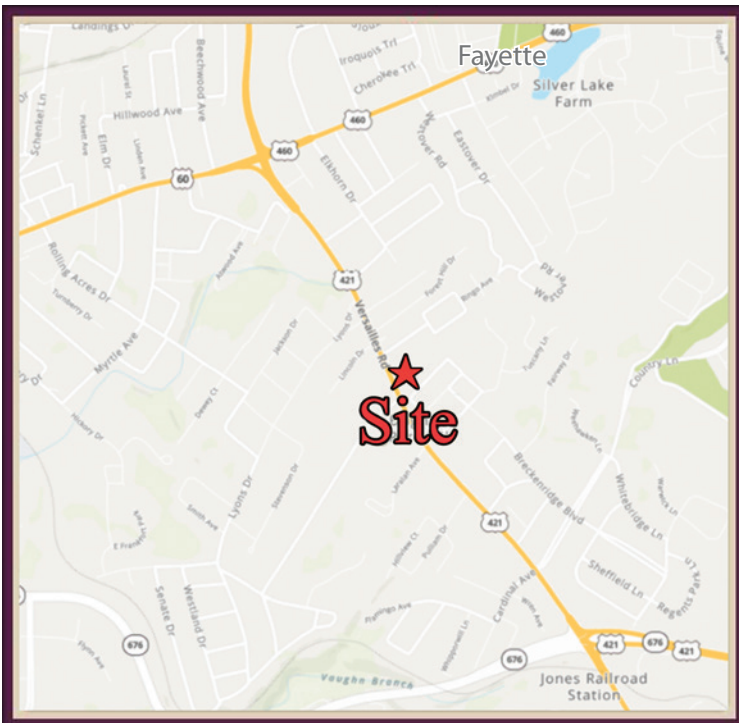


# LEASING OPPORTUNITY

## SHOPPERS VILLAGE OF FRANKFORT

310 Versailles Road, Frankfort, Kentucky



### REASONS TO LEASE

- \* Ideally located between many top national retailers and restaurants on Versailles Road.
- \* 4,468 SF Retail Space Available.
- \* Potential Redevelopment Opportunity.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity**  
Management  
Group, Inc.

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# LEASING OPPORTUNITY

## SHOPPERS VILLAGE OF FRANKFORT

310 Versailles Road, Frankfort, Kentucky

1 Peddlers Mall	26,000 SF
2 Available	4,468 SF
3 Potentially Available	8,000 SF
<i>Inquire with agent for details.</i>	
Total GLA:	38,400 SF



### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	Peddlers Mall
<b>Total GLA:</b>	38,400 sf.
<b>Traffic Count:</b>	31,900
<b>Parking Spaces:</b>	Abundant
<b>Occupancy:</b>	88%

### PROPERTY ADVANTAGES

\* Many top national retailers and restaurants are close by including Kroger, ACE Hardware, JoAnn, Wendy's, AutoZone, Walgreens & Arby's.

### LOCATION

**Located at:** 310 Versailles Road in Frankfort, Kentucky right behind McDonald's restaurant.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	7,743	27,240	39,428
Average Household Income:	\$75,136	\$74,519	\$77,900
Average Household Value:	\$232,548	\$226,560	\$227,077

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