

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



RURAL KING
AMERICA'S FARM & HOME STORE

TODD'S PLACE

express

car wash



goodwill



PERRY'S

AUTO SALES

Lexington, Ky

CHASE

Bank

Chase

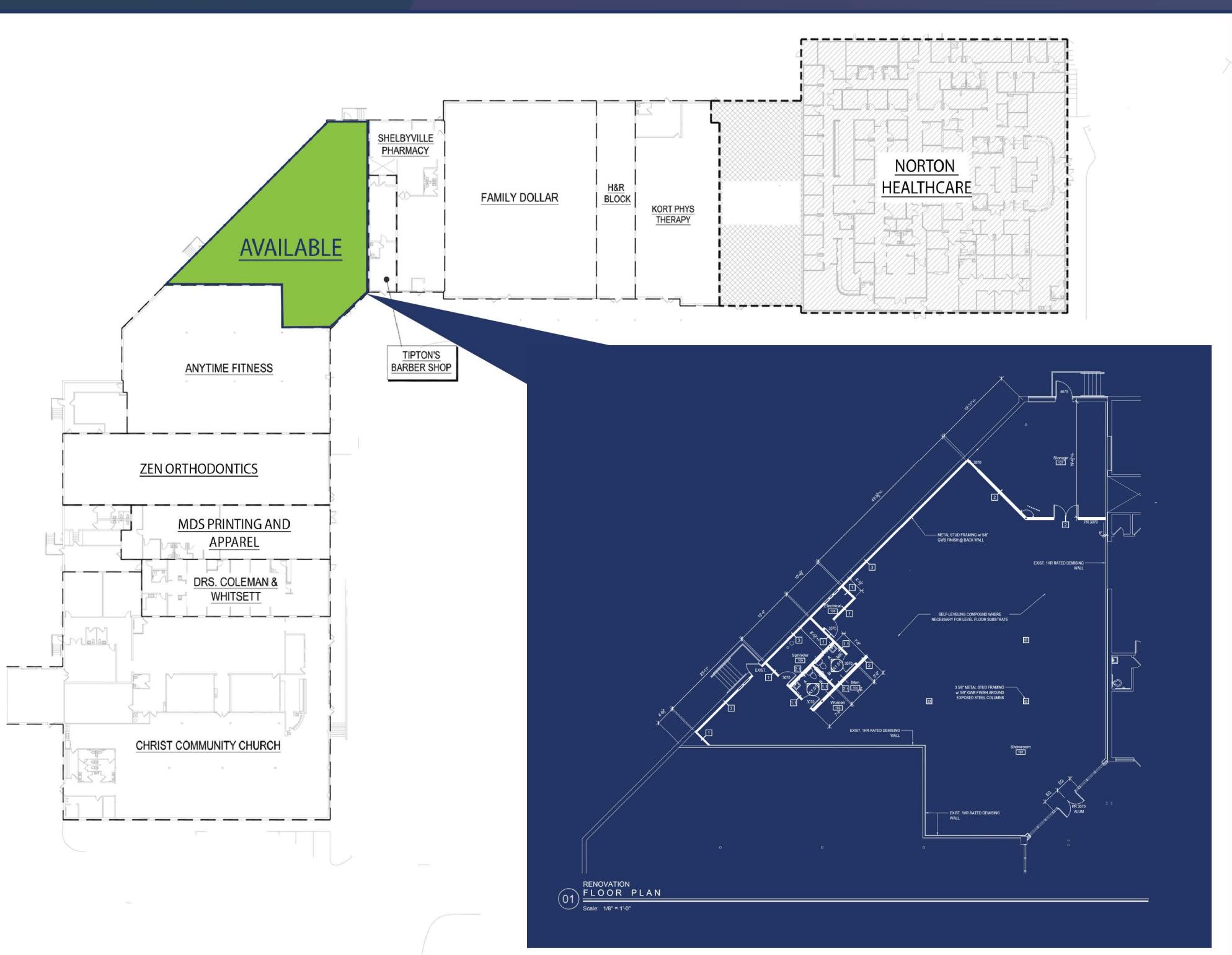


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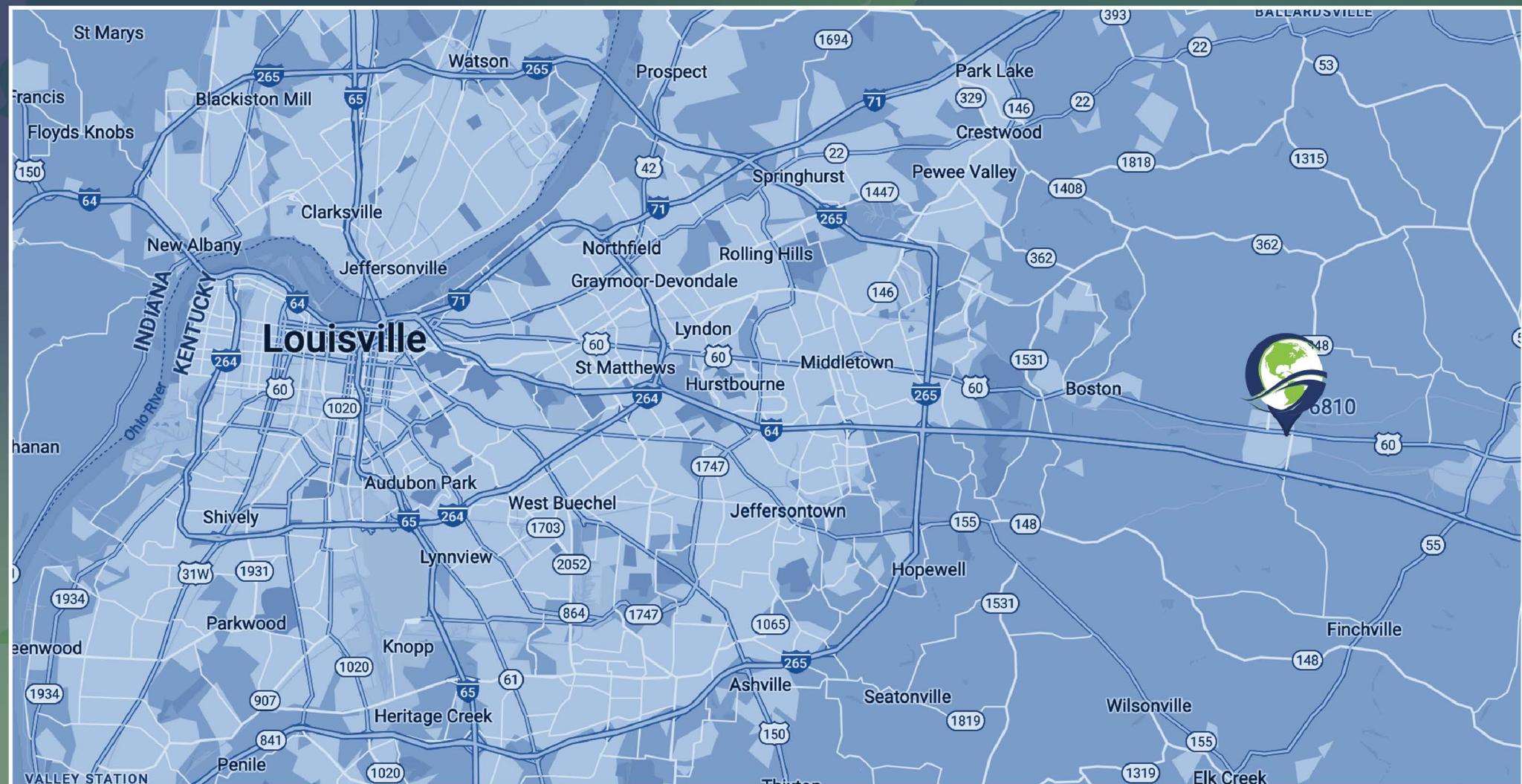


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01 RENOVATION FLOOR PLAN

Scale: 18' = 1'-0"



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Trade Area

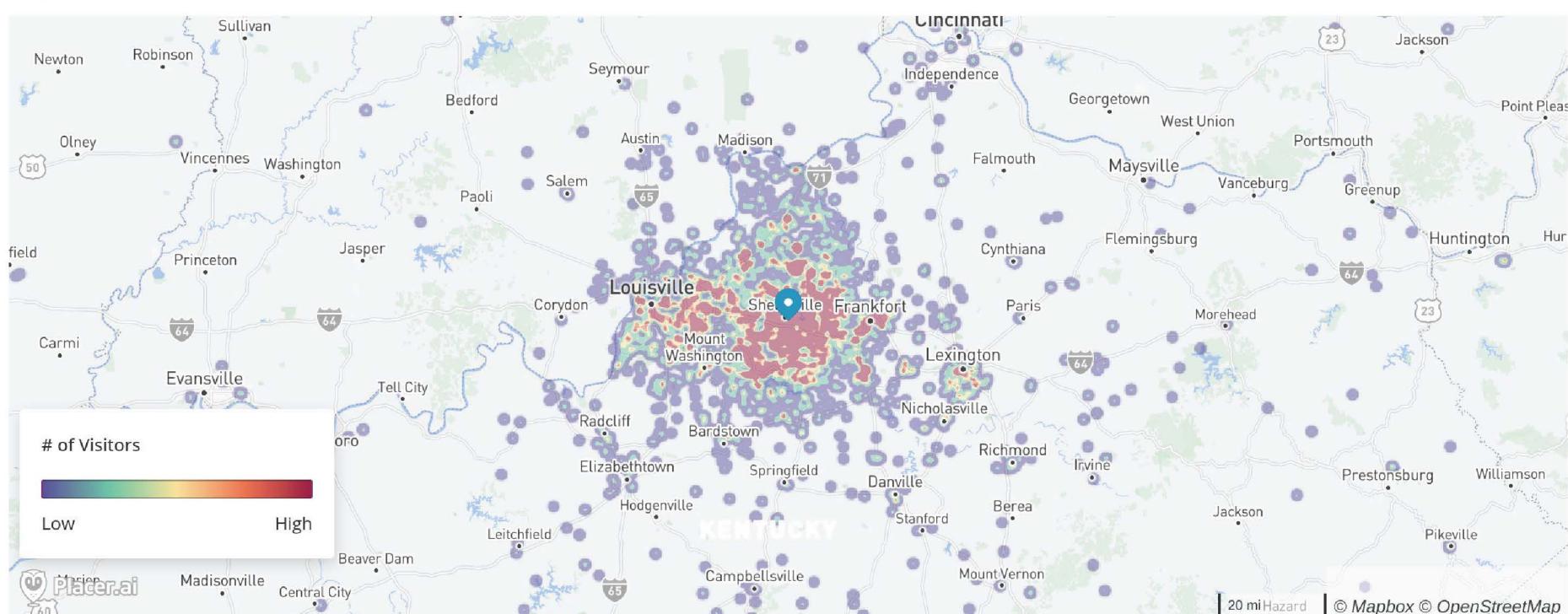
Oct 1, 2024 - Sep 30, 2025



Trade Area

Governors Square

Frankfort Rd, Shelbyville, KY





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

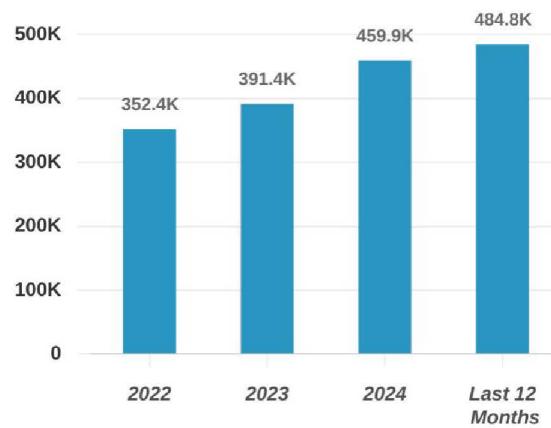
Oct 1, 2024 - Sep 30, 2025



Visits Trend

Governors Square

Frankfort Rd, Shelbyville, KY



Weekly | Visits | Oct 1st, 2024 - Sep 30th, 2025
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CRE Brokerage, Management, Development, and Investment Partners from the ground up.



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