



For Sale

US 60 Outlot

Lot 2 - 1.446 Acres

Lot 2 - 1.446 AC

452 Versailles Road
Frankfort, Kentucky 40601

Property Highlights

- Adjacent to Brighton Park Shopping Center, anchored by Kroger
- New connection to Kroger Access Road and signalized intersection
- 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

OFFERING SUMMARY

Lot 2	+/-1.446 AC
Sale Price	\$475,000

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,555	\$91,093
3 Miles	38,765	\$90,602
5 Miles	68,624	\$95,467

For more information

Jamie Adams, SIOR, CCIM, Vice President

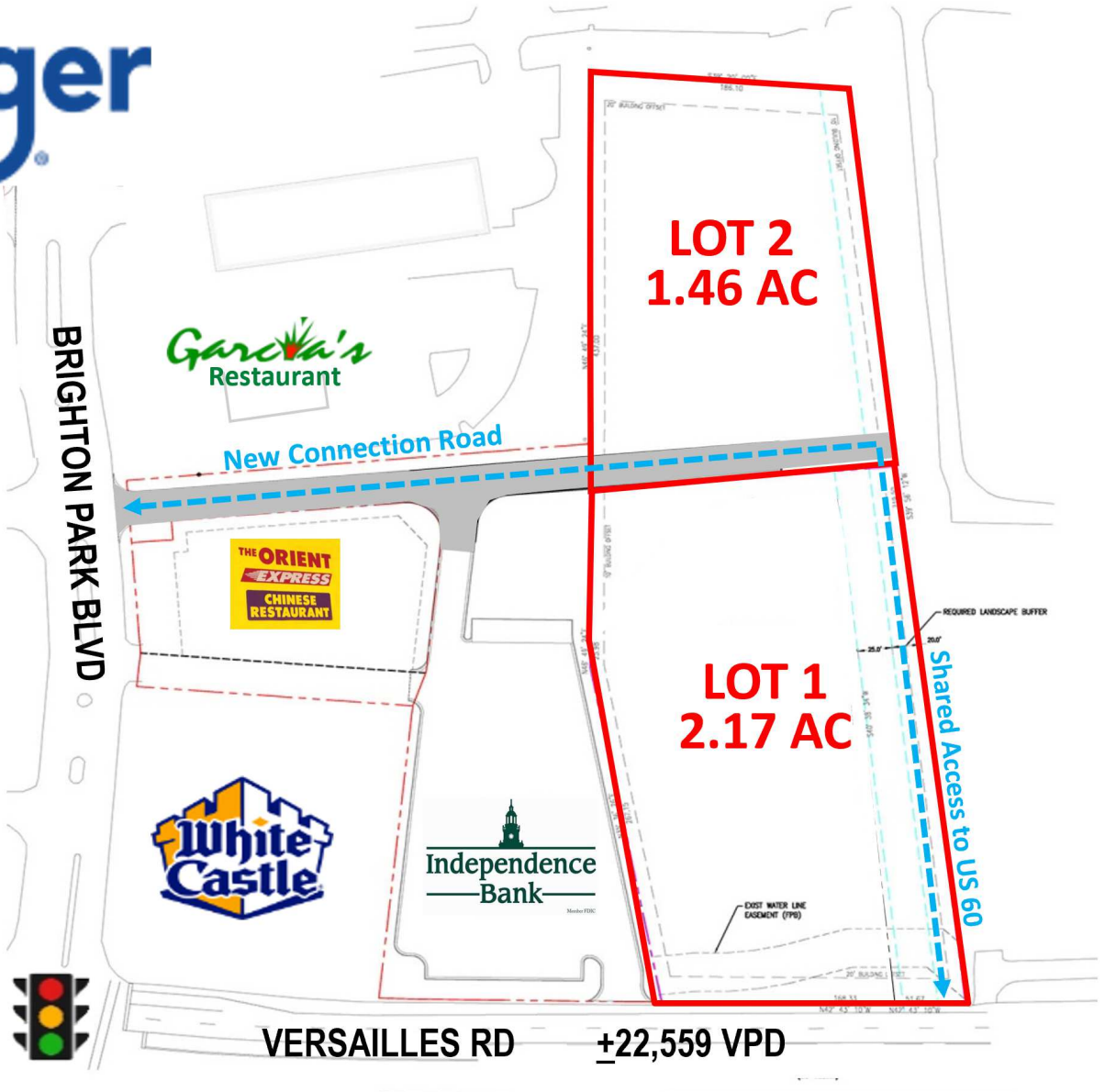
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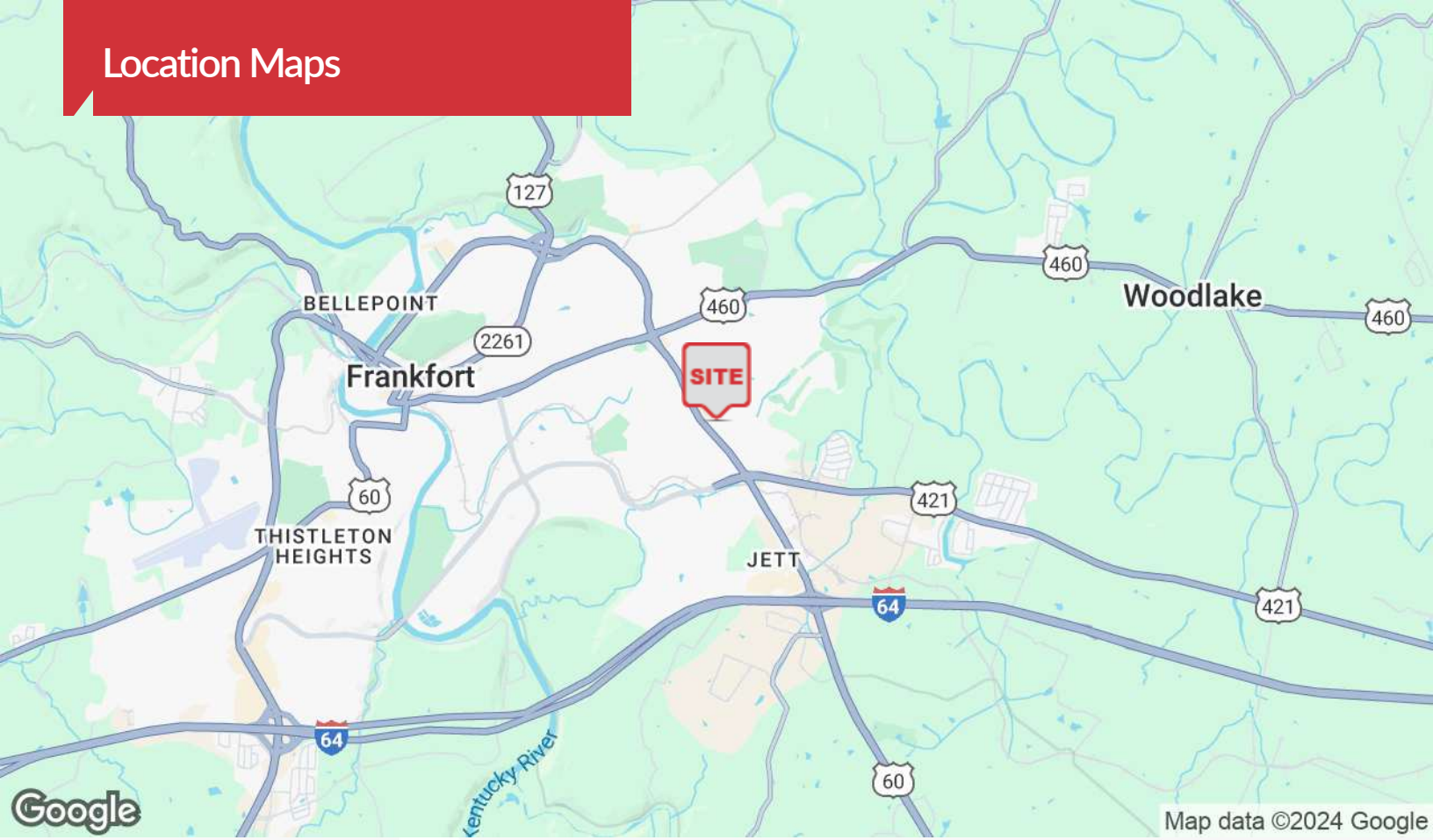
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Additional Photos

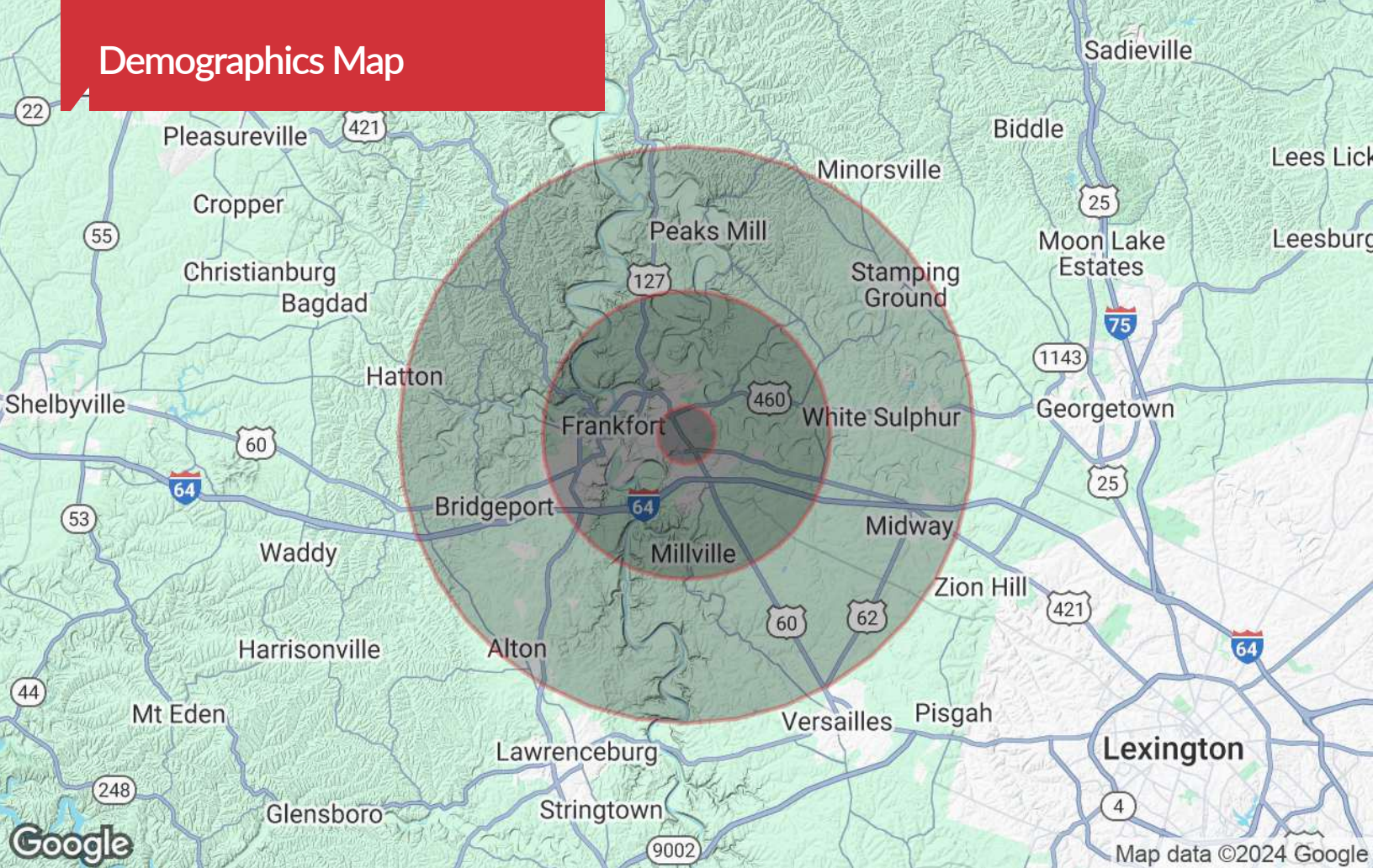




Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	6,555	38,765	68,624
MEDIAN AGE	42	41	42
MEDIAN AGE (MALE)	41	40	40
MEDIAN AGE (FEMALE)	44	43	43

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,877	16,809	28,592
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$91,093	\$90,602	\$95,467
AVERAGE HOUSE VALUE	\$219,069	\$224,598	\$252,625

* Demographic data derived from 2020 ACS - US Census