

RETAIL PROPERTY FOR LEASE

190 VERSAILLES RD

FRANKFORT, KY 40601

HOMETOWN
PHARMACY
DRIVE
THRU
FREE
DELIVERY

HOMETOWN
PHARMACY

Wendy's

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

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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

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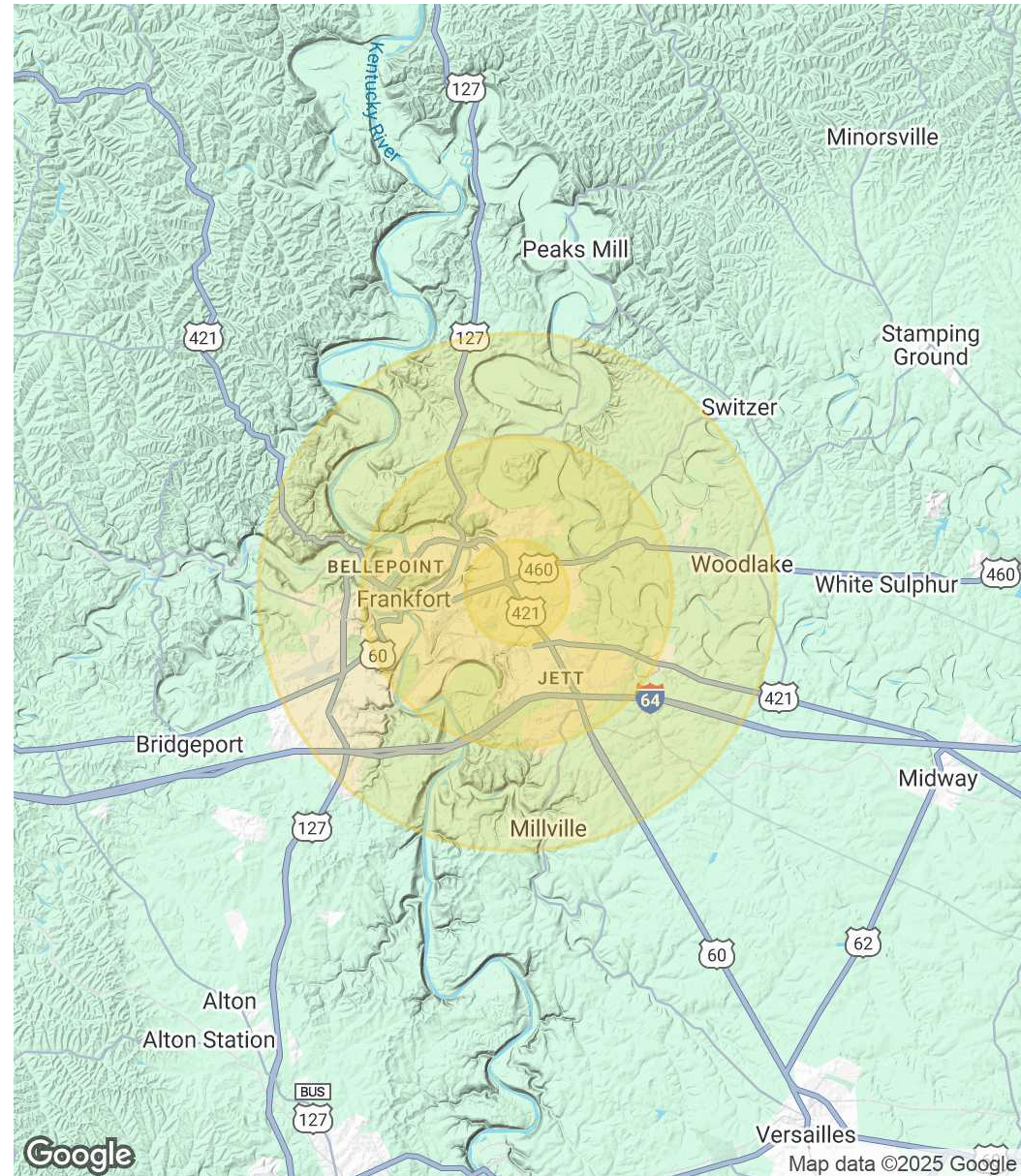
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,345	26,856	39,206
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,575	11,541	16,997
# of Persons per HH	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

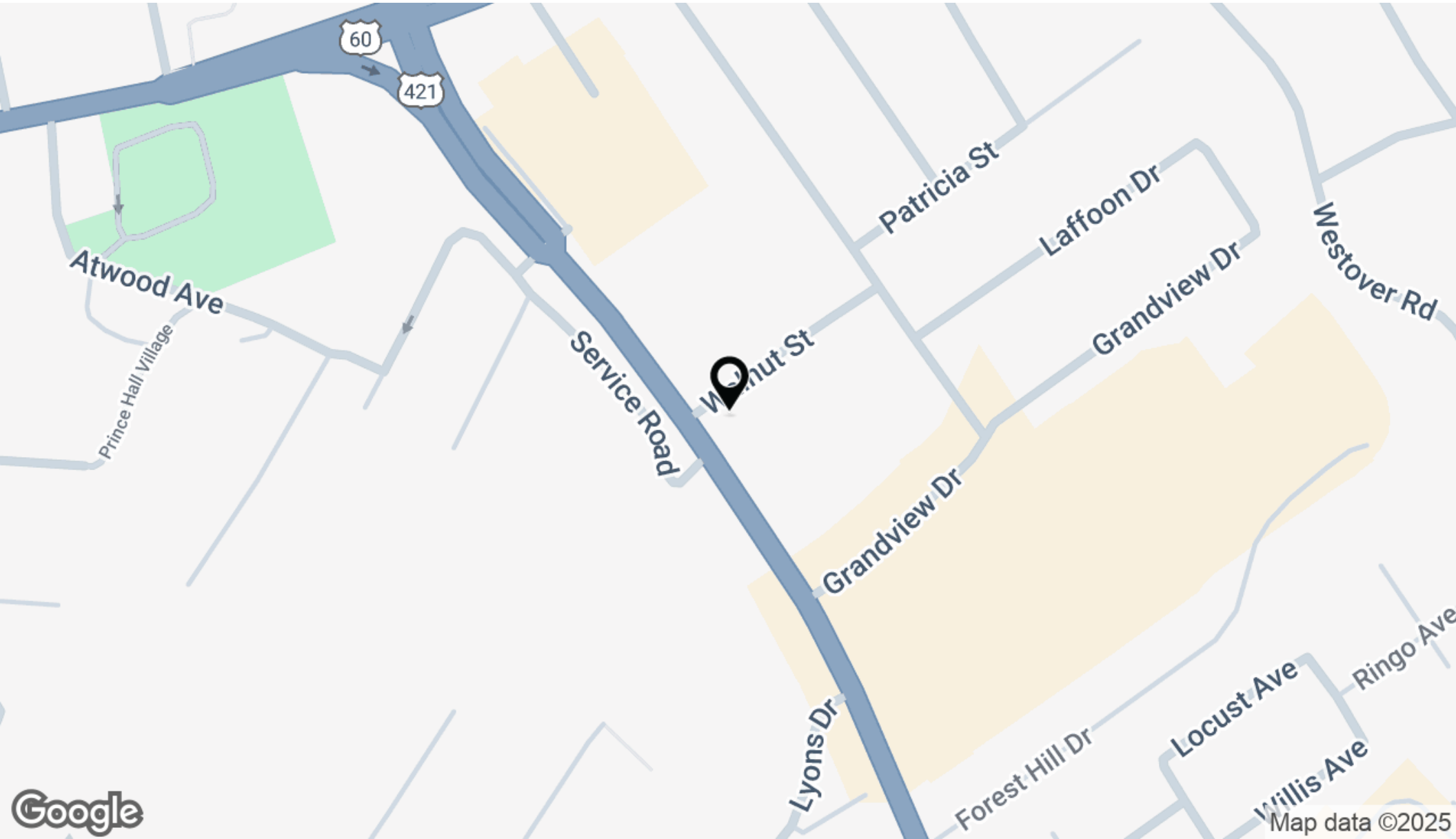


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