



## Zoned IG Industrial Land

1505 Leestown Road  
Frankfort, Kentucky 40601

### Property Highlights

- Great development opportunity
- +/-32.87 AC industrial land on Leestown Road near US 60
- Suitable for +/-54,000 - 170,000 SF in two or three buildings
- Manufacturing, assembly, wholesaling and warehouse uses permitted
- Utilities available to site (electric, gas, water, sewer)
- Electric: 3 phase available north and south of property
- Gas: 8" steel line with a maximum operating pressure of 250 PSIG; This is a high-pressure pipeline that can serve a wide range of industrial applications; Additional 8" high-pressure line runs along Leestown Road
- Zoned IG, General Industrial
- Sale Price: \$2,900,000

### Offering Summary

Sale Price:	\$2,900,000
Zoning:	IG, General Industrial
Lot Size:	32.87 Acres

### For More Information

**Bruce R. Isaac, SIOR, CCIM**

Senior Vice President

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bruceisaac@naiisaac.com | KY #182312

# For Sale

32.87 Acres | \$2,900,000

Industrial Land



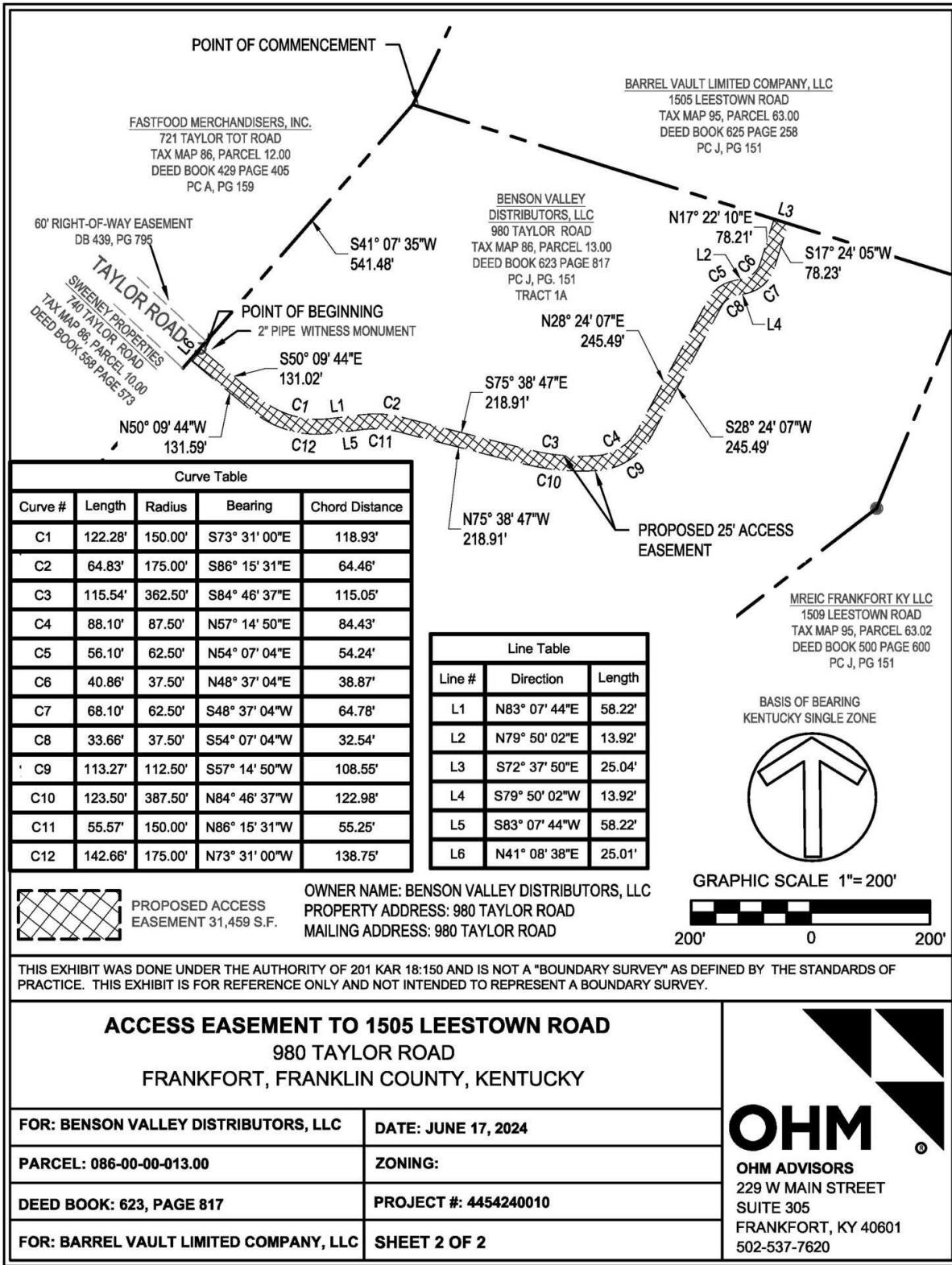
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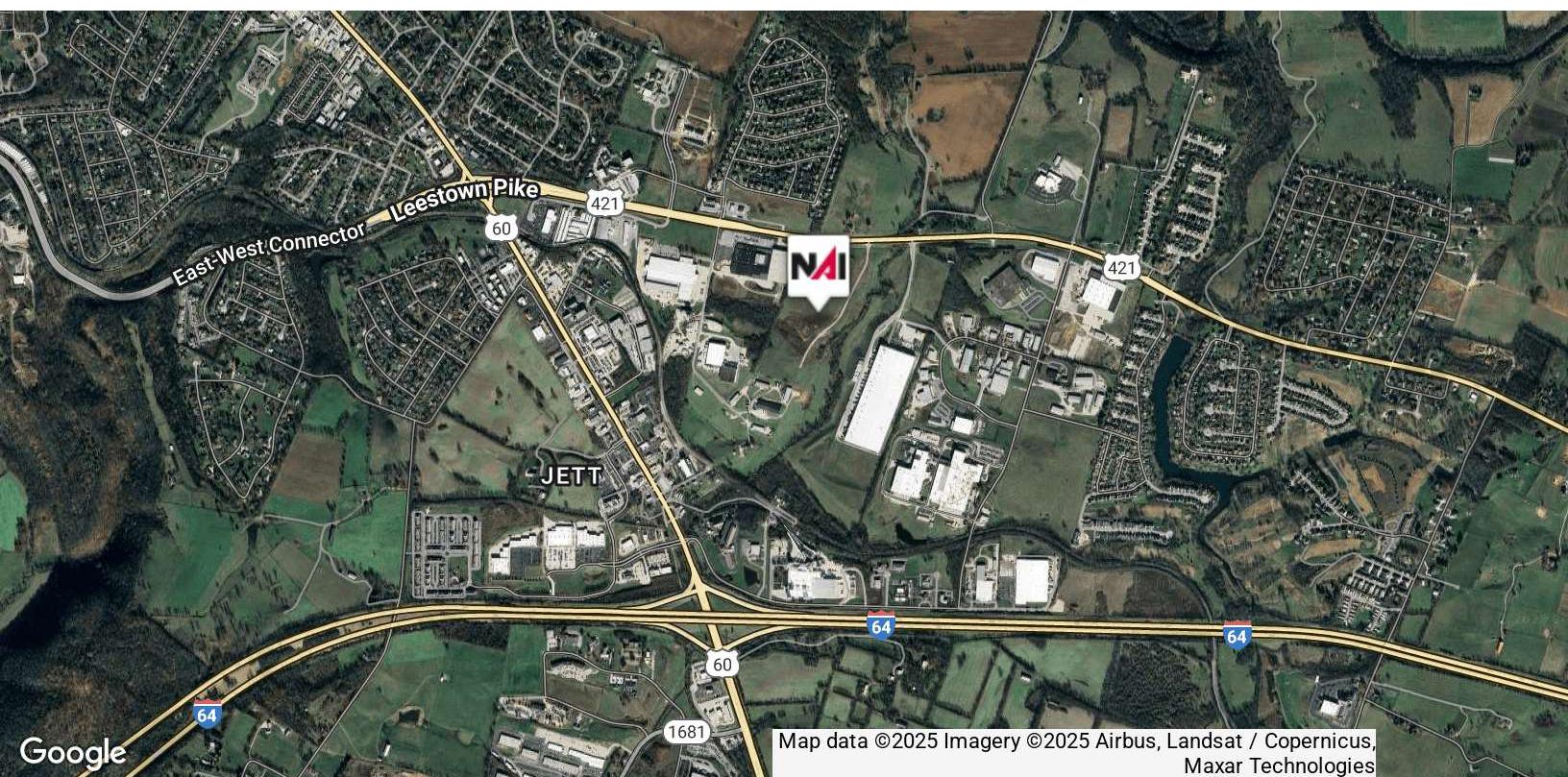
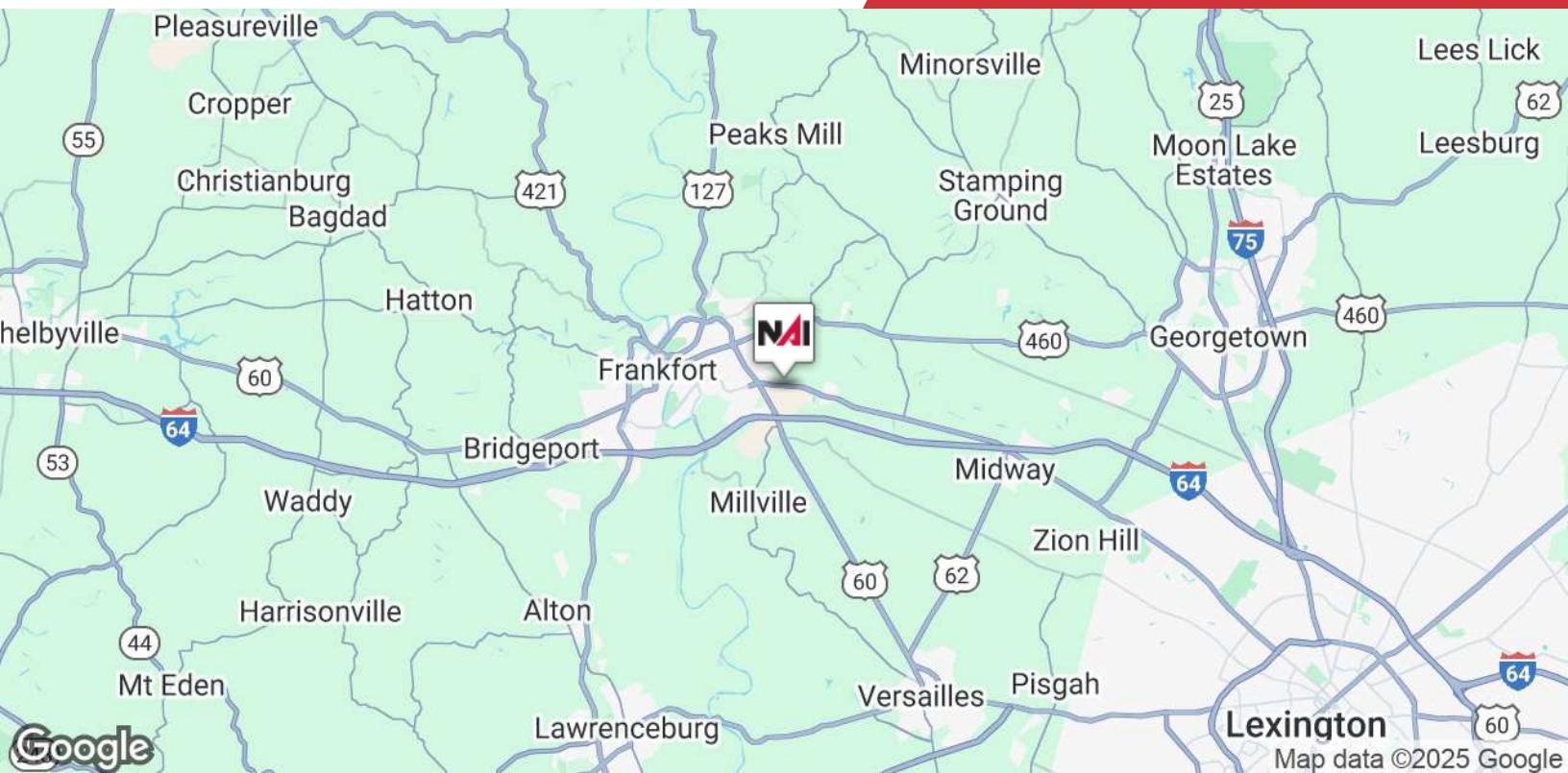


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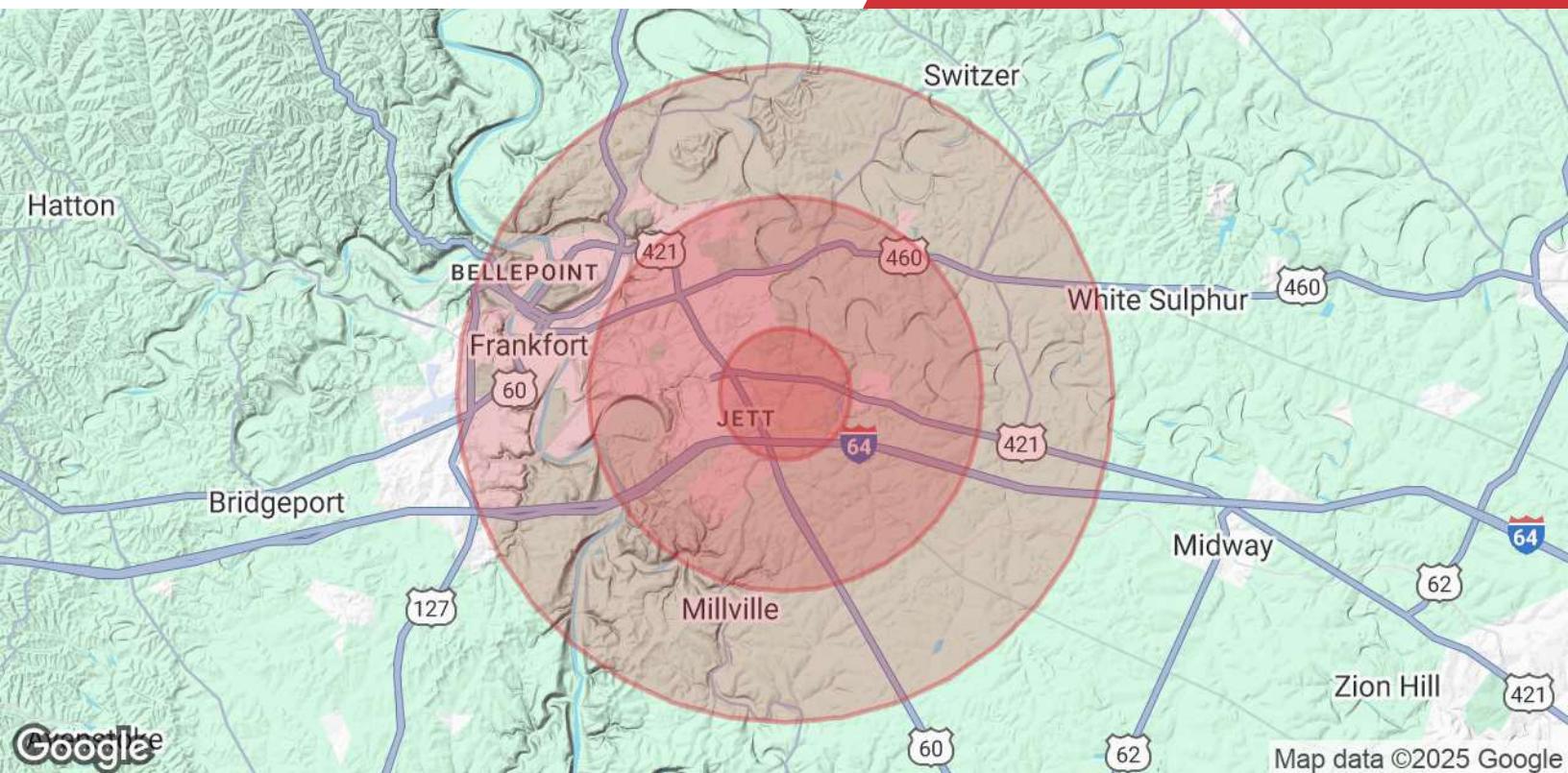
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Industrial Land



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### Population

	1 Mile	3 Miles	5 Miles
Total Population	2,390	17,456	34,033
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	45	43	42

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,070	7,463	14,768
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$114,119	\$95,305	\$87,839
Average House Value	\$291,339	\$226,708	\$226,804

Demographics data derived from 2024 STDB

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