

For Sale

# Front Row Retail Land

+/-22,559 Cars Per Day



Residential



## US 60 Outlot - 2.17 AC

452 Versailles Road  
Frankfort, Kentucky 40601

### Property Highlights

- 2.17 AC for sale with direct access to US 60 and new connection to Kroger Access Road and signalized intersection
- +/-220' of frontage on US 60
- Adjacent to Brighton Park Shopping Center, anchored by Kroger
- Located on Versailles Road (US 60) with close proximity to an abundance of retail including banks, gas stations, restaurants, grocery stores, etc. and +/-1.5 miles from I-64
- Zoned CL, Limited Commercial
- Traffic count of +/-22,556 VPD in front of the site

### OFFERING SUMMARY

Lot Size	+/-2.17 AC
Sale Price	\$1,850,000

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,287	\$74,291
3 Miles	26,926	\$72,026
5 Miles	39,360	\$72,864

For more information

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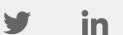
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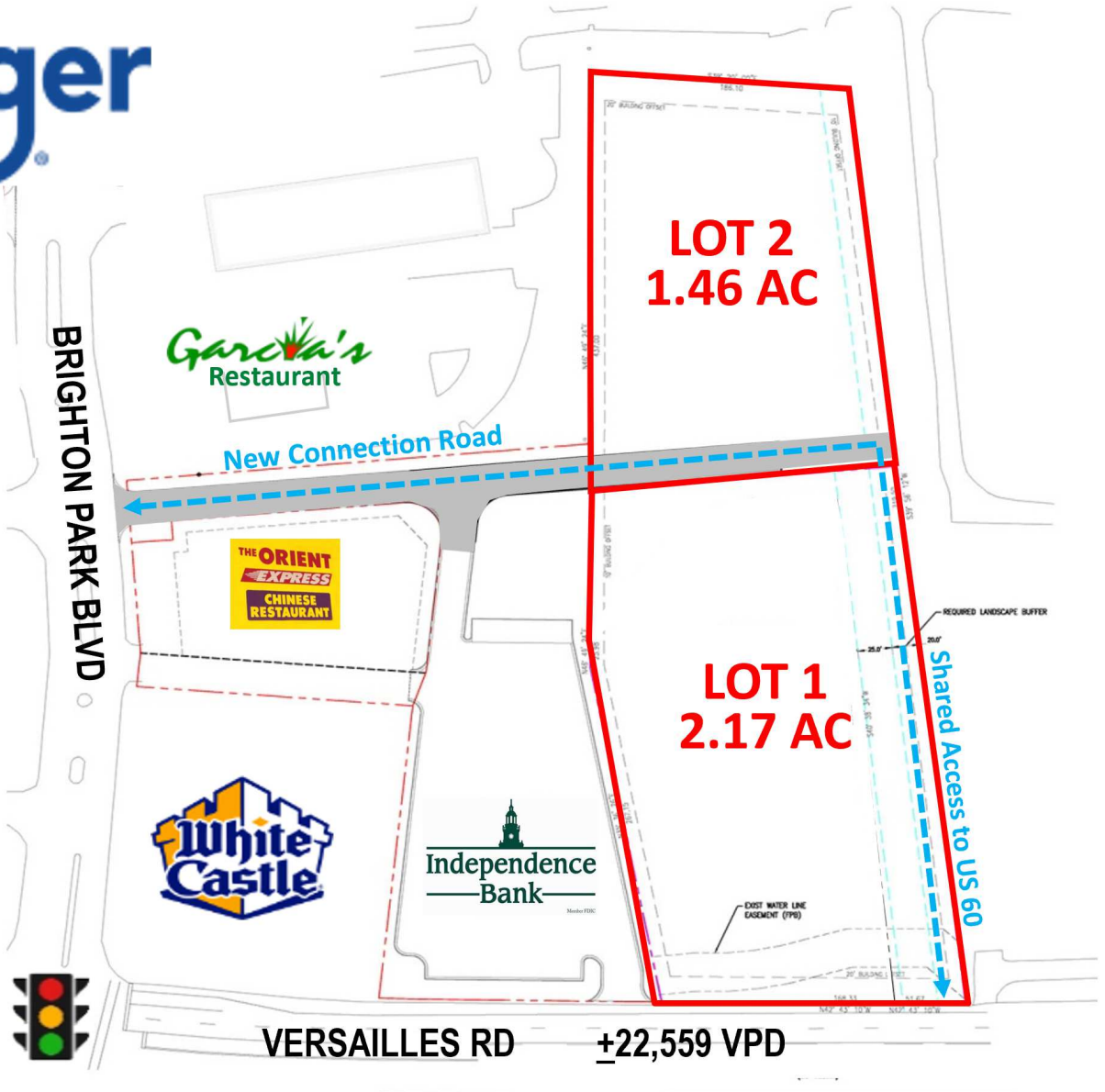




# Additional Photos

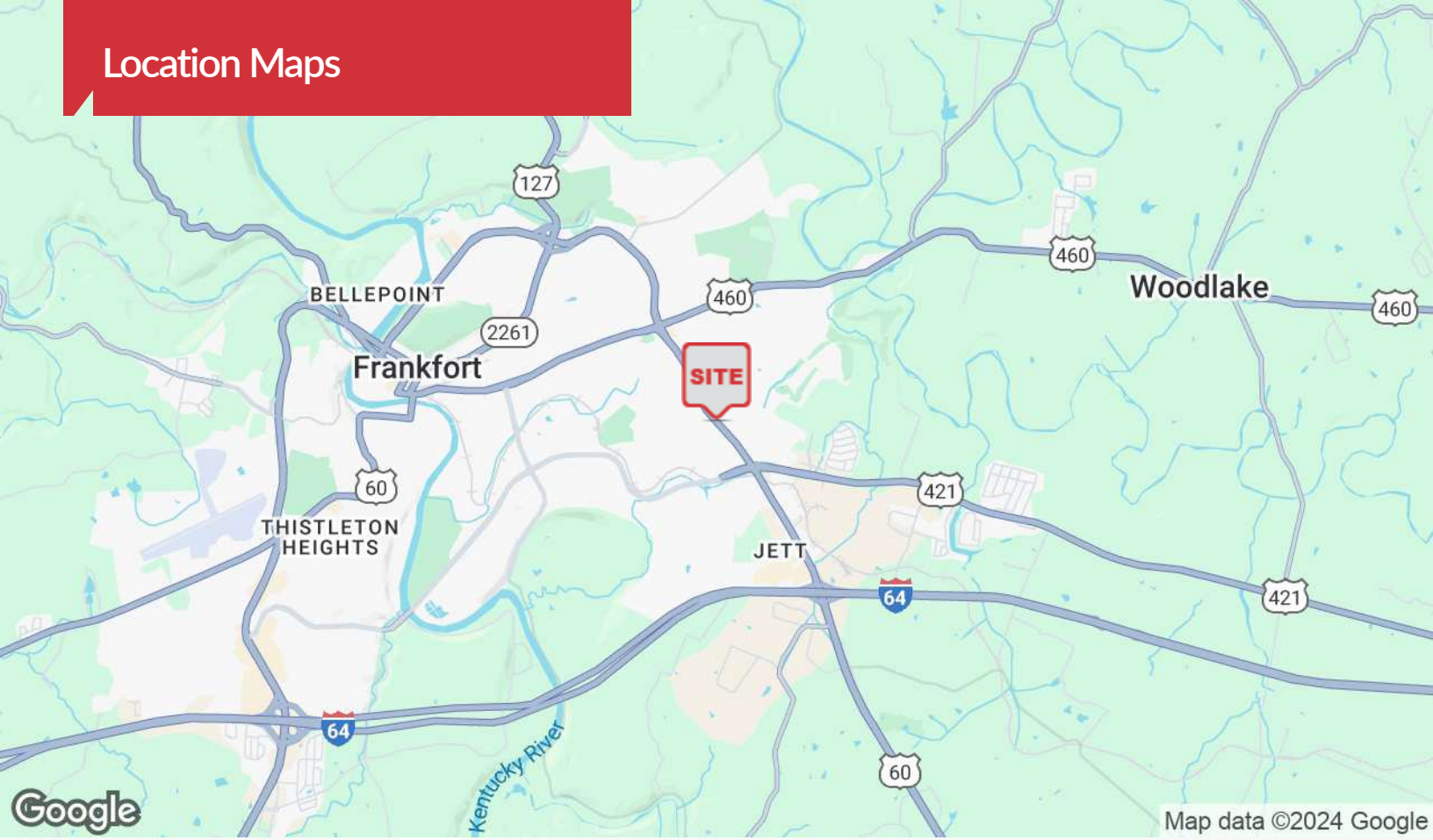






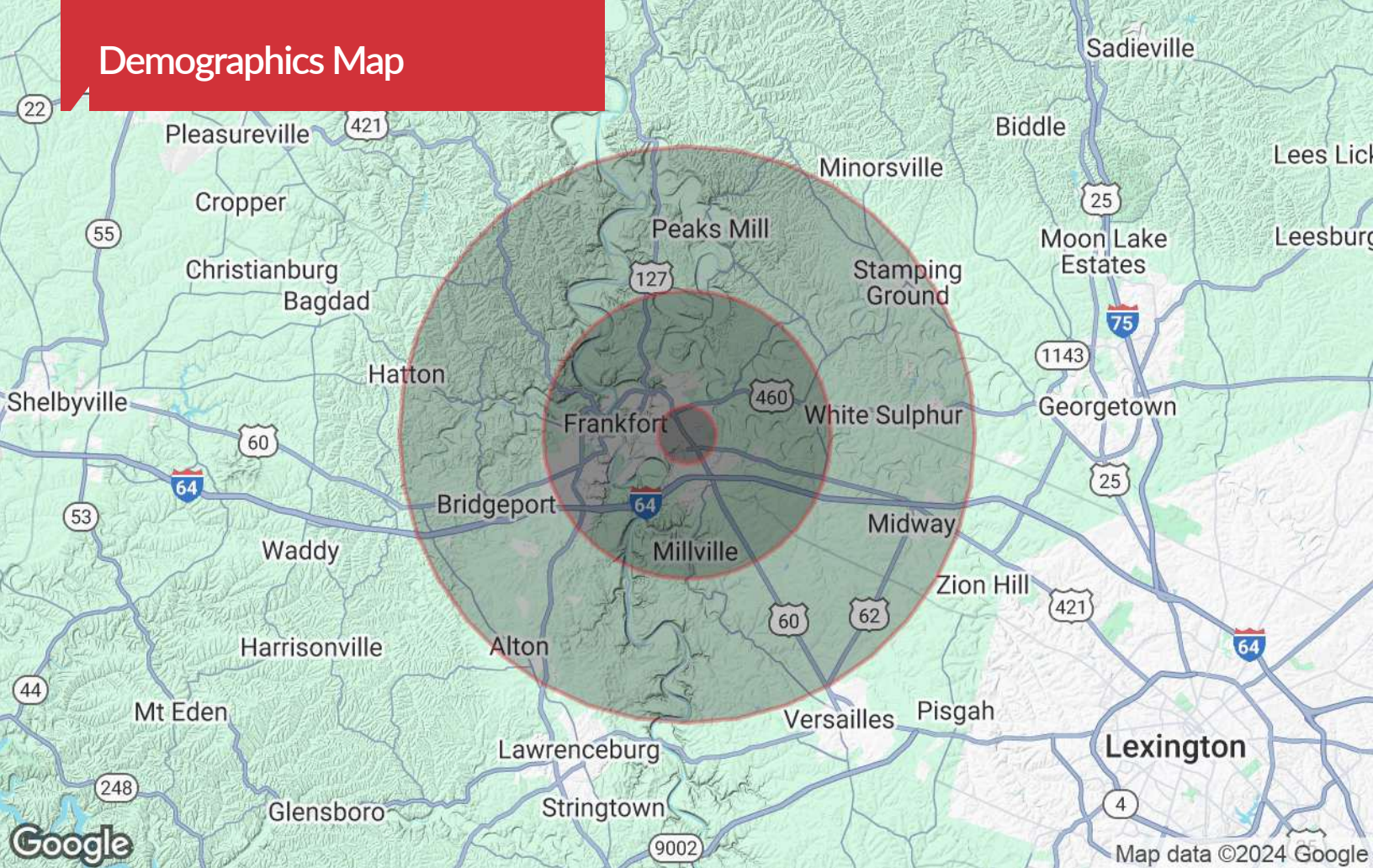


# Location Maps





# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,287	26,926	39,360
MEDIAN AGE	37.9	37.6	38.3
MEDIAN AGE (MALE)	37.3	36.6	37.4
MEDIAN AGE (FEMALE)	37.9	38.4	39.3

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,228	11,243	16,821
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$74,291	\$72,026	\$72,864
AVERAGE HOUSE VALUE	\$146,406	\$146,525	\$158,574

\* Demographic data derived from 2020 ACS - US Census