



Auto Dealership Property

1070 Versailles Road

Frankfort, Kentucky 40601

Property Highlights

- +/-23,987 SF building situated on +/-5.932 AC
- Currently a Ford dealership that can be repositioned into another car dealership or redevelopment after November 2026
- Existing Tenant: Frankfort Ford (TT of F. Frankfort, Inc.)
- Current Lease Expiration: 11/2026
- Annual Rent: \$300,000/year on absolute net basis (no Landlord repair and maintenance responsibilities)
- Daily Traffic count of +/-27,413 VPD on Versailles Road
- Zoned CH, Commercial Highway

Offering Summary

Sale Price:	\$4,750,000
Building Size:	23,987 SF
Lot Size:	5.932 Acres

For More Information

J.L. Cannady, CCIM

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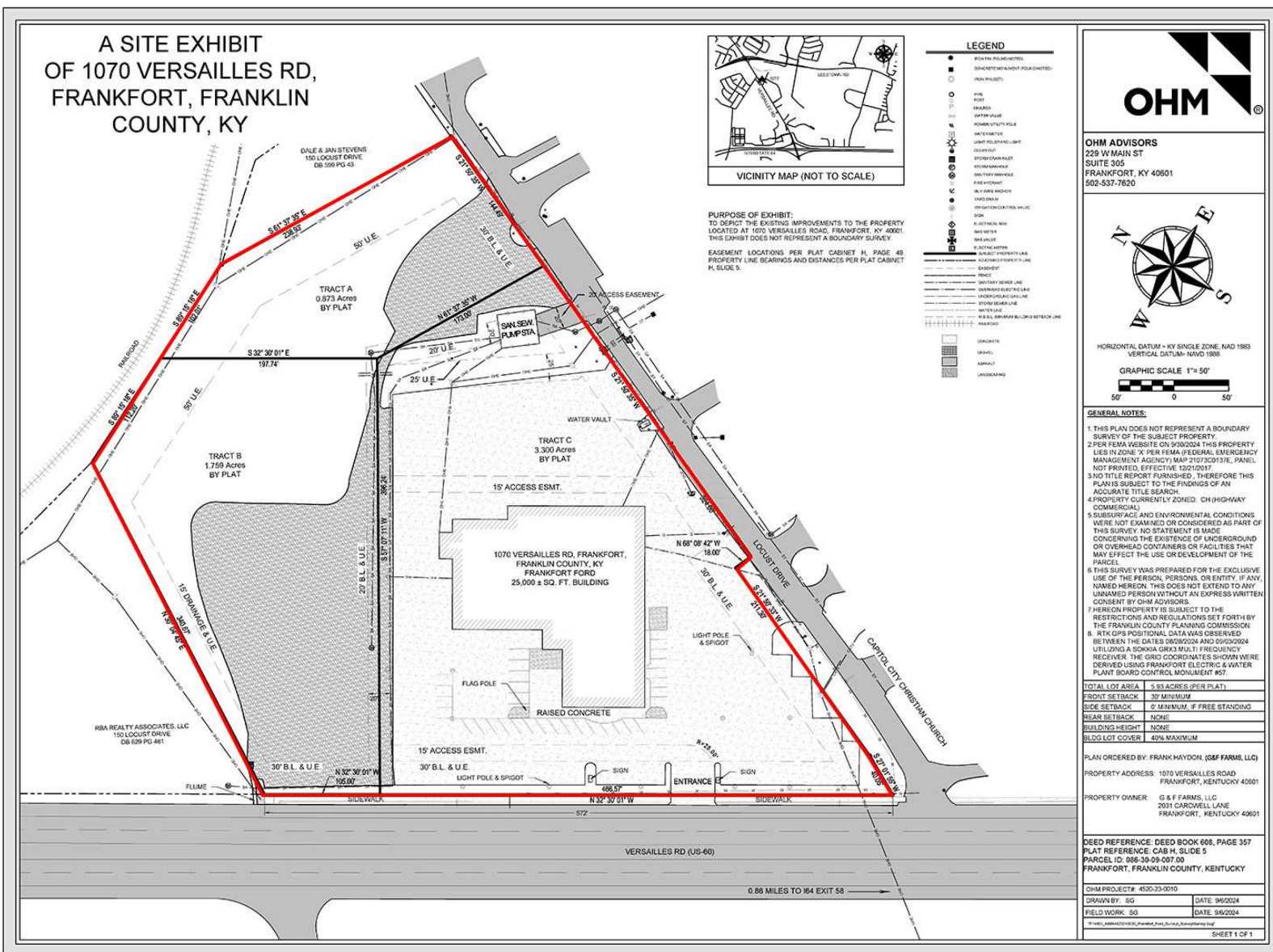
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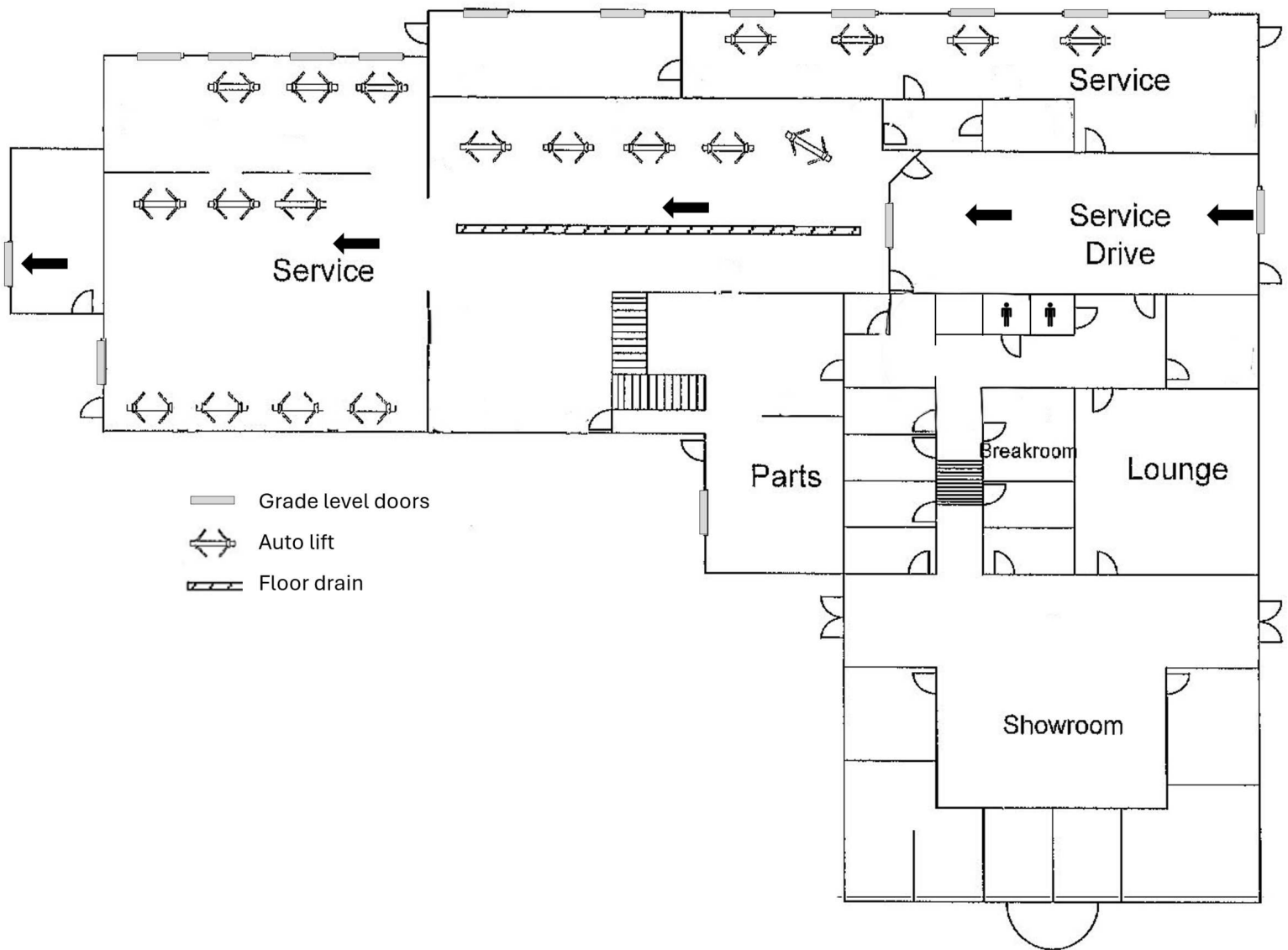
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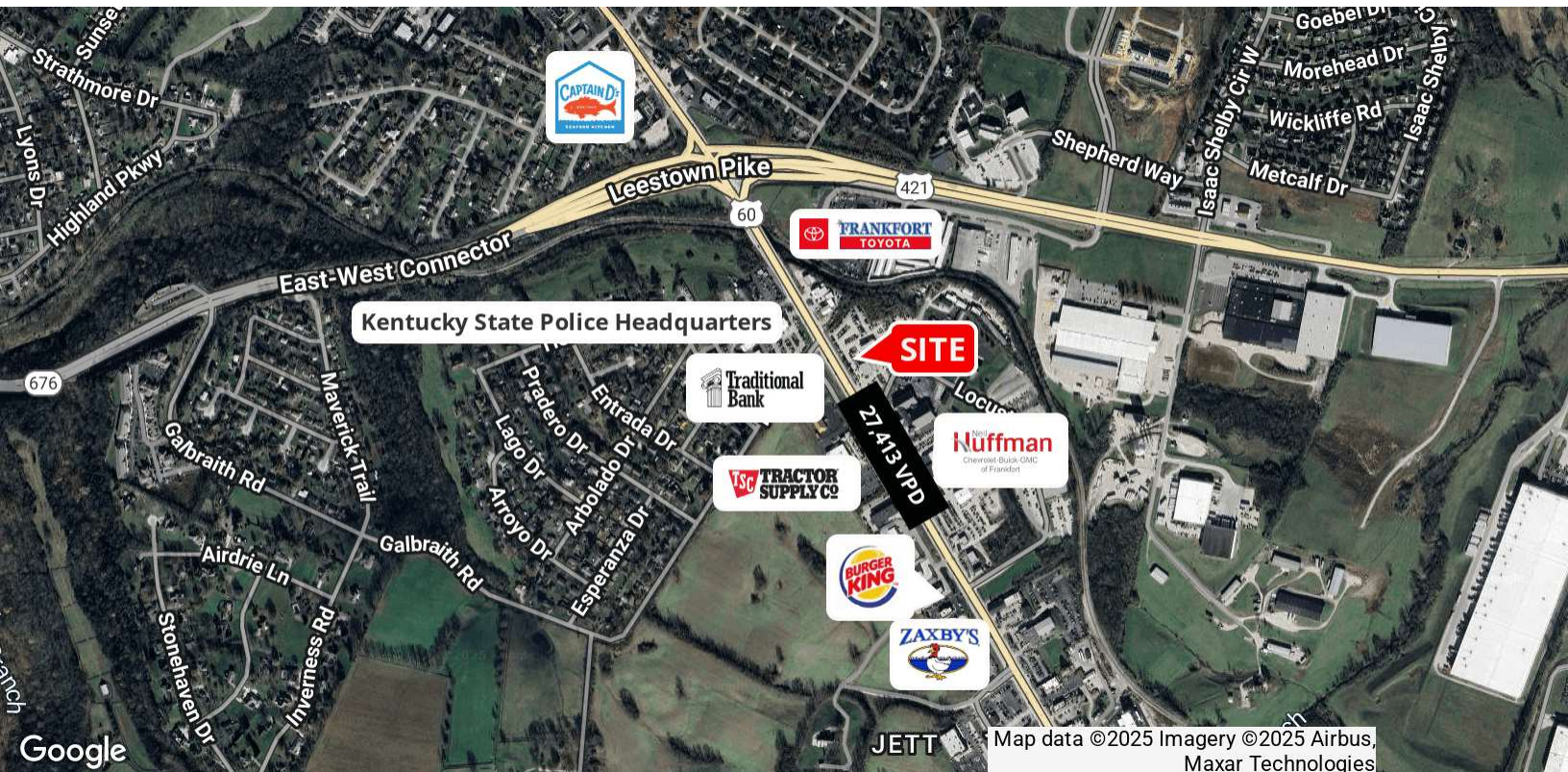
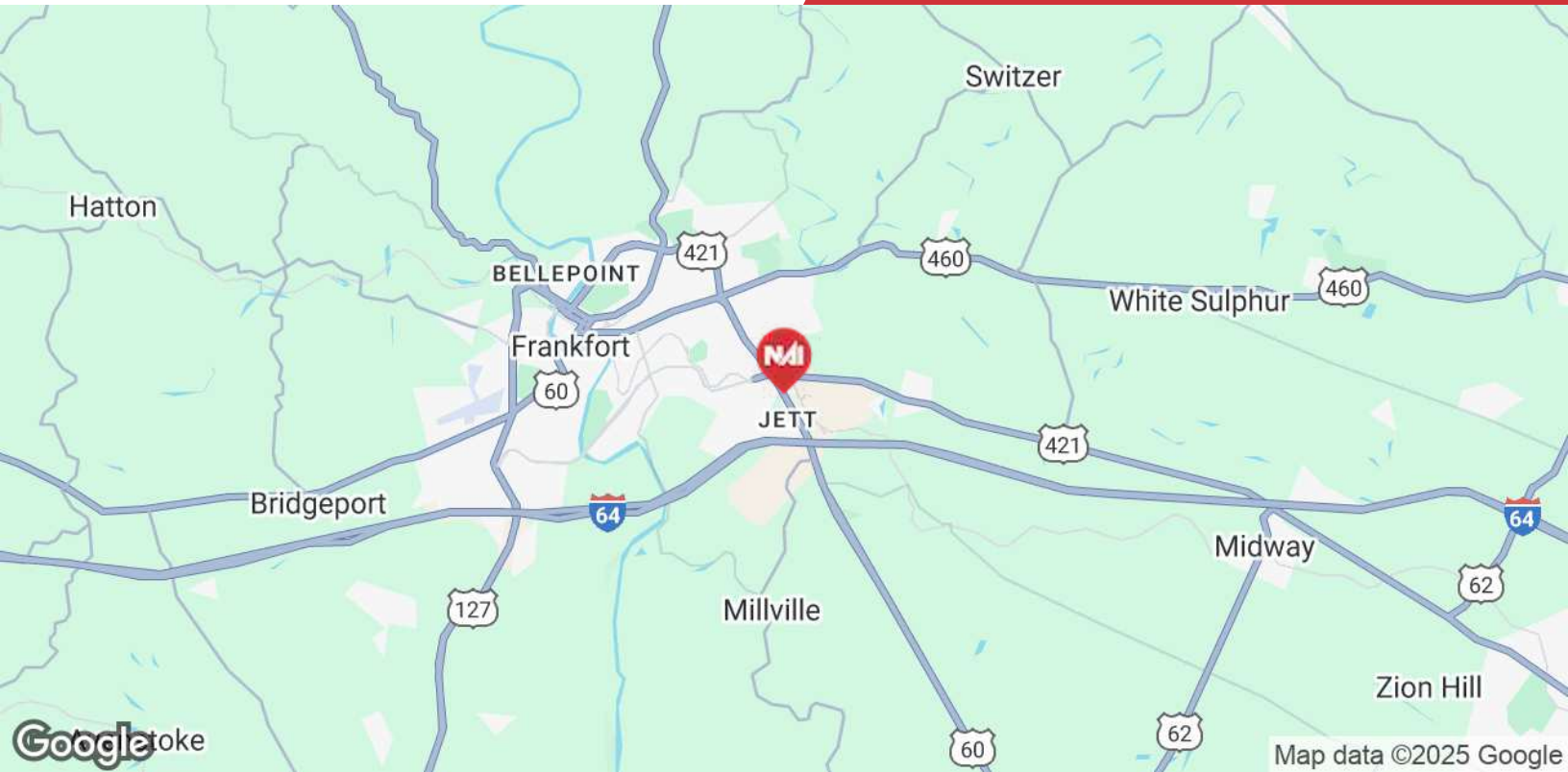


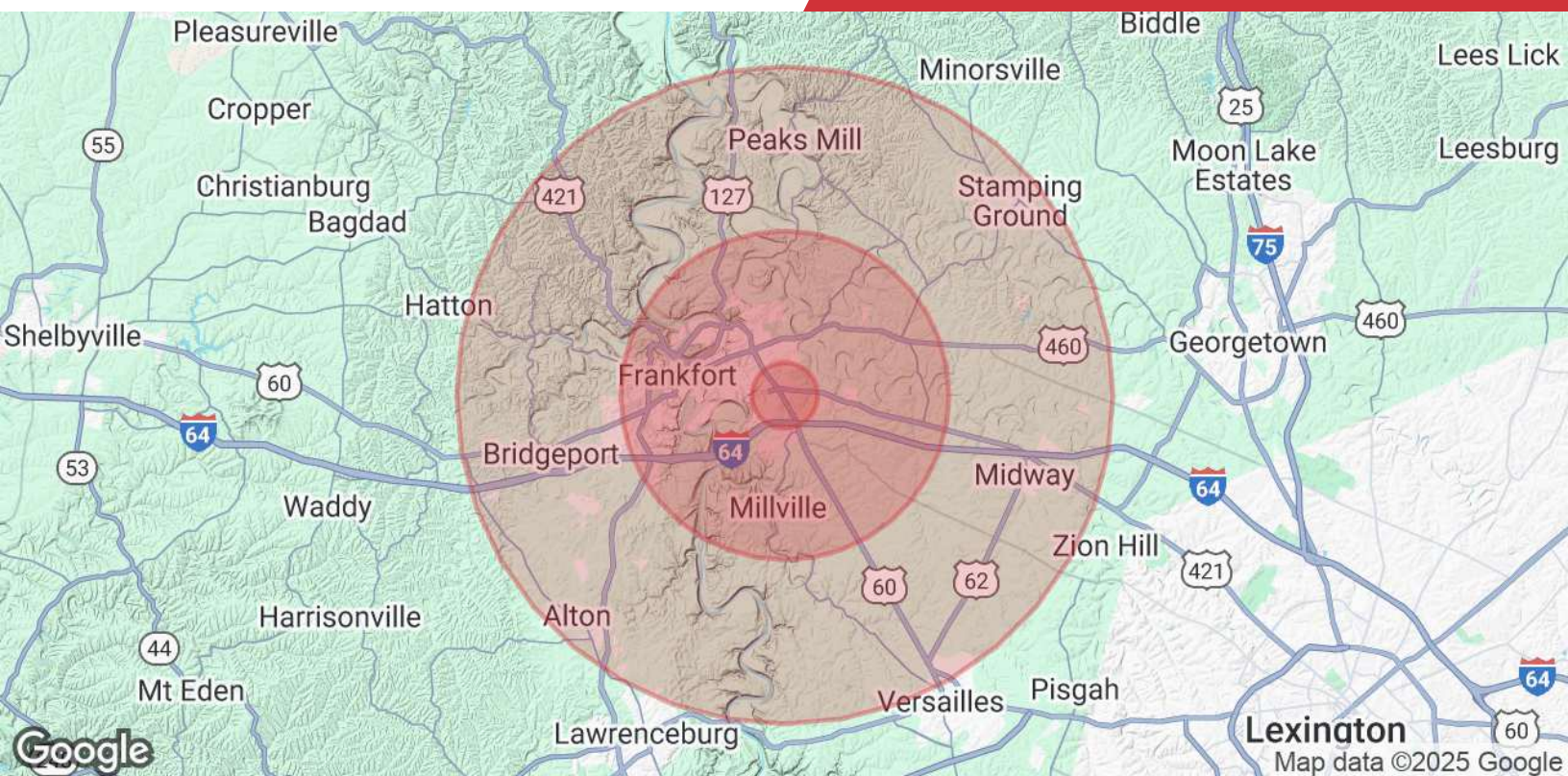


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Population	1 Mile	5 Miles	10 Miles
Total Population	3,481	38,301	67,233
Average Age	47.8	38.9	40.4
Average Age (Male)	48.4	38.8	39.8
Average Age (Female)	49.5	39.8	41.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,572	16,646	27,912
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$95,167	\$88,744	\$93,172
Average House Value	\$181,423	\$152,871	\$166,396

Demographics Based on STDB 2023