

RETAIL PROPERTY FOR LEASE

190 VERSAILLES RD

FRANKFORT, KY 40601



FREDERICK RUPP

859.533.2651

frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

White Oak is pleased to bring to market FOR LEASE this freestanding 1,788 SF retail building located in the heart of one of Frankfort's busiest retail corridors. The property features a drive-thru and pylon signage, providing excellent visibility for a multitude of users. Situated near the intersection of Versailles Road and E Main Street, the site boasts seamless accessibility for the nearly 30,000 VPD that pass by. Join Kroger, Wendy's, McDonald's, Subway, Little Caesars Pizza, and more with close proximity to Franklin County High School, Kentucky State University, Buffalo Trace Distillery, and Downtown Frankfort. Please contact Frederick Rupp at 859.533.2651 or frupp@whiteoakcre.com

PROPERTY HIGHLIGHTS

- Freestanding Retail Building
- 1,788 SF
- Drive-thru and Pylon Signage
- Covered Patio

Frederick Rupp

859.533.2651
frupp@whiteoakcre.com

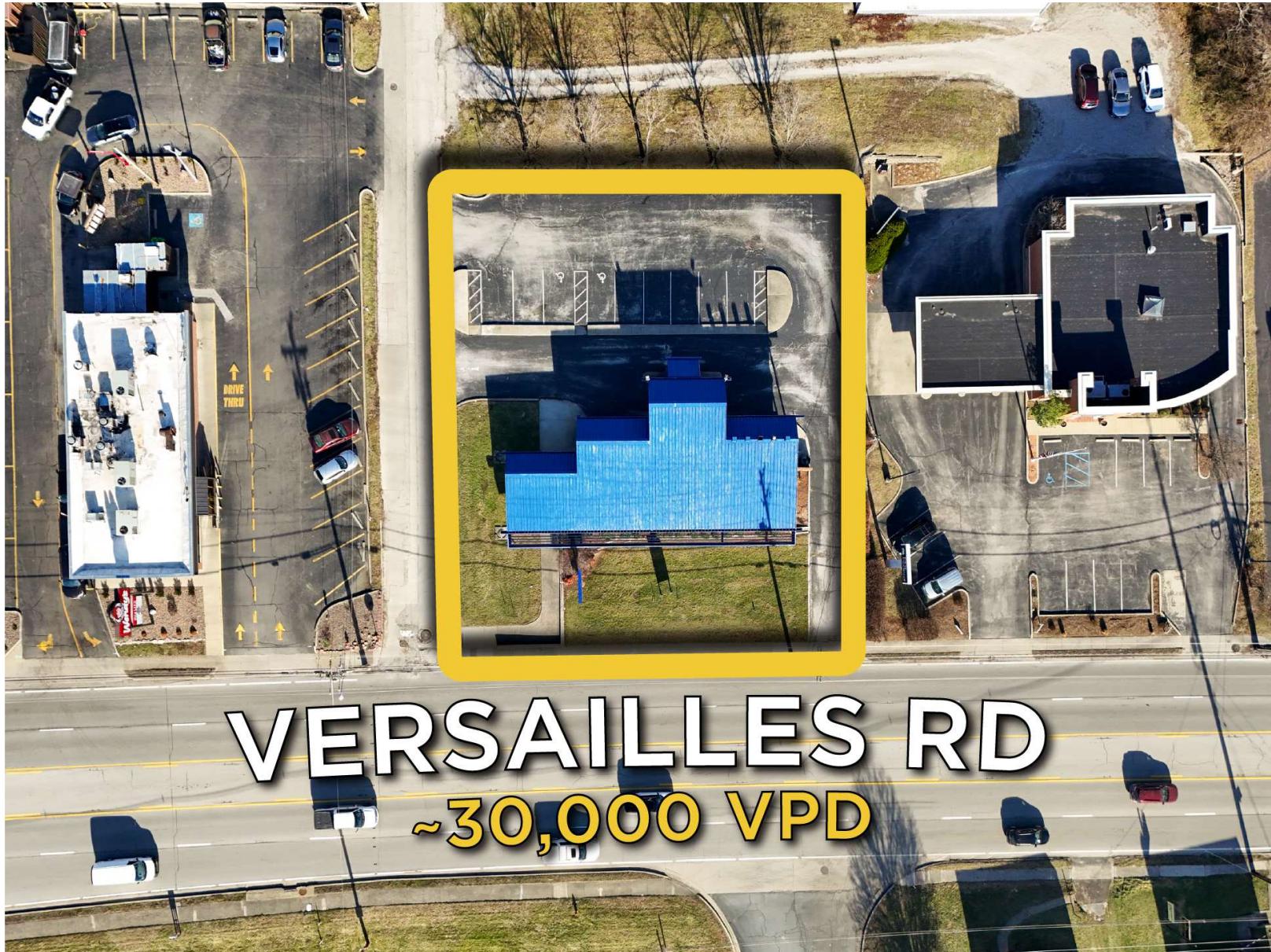
OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Available SF: | 1,788 SF |
| Lot Size: | 44,100 SF |
| Building Size: | 1,788 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,575 | 11,541 | 16,997 |
| Total Population | 8,345 | 26,856 | 39,206 |
| Average HH Income | \$76,547 | \$85,147 | \$90,423 |

Frankfort, KY 40601

For Lease



Frederick Rupp

859.533.2651

frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE

Frankfort, KY 40601

For Lease



Frederick Rupp

859.533.2651

frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE

Frankfort, KY 40601

For Lease



Frederick Rupp

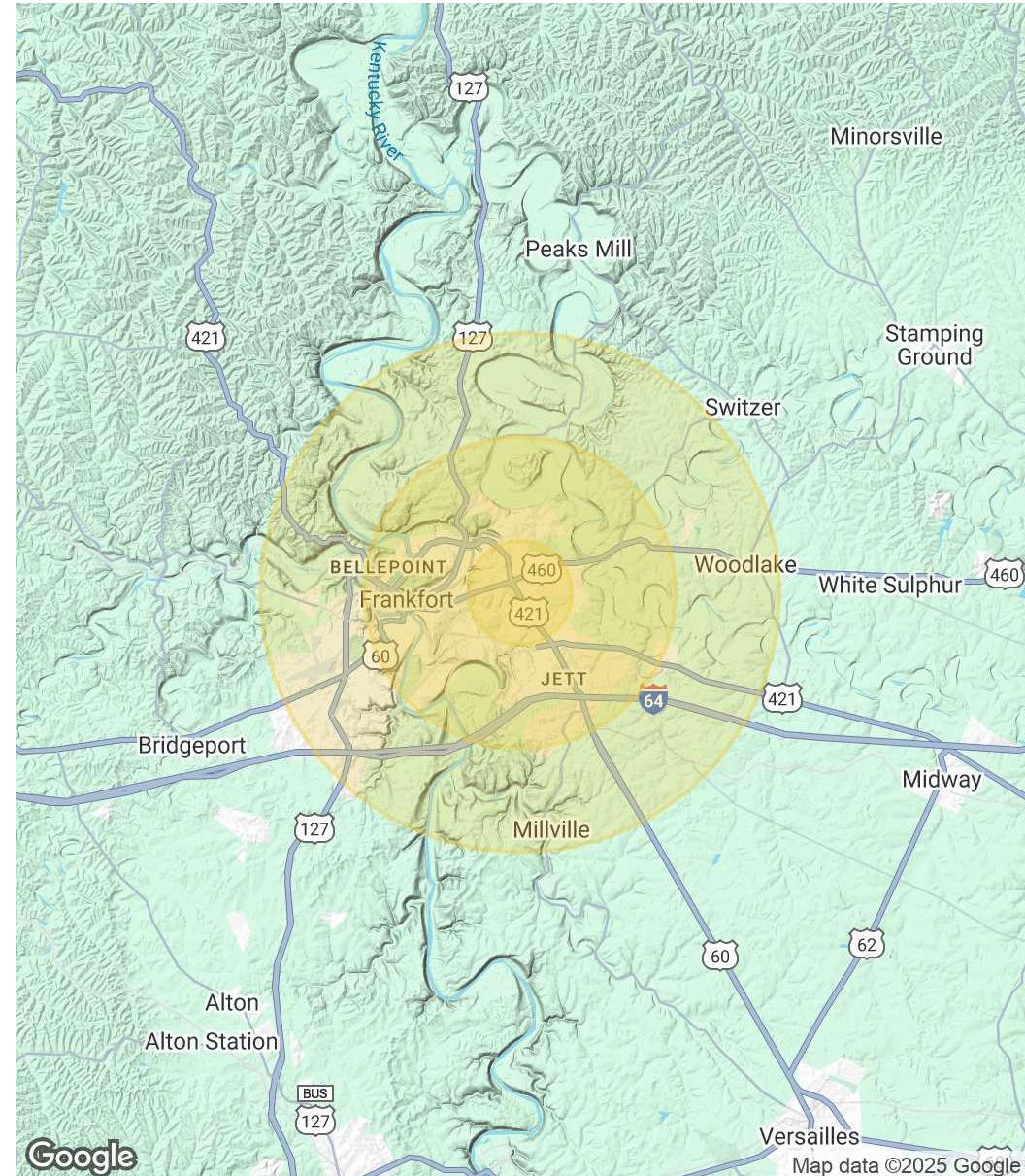
859.533.2651

frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 8,345 | 26,856 | 39,206 |
| Average Age | 40 | 41 | 41 |
| Average Age (Male) | 38 | 39 | 40 |
| Average Age (Female) | 42 | 42 | 43 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,575 | 11,541 | 16,997 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$76,547 | \$85,147 | \$90,423 |
| Average House Value | \$170,083 | \$206,151 | \$224,177 |

Demographics data derived from AlphaMap



Frederick Rupp

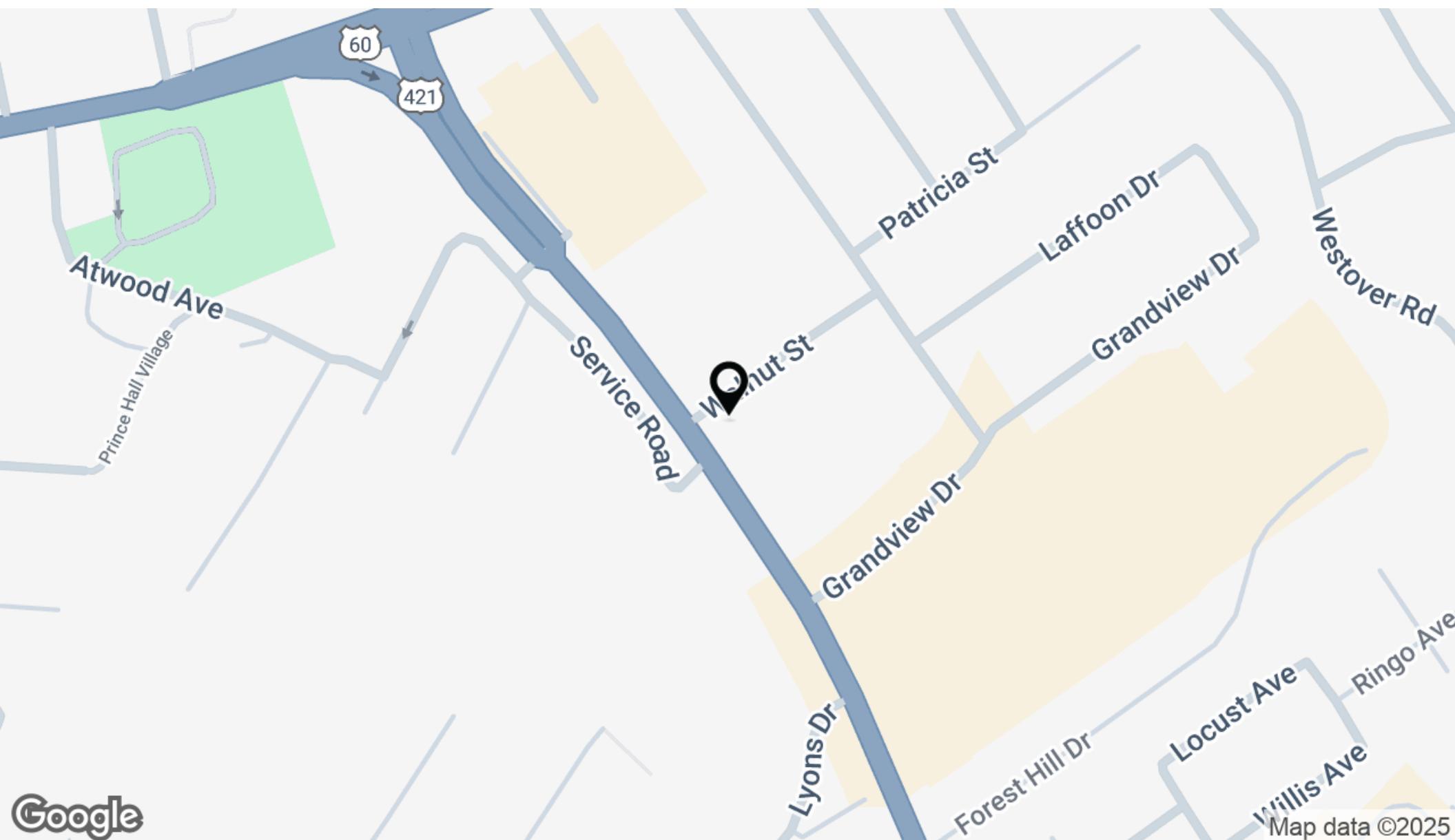
859.533.2651

frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE

Frankfort, KY 40601

For Lease



Google

Frederick Rupp

859.533.2651

frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE