



GREAT INVESTMENT OPPORTUNITY - RECENT LEASE EXTENSIONS & CAPITAL IMPROVEMENTS

Dollar Tree Manor | 100% Occupied

363 Versailles Road

Frankfort, Kentucky 40601

Property Highlights

- Over \$350,000 in recent capital improvements
- +/-41,770 SF shopping center on +/-3.11 AC for sale
- 100% occupied
- National tenants include Dollar Tree, Dollar General, Rent-A-Center and Metro PCS
- Recent lease extensions by Dollar Tree, Kentucky Blood Center and Metro PCS
- Excellent visibility on US 60 across from Brighton Park Shopping Center and a mile from I-64
- Located 20 miles to Lexington and 55 miles to Louisville
- Area retailers include Kroger, Walgreen's, McDonald's, Save-A-Lot, Auto Zone and Advanced Auto Parts
- 198 parking spaces

Offering Summary

Sale Price:	\$3,825,000
Center Size:	41,770 SF
Lot Size:	3.11 Acres

For More Information

Chad Voelkert

Vice President

O: 859 422 4408

cvoelkert@naiisaac.com | KY #205597



Commercial Real Estate Services, Worldwide.

For Sale

41,770 SF | \$3,825,000

100% Occupied

Location Information

Street Address	363 Versailles Road
City, State, Zip	Frankfort, KY 40601
County	Franklin County

Property Information

Property Type	100% Occupied
Property Subtype	Community Center
Lot Size	3.11 AC

Building Information

Center Size	41,770 SF
Cap Rate	7.53
Occupancy %	100.0%
Tenancy	Multiple

Parking

Parking Type	Surface
Number of Parking Spaces	198

Financials

Annual Gross Income	\$358,719.85
Annual Taxes	(\$39,560.64)
Annual Insurance	(\$7,284.83)
Annual Common Area Maintenance	(\$13,883.53)
Management Fee	(\$10,000)
NOI	\$287,990.85

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

For Sale

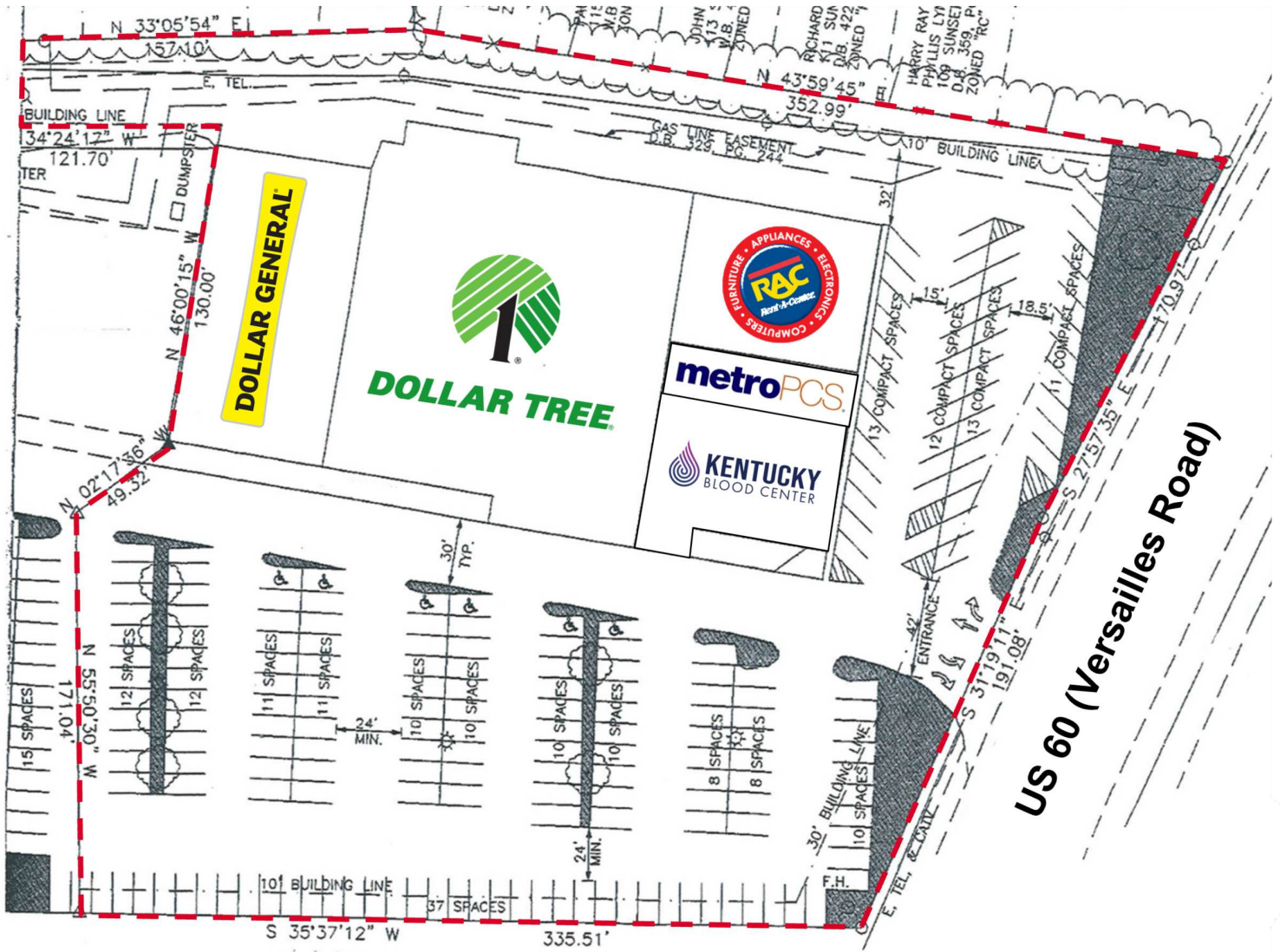
41,770 SF | \$3,825,000

100% Occupied



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



US 60 (Versailles Road)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



For Sale

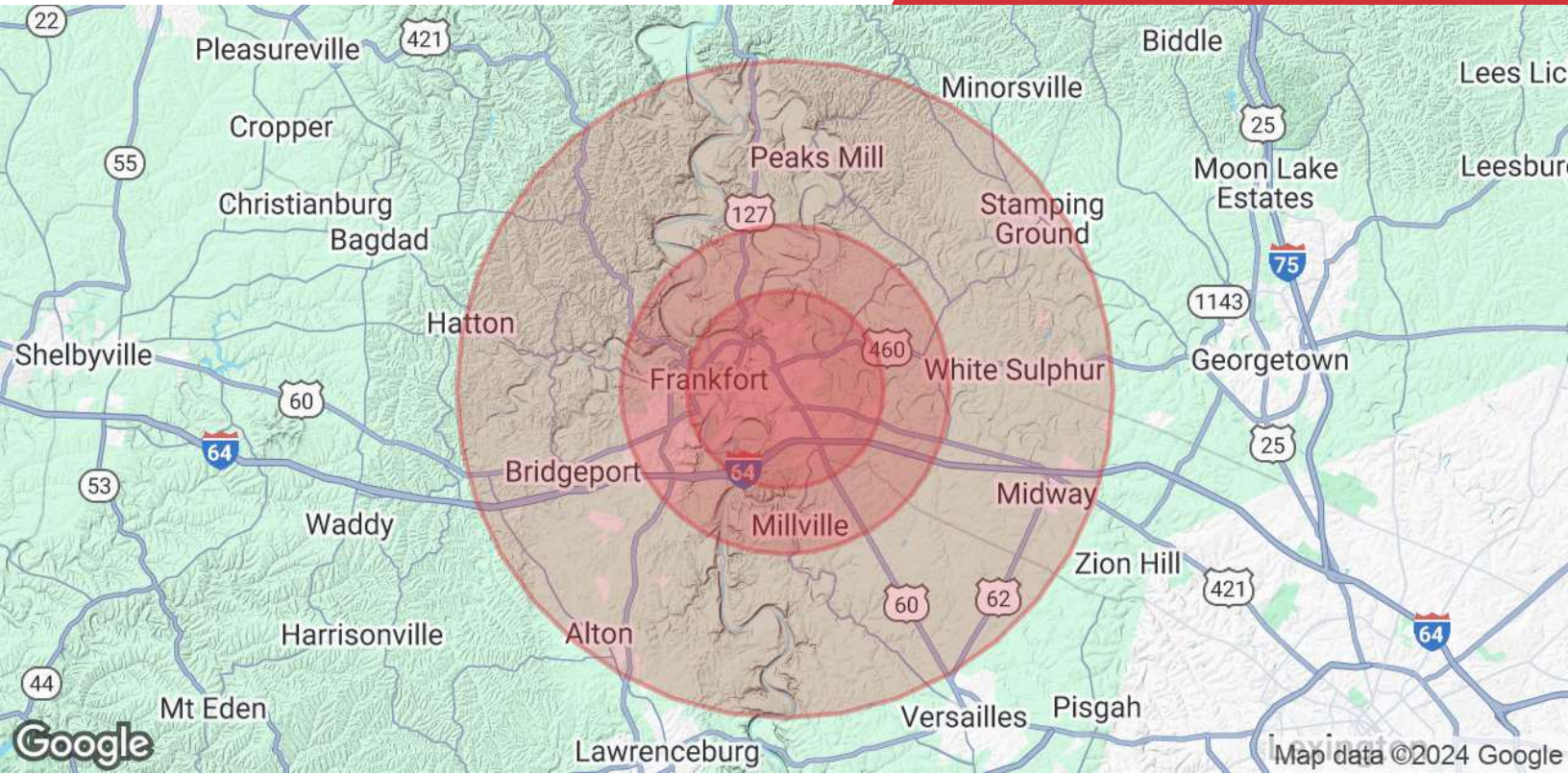
41,770 SF | \$3,825,000

100% Occupied



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Population	3 Miles	5 Miles	10 Miles
Total Population	27,078	38,884	68,624
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	11,638	16,858	28,592
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$86,138	\$90,602	\$95,467
Average House Value	\$207,458	\$224,642	\$252,625

Demographics data derived from 2024 STDB