



Owner-Occupant Opportunity

654 Versailles Road

Frankfort, Kentucky 40601

Property Highlights

- Offers excellent visibility and accessibility in a high-traffic corridor
- Newly installed HVAC system
- Two roll-up garage doors servicing two separate bays
- Three restrooms
- Seven (7) designated parking spaces
- Existing FF&E available (contact agents for details)
- Positioned at a major intersection along Versailles Road, with traffic counts exceeding 22,000 VPD
- Strong visibility from the East-West Connector (18,000+ VPD)
- Just 1 mile from I-64 (approx. 47,800 VPD)
- Surrounded by dense retail amenities including banks, gas stations, restaurants, and grocery stores
- Ideal for automotive, service-oriented, or flex users seeking a well-located, functional space with strong traffic exposure

Offering Summary

Sale Price:	\$750,000
Rental Rate:	\$14.00 PSF
Building Size:	+/-4,469 SF
Lot Size:	+/-0.3 AC

For More Information

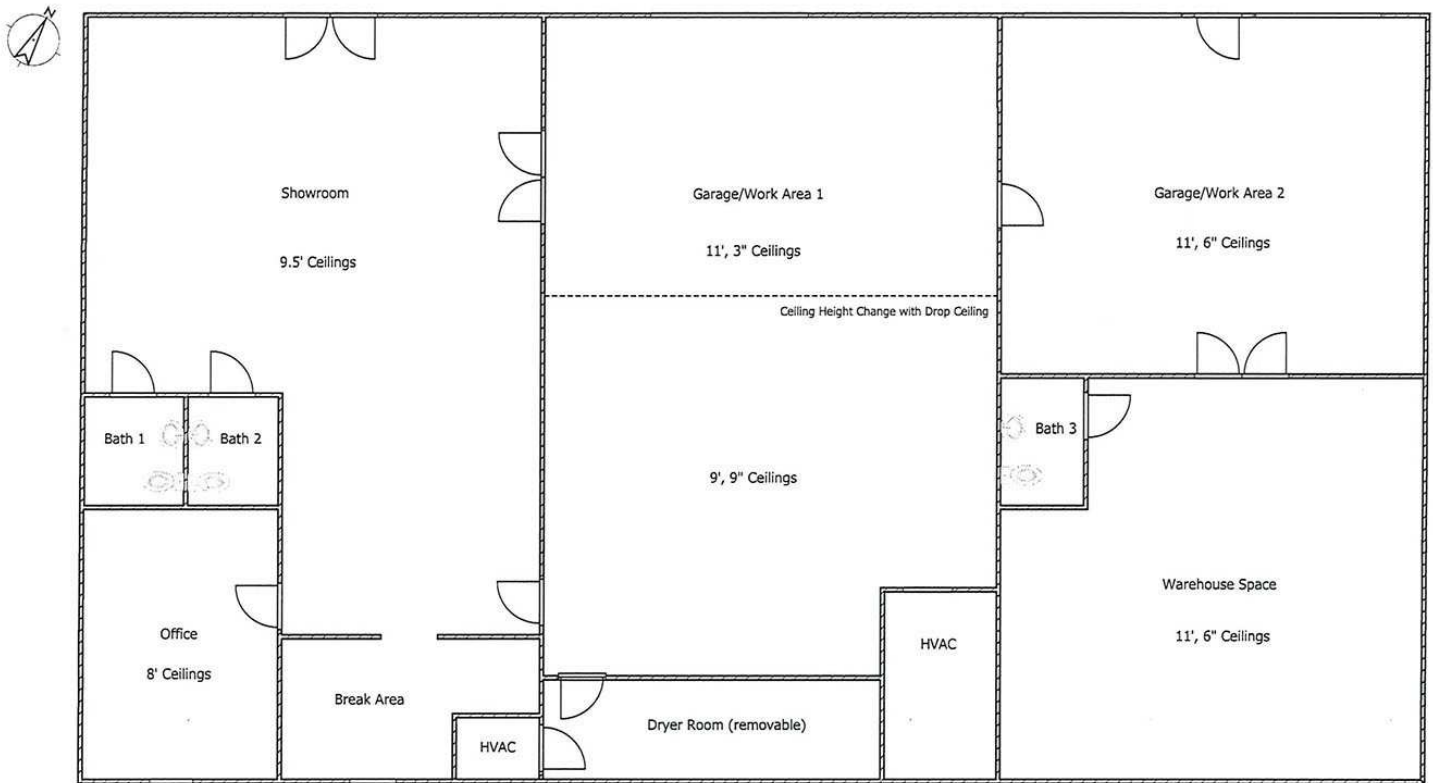
Zach Smith, CCIM

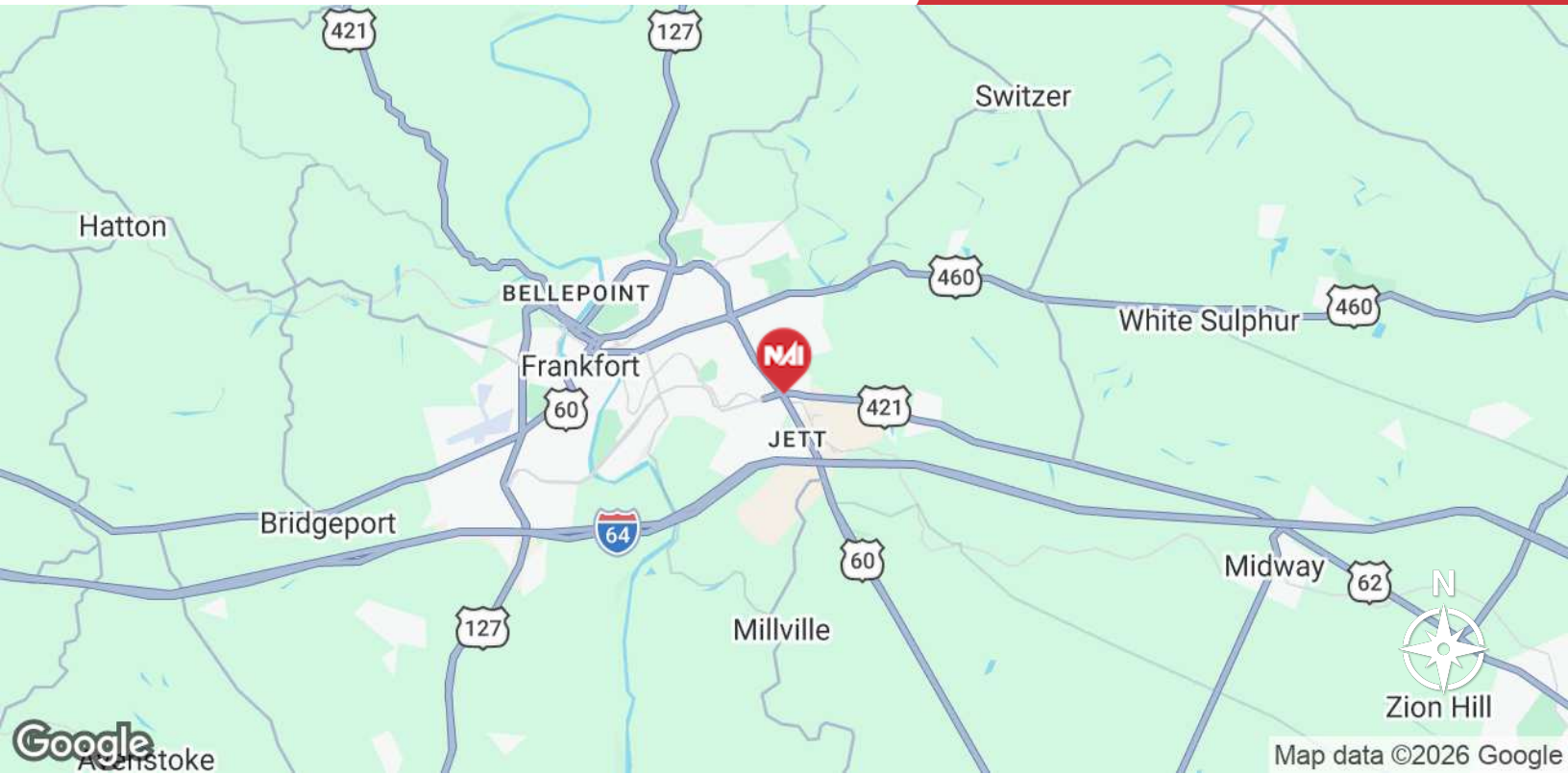
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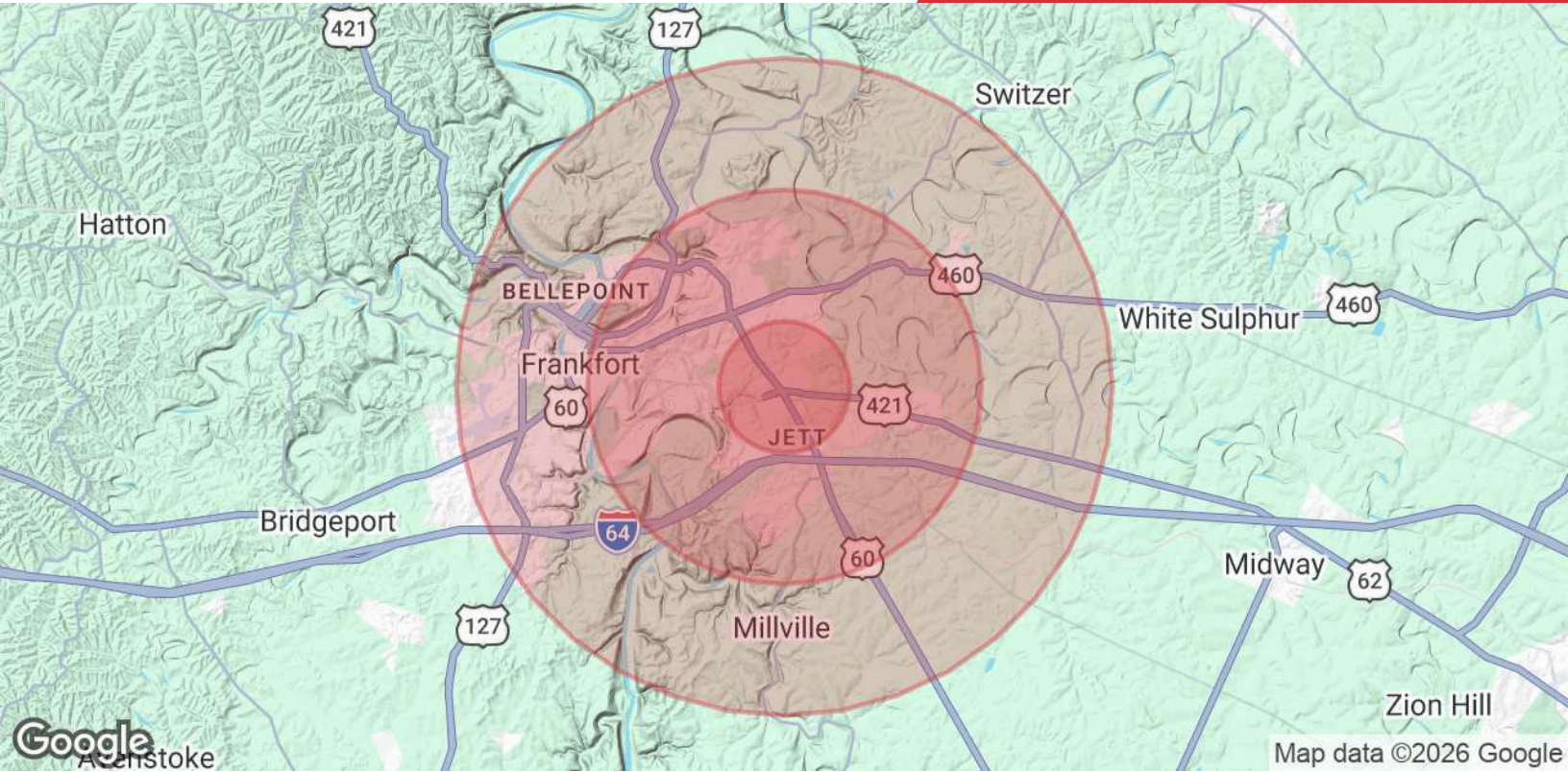






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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,976	25,456	39,095
Average Age	46.5	38.9	39.0
Average Age (Male)	47.0	39.6	38.8
Average Age (Female)	47.6	39.3	39.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,231	10,745	17,084
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$94,609	\$87,907	\$89,094
Average House Value	\$178,390	\$150,113	\$152,174

* Demographic data derived from 2023 STDB