

190 Frankfort Rd

SHELBYVILLE, KY

190 Frankfort Road presents a prime corner retail opportunity within Governors Square – a highly visible, 87,000 SF shopping center located at the signalized intersection of Frankfort Road (US-60) and Mt. Eden Road (US-53) in Shelbyville, Kentucky. This 6,230 SF end-cap suite offers excellent signage potential, convenient access, and abundant surface parking in one of Shelby County's most active commercial corridors.

Governors Square is home to a mix of national and regional tenants including Norton Healthcare, Family Dollar, Anytime Fitness, H&R Block, and others – creating strong daily foot traffic and long-term stability. The surrounding market has experienced accelerated growth due to major economic development projects, positioning the center to benefit from rising demand for well-located retail space.

The available suite features a large open showroom, back-of-house storage, ADA-compliant restrooms, and standard HVAC and electrical systems, making it easily adaptable for a variety of retail, medical, fitness, or service-based uses. With strong demographics, excellent visibility, and an established tenant mix, 190 Frankfort Road offers an exceptional leasing opportunity for businesses looking to expand into a thriving Shelbyville trade area.





GULFSTREAM
COMMERCIAL SERVICES, LLC

6320 SF AVAILABLE



DENSE RESIDENTIAL



DENSE RESIDENTIAL

12,559 AADT

15,166 AADT



GULFSTREAM
COMMERCIAL SERVICES, LLC



Great Clips



EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE



NORTON
HEALTHCARE

KORT
PHYSICAL THERAPY

H&R
BLOCK

shelbyville
PHARMACY

ANYTIME
FITNESS

ZEH
ORTHODONTICS

CHRISTCOMMUNITY
CHURCH

TODD'S PLACE
express car wash



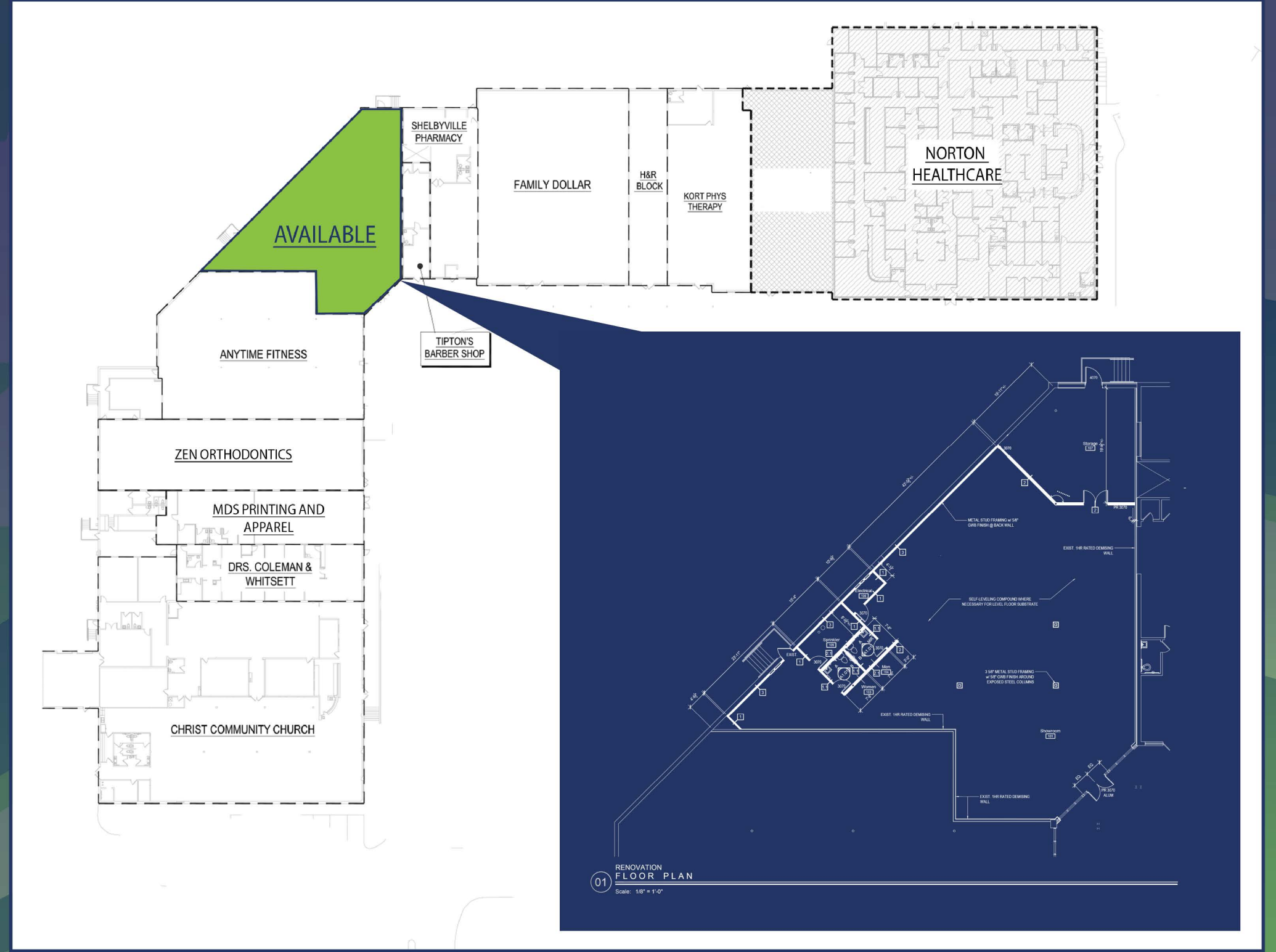
PERRY'S
AUTO SALES

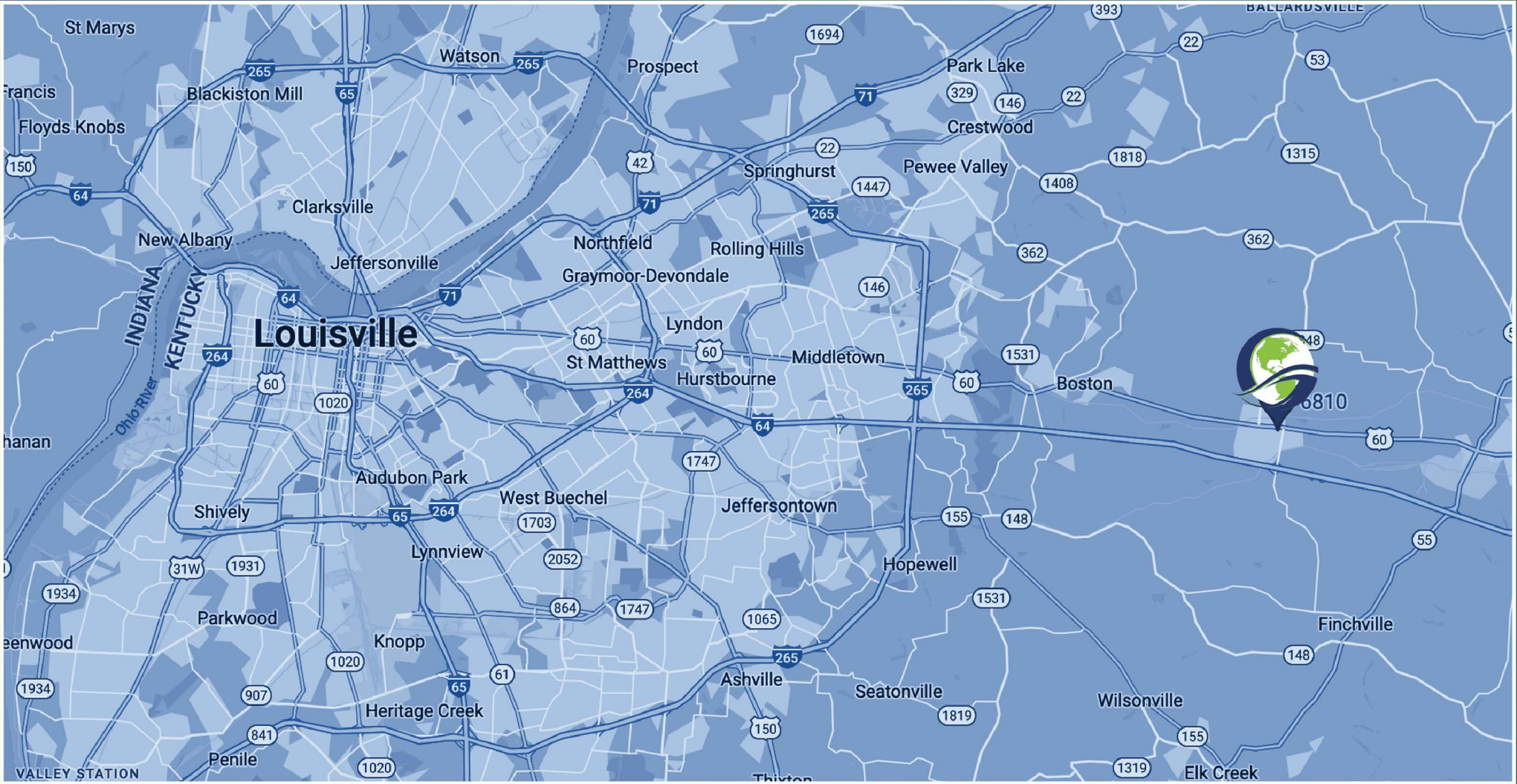


Advance!
Auto Parts











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Louisville, KY
(502) 744-1465
fahr@gulfstreamdev.com



MOE MAYBODY
AGENT & PROPERTY MANAGER

Louisville, KY
(502) 640-7705
moe@gulfstreamdev.com



COLE STURGEON
AGENT

Louisville, KY
(270) 929-2299
cole@gulfstreamdev.com



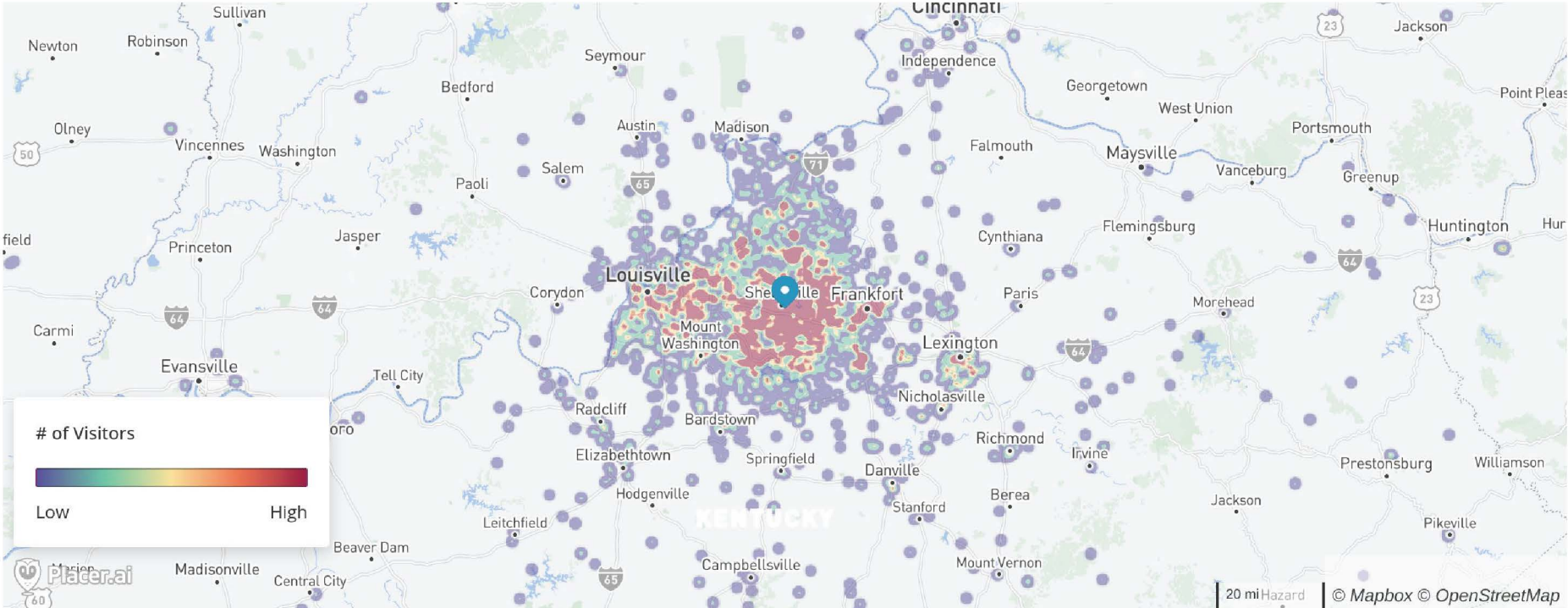
Trade Area

Oct 1, 2024 - Sep 30, 2025



Trade Area

Governors Square
Frankfort Rd, Shelbyville, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.





Metrics

Oct 1, 2024 - Sep 30, 2025



Metrics

Governors Square
Frankfort Rd, Shelbyville, KY

Visits	484.8K	Visits YoY	+9.6%
Visitors	61.8K	Visits Yo2Y	+27.2%
Visit Frequency	7.85	Visits Yo3Y	+42.8%
Avg. Dwell Time	50 Min		

Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



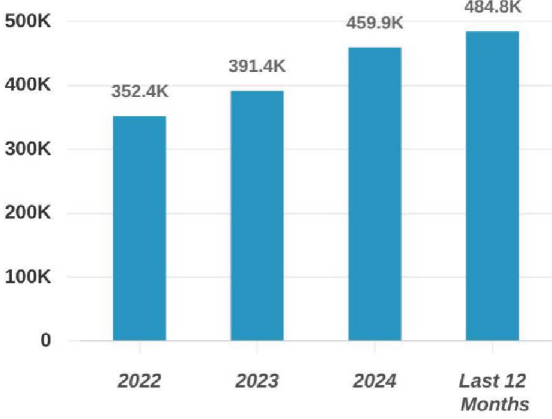
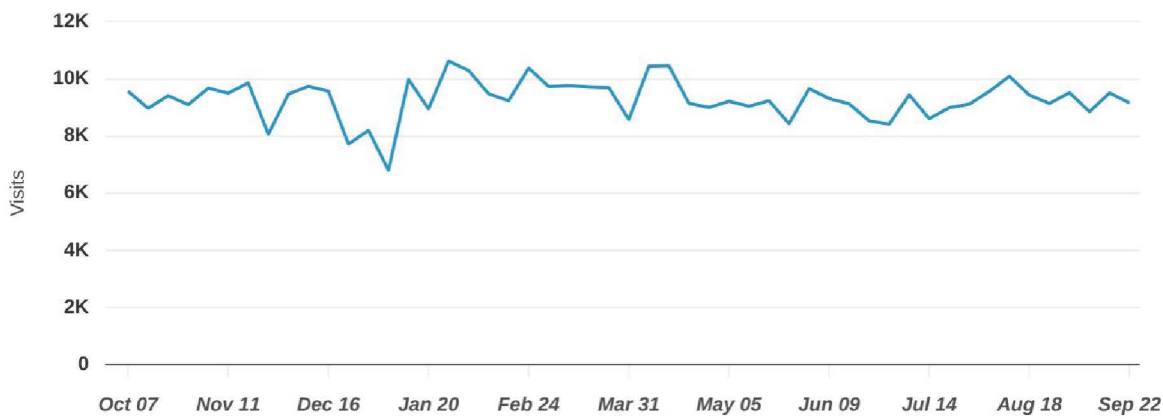
Visits Trend

Oct 1, 2024 - Sep 30, 2025



Visits Trend

Governors Square
Frankfort Rd, Shelbyville, KY



Weekly | Visits | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



CRE Brokerage, Management, Development,
and Investment Partners from the ground up.



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COMMERCIAL SERVICES, LLC