



## Investment Opportunity

1070 Versailles Road  
Frankfort, Kentucky 40601

### Property Highlights

- +/-23,987 SF building situated on +/-5.932 AC
- Currently a Ford dealership that can be repositioned into another car dealership or redevelopment after November 2026
- Existing Tenant: Frankfort Ford (TT of F. Frankfort, Inc.)
- Current Lease Expiration: 11/2026
- Annual Rent: \$300,000/year on absolute net basis (no Landlord repair and maintenance responsibilities)
- Daily Traffic count of +/-27,413 VPD on Versailles Road
- Zoned CH, Commercial Highway

### Offering Summary

Sale Price:	\$4,950,000
Building Size:	23,987 SF
Lot Size:	5.932 Acres

### For More Information

#### J.L. Cannady, CCIM

Vice President

O: 859 422 4410

jlcanady@naiisaac.com | KY #218275

#### Jamie Adams, SIOR, CCIM

Vice President

O: 859 422 4413

jadams@naiisaac.com | KY #216464

For Sale

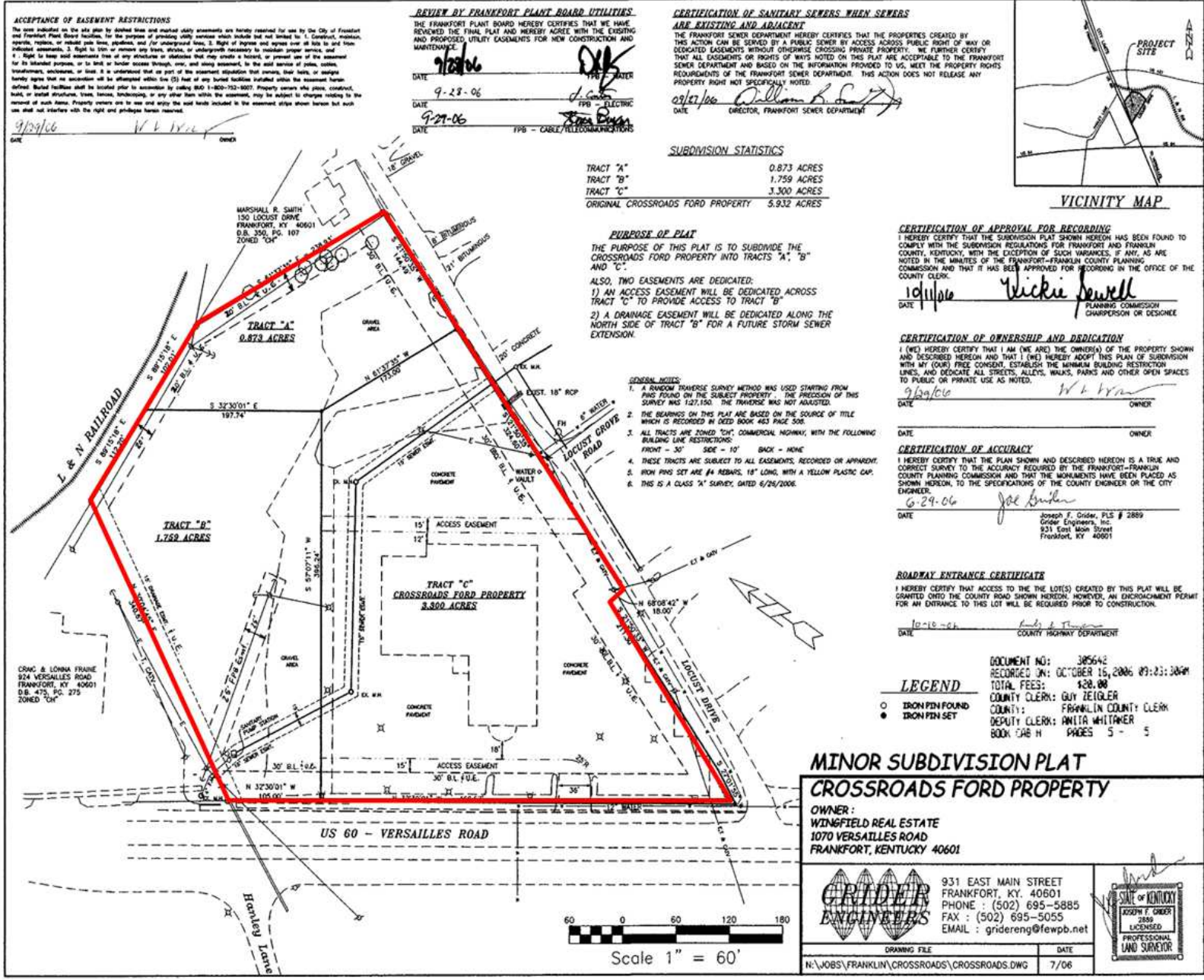
23,987 SF | \$4,950,000

Auto Dealership Property



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859 224 2000 tel  
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**ACCEPTANCE OF EASEMENT RESTRICTIONS**  
The owner indicated on the site plan by dotted lines and marked utility easements are hereby restricted for use by the City of Frankfort and Frankfort Plant Board utilities, for the purpose of providing utility services which include but not limited to: 1. Gas, electric, water, sewer, public, or related gas lines, pipelines, and/or underground lines, 2. Right of way and access over all lots to and from indicated easements, 3. Right to use or remove any trees, shrubs, or underground utilities necessary to install proper services, and 4. Right to keep said easements free of any structures or obstacles that may create a hazard, or prevent use of the easement for its intended purpose, or to break or tunnel across through, over, and along easement, to the said service of water, gas, electric, sewer, or related structure, line, tunnel, or any other item within the easement, may be subject to charges relating to such removal of such items. Property owners are to use and enjoy the said lands included in the easement strips shown herein but such use shall not interfere with the right and privileges herein reserved.

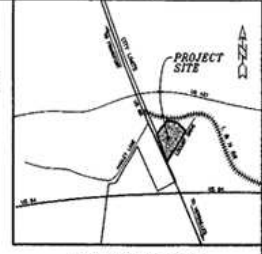
9/29/06 [Signature] Date

**REVIEW BY FRANKFORT PLANT BOARD UTILITIES**  
THE FRANKFORT PLANT BOARD HEREBY CERTIFIES THAT WE HAVE REVIEWED THE FINAL PLAT AND HEREBY AGREE WITH THE EXISTING AND PROPOSED UTILITY EASEMENTS FOR NEW CONSTRUCTION AND MAINTENANCE.

9/29/06 [Signature] DATE  
9-28-06 DATE  
9-27-06 DATE  
FPB - CABLE/TELECOMMUNICATIONS

**CERTIFICATION OF SANITARY SEWERS WHEN SEWERS ARE EXISTING AND ADJACENT**  
THE FRANKFORT SEWER DEPARTMENT HEREBY CERTIFIES THAT THE PROPERTIES CREATED BY THIS ACTION CAN BE SERVED BY A PUBLIC SEWER BY ACCESS ACROSS PUBLIC RIGHT OF WAY OR DEDICATED EASEMENTS WITHOUT OTHERWISE CROSSING PRIVATE PROPERTY. WE FURTHER CERTIFY THAT ALL EASEMENTS OR RIGHTS OF WAY NOTED ON THIS PLAT ARE ACCEPTABLE TO THE FRANKFORT SEWER DEPARTMENT AND BASED ON THE INFORMATION PROVIDED TO US, MEET THE PROPERTY RIGHTS REQUIREMENTS OF THE FRANKFORT SEWER DEPARTMENT. THIS ACTION DOES NOT RELEASE ANY PROPERTY FROM NOT SPECIFICALLY NOTED.

09/27/06 [Signature] DATE  
DIRECTOR, FRANKFORT SEWER DEPARTMENT



**SUBDIVISION STATISTICS**

TRACT "A"	0.873 ACRES
TRACT "B"	1.759 ACRES
TRACT "C"	3.300 ACRES
ORIGINAL CROSSROADS FORD PROPERTY	5.932 ACRES

**PURPOSE OF PLAT**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE CROSSROADS FORD PROPERTY INTO TRACTS "A", "B" AND "C".

ALSO, TWO EASEMENTS ARE DEDICATED:  
1) AN ACCESS EASEMENT WILL BE DEDICATED ACROSS TRACT "C" TO PROVIDE ACCESS TO TRACT "B"  
2) A DRAINAGE EASEMENT WILL BE DEDICATED ALONG THE NORTH SIDE OF TRACT "B" FOR A FUTURE STORM SEWER EXTENSION.

**CERTIFICATION OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FRANKFORT AND FRANKLIN COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

10/11/06 [Signature] DATE  
PLANNING COMMISSION CHAIRPERSON OR DESIGNEE

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE NEIGHBORHOOD BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PATHS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

9/29/06 [Signature] DATE  
OWNER

**CERTIFICATION OF ACCURACY**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ENGINEER OR THE CITY ENGINEER.

6-24-06 [Signature] DATE  
Joseph F. Grider, PLS # 2889  
Civil Engineers, Inc.  
931 East Main Street  
Frankfort, KY 40601

**ROADWAY ENTRANCE CERTIFICATE**  
I HEREBY CERTIFY THAT ACCESS TO THE LOT(S) CREATED BY THIS PLAT WILL BE GRANTED ONTO THE COUNTY ROAD SHOWN HEREON; HOWEVER, AN ENCROACHMENT PERMIT FOR AN ENTRANCE TO THIS LOT WILL BE REQUIRED PRIOR TO CONSTRUCTION.

10-18-06 [Signature] DATE  
COUNTY HIGHWAY DEPARTMENT

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET

DOCUMENT NO: 385642  
RECORDED ON: OCTOBER 15, 2006 09:23:30AM  
TOTAL FEES: \$28.00  
COUNTY CLERK: GUY ZEIGLER  
FRANKLIN COUNTY CLERK  
DEPUTY CLERK: ANITA WHITAKER  
BOOK 348 H PAGES 5 - 5

**MINOR SUBDIVISION PLAT**  
**CROSSROADS FORD PROPERTY**

OWNER:  
WINGFIELD REAL ESTATE  
1070 VERSAILLES ROAD  
FRANKFORT, KENTUCKY 40601

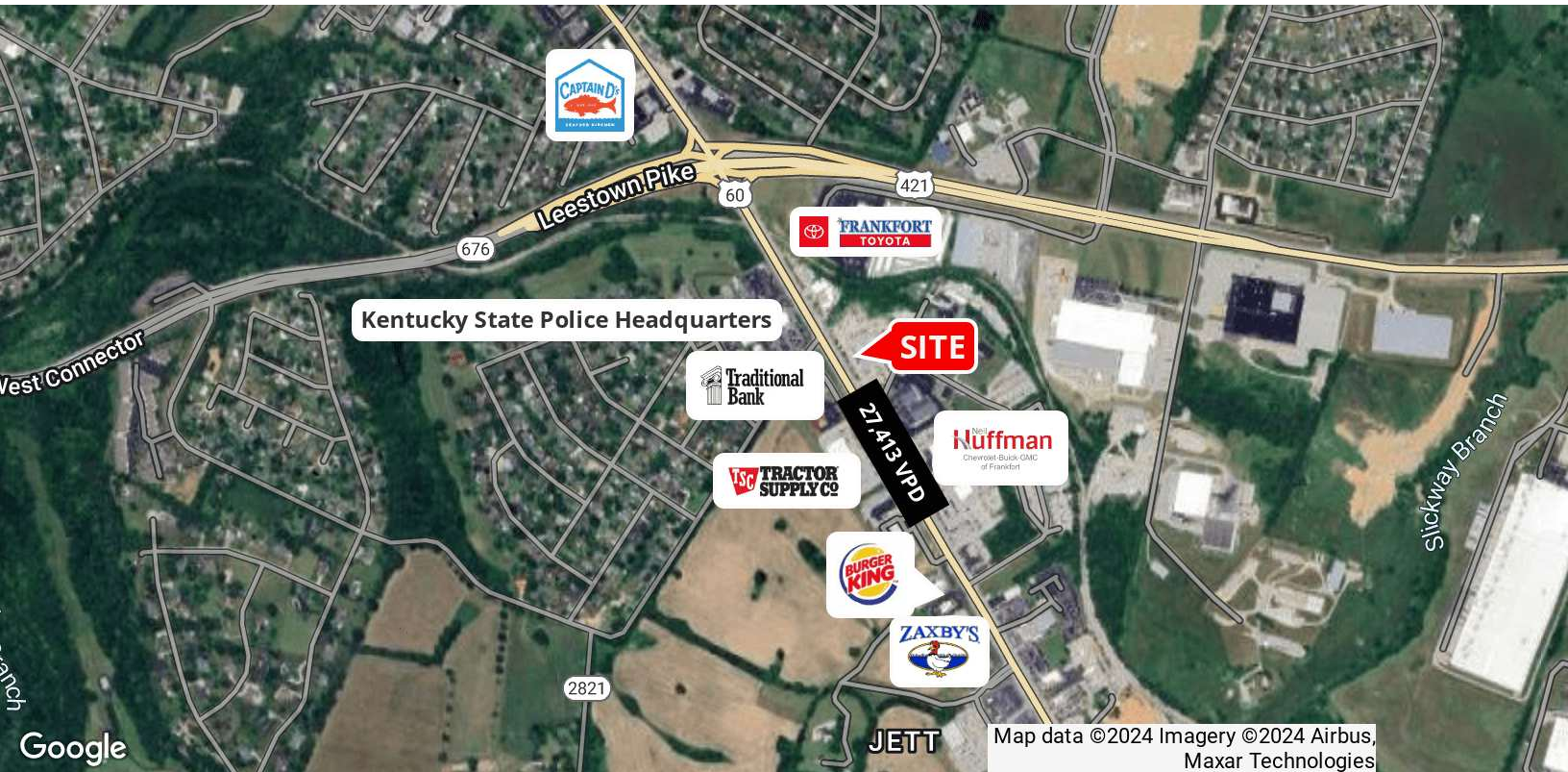
**GRIDER ENGINEERS**  
931 EAST MAIN STREET  
FRANKFORT, KY. 40601  
PHONE: (502) 695-5885  
FAX: (502) 695-5055  
EMAIL: gridereng@fewpb.net

PROFESSIONAL LAND SURVEYOR

DRAWING FILE: N:\JOBS\FRANKLIN\CROSSROADS\CROSSROADS.DWG  
DATE: 7/06

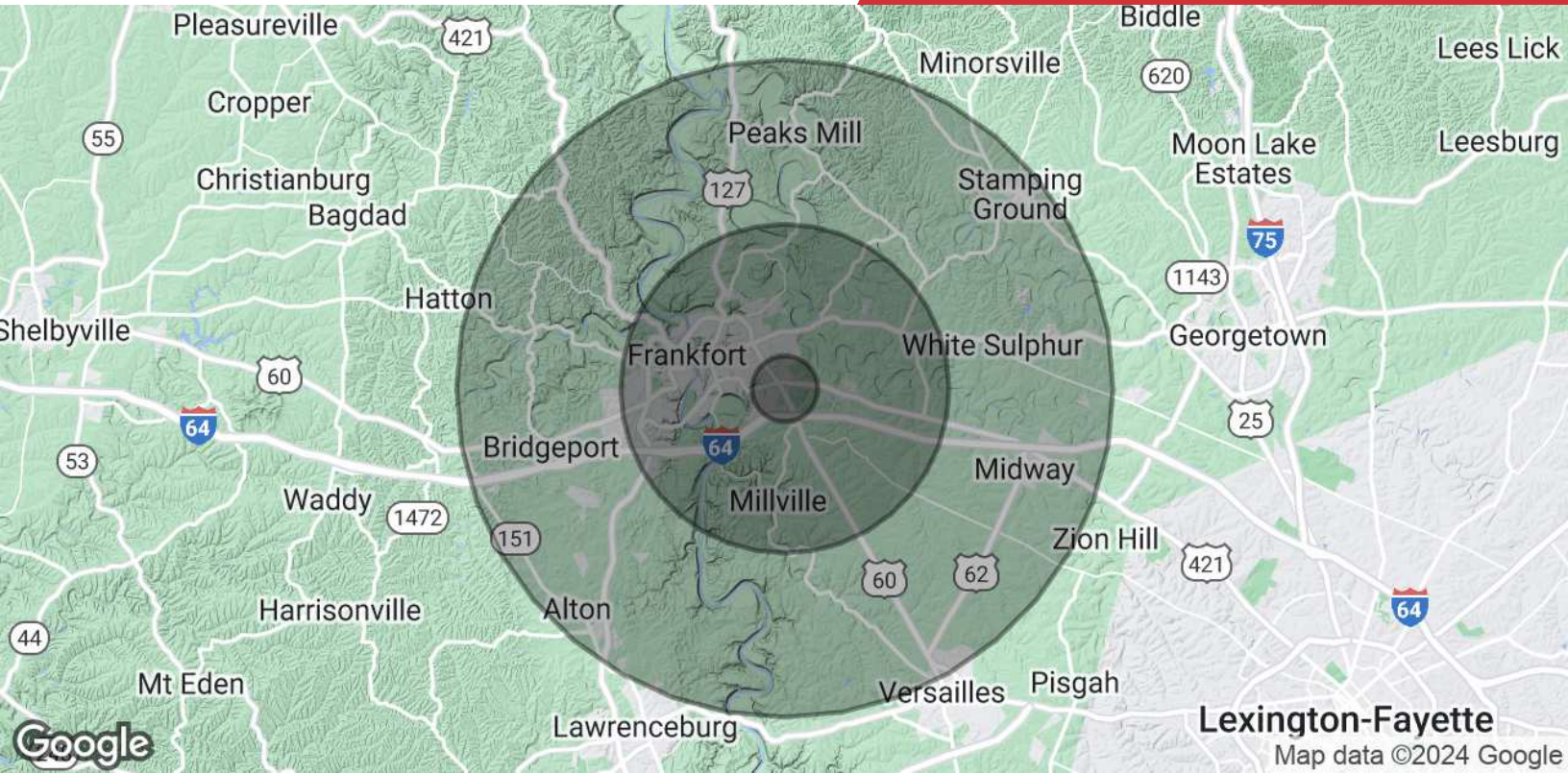
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	3,481	38,301	67,233
<b>Average Age</b>	47.8	38.9	40.4
<b>Average Age (Male)</b>	48.4	38.8	39.8
<b>Average Age (Female)</b>	49.5	39.8	41.3
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,572	16,646	27,912
<b># of Persons per HH</b>	2.0	2.2	2.2
<b>Average HH Income</b>	\$95,167	\$88,744	\$93,172
<b>Average House Value</b>	\$181,423	\$152,871	\$166,396

Demographics Based on STDB 2023