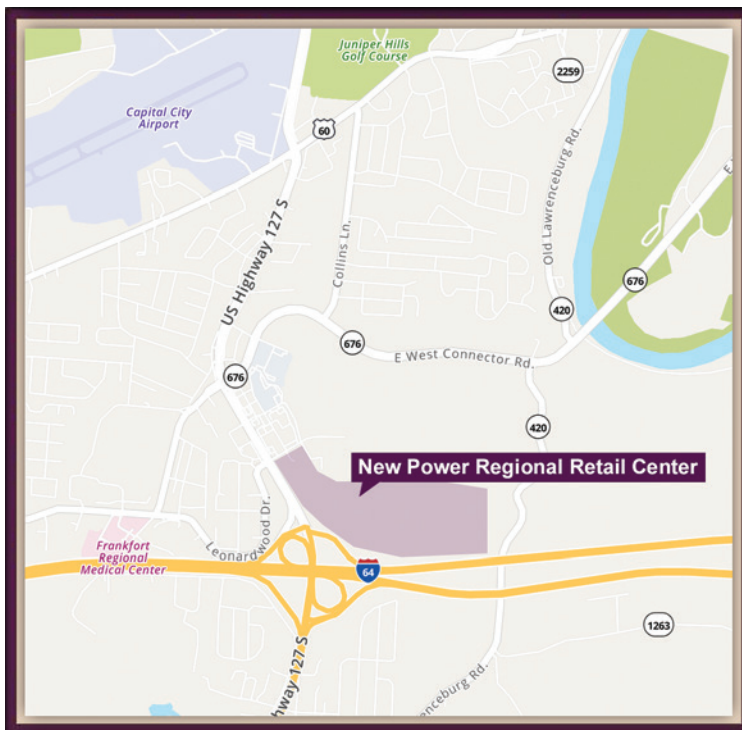
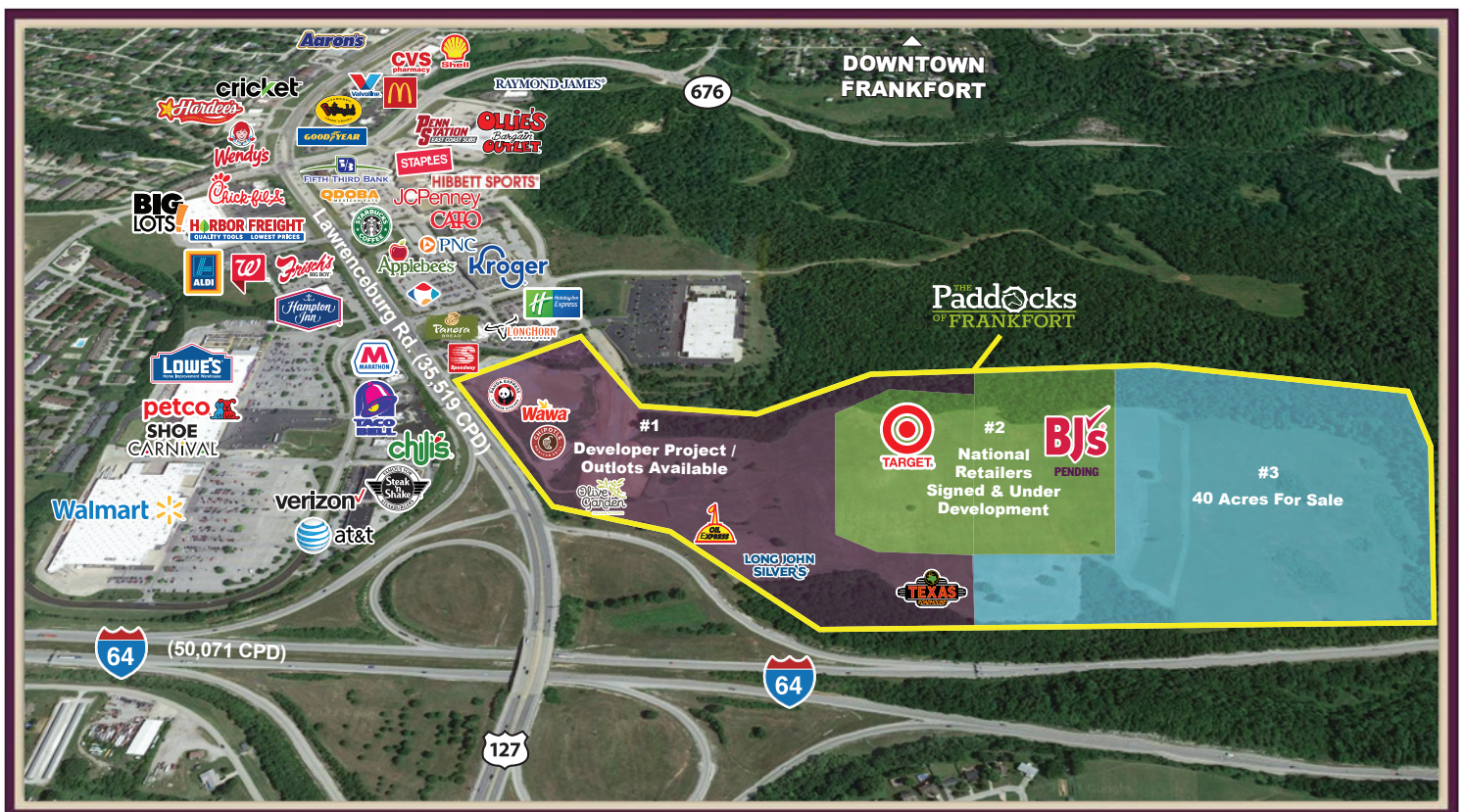


# DEVELOPMENT OPPORTUNITIES & LAND FOR SALE FRANKFORT'S NEW POWER REGIONAL RETAIL CENTER

I-64 & Highway 127, Frankfort, Kentucky



## OPPORTUNITIES

- \* 40 Acres for Sale.
- \* TARGET ANCHORED REGIONAL POWER CENTER.
- \* Outlots available for ground lease or build to suit along Lawrenceburg Road as part of the 60 Acres currently under development.
- \* Located at the I-64 & Lawrenceburg Road interchange in Frankfort's primary retail trade area.



**Equity  
Management  
Group, Inc.**

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Leasing Representative: **Jason Taylor**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

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NOTE: ALL ACREAGES ARE APPROXIMATE  
AND CAN BE RECONFIGURED.

< 38 MILES TO LOUISVILLE

22 MILES TO LEXINGTON >

## PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	Target
<b>Zoned:</b>	Commercial
<b>Total Land Area:</b>	100 Acres
<b>Total GLA:</b>	TBD
<b>Traffic Count:</b>	50,071 (I-64)
<b>Parking Spaces:</b>	TBD

## PROPERTY ADVANTAGES

Ideally located at exit 53 of Frankfort, Kentucky's capital, and between Kentucky's 2 largest cities, Louisville (38 miles east) and Lexington (22 miles west).

## LOCATION

**Located at:** the busy intersection of Lawrenceburg Road & I-64 in Frankfort's busiest retail shopping area. A new signalized intersection, revised exit ramps and road extensions are being added for easy access.

## Strong and Growing Demographics:

	<u>3 mile</u>	<u>5 miles</u>	<u>7 miles</u>
Population Estimates:	16,743	35,891	51,150
Average Household Income:	\$71,507	\$68,853	\$73,574
Average Household Value:	\$300,298	\$254,231	\$247,358

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## DEVELOPMENT OPPORTUNITIES / AVAILABLE OUTLOTS

**A VARIETY OF LOTS FOR DEVELOPMENT ARE UNDERWAY. STATE, CITY AND LOCAL AUTHORITIES CAME TOGETHER TO ADD MULTIPLE SIGNALIZED INTERSECTIONS, REROUTE EXIT RAMPS AND EXTEND ROADS FOR EASY ACCESS TO AREA.**



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## LAND FOR SALE - 40 ACRES

**PROPOSED BUILDING LAYOUT WITH RETAIL OF 150,000 SF AND  
RETAIL OPPORTUNITIES EXTENDING FROM SIGNED NATIONAL RETAILER  
WITH VISIBILITY FROM I-64.**

THE  
**Paddocks**  
OF FRANKFORT



< 38 MILES TO LOUISVILLE

22 MILES TO LEXINGTON >



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## PICTURESQUE FRANKFORT

Located in the capital city of the Commonwealth of Kentucky, Frankfort (Population 27,680) is the county seat of Franklin County (59,000 people). Frankfort abuts Interstate 64 (East and West) and is a 20-minute drive to Interstate 75 (North and South). Interstate 65 (North and South) passes through Louisville, to the west of Frankfort. Frankfort has a general aviation airport that also serves the National Guard. For commercial air travel, Lexington's Bluegrass Airport is less than 30 minutes away; international airports in Louisville and Cincinnati are also within a reasonable drive. Major employers in the area include Montaplast of North America Inc., Buffalo Trace Distillery, Topy Corp., Beam, Inc., and Nashville Wire Products, Inc. Not surprisingly in the state capital, public administration was the city's largest industry, accounting for 28 percent of the city's employed workforce. Frankfort is located in the Bluegrass region of Central Kentucky. The city is bisected by the Kentucky River, which makes an s-turn as it passes through the center of town. The river valley widens at this point, which creates four distinct parts of town. The valley within the city limits contains Downtown and South Frankfort districts, which lie opposite one another on the river. The suburban areas on either side of the valley are respectively referred to as the "West Side" and "East Side" (or "West Frankfort" and "East Frankfort").



## STATE CAPITOL

1904, the Kentucky General Assembly chose Frankfort (rather than Lexington or Louisville) as the location for the state capital and appropriated \$1 million for the construction of a permanent state capitol building, to be located in southern Frankfort. The official ground-breaking was August 14, 1905 and construction was completed in 1909 at a cost of \$1,180,434.80. The building was dedicated on June 2, 1910. The capitol was designed by Frank Mills Andrews, a distinguished and award-winning architect.

## BOURBON BOOM

There is perhaps no place as well-known as Buffalo Trace Distillery and its contribution to the Bourbon Boom. As the oldest continuously operating distillery in the United States, Buffalo Trace distillery is based at a site which first started production in 1775. Records indicate that distilling started on the site that is now the Buffalo Trace Distillery in 1775 by Hancock Lee and his brother Willis Lee.

In 2016, Buffalo Trace Distillery announced plans to expand operations with a capital investment of \$200 million.



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