

For Sale/Lease

# Retail/Warehouse

17,000 SF



## Retail/Warehouse Facility

757-765 East Main Street  
Frankfort, Kentucky 40601

### Property Highlights

- Multiple spaces available directly on East Main Street, one of Frankfort's major thoroughfares
- Street level retail with frontage and access from East Main
- Spaces can be combined or demised, including the lower level storage space
- Great owner-occupant opportunity with supplemental rental income already in place
- 22 total parking spaces (13 in the rear - 9 in the front)
- Daily traffic count of +/-11,259 VPD in front of the property
- Zoned CG, General Commercial

### OFFERING SUMMARY

Available SF	2,850 - 15,730 SF
Lease Rate	\$6 - 12 SF/yr (MG)
Building Size	17,000 SF
Sale Price	\$1,200,000

For more information

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## LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable  
 Total Space: 2,850 - 5,880 SF Lease Rate: \$6 - \$12 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	3,500 SF	Modified Gross	\$12.00 SF/yr	First floor retail with 2 offices and private restroom
2	2,850 SF	Modified Gross	\$12.00 SF/yr	First floor retail with office and restroom
3	5,880 SF	Modified Gross	\$6.00 SF/yr	Basement level garage space with roll-up door
4	3,500 SF	Modified Gross	\$12.00 SF/yr	3-bay auto body garage

# Additional Photos



# Additional Photos

Downtown

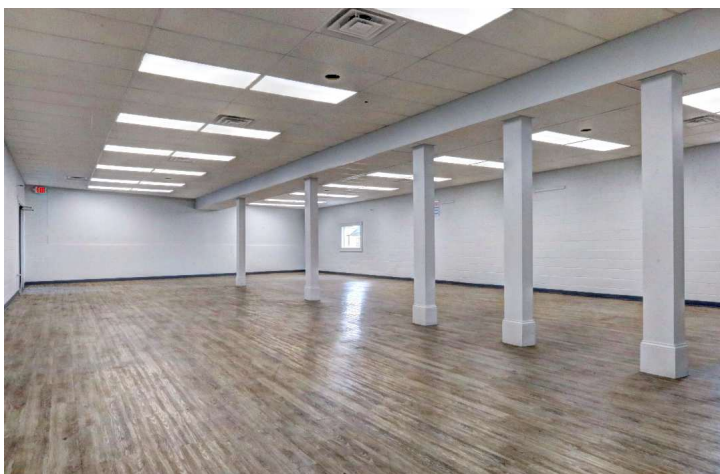




## SPACE 1

### 3,500 SF FIRST FLOOR RETAIL

- Large open space
- 2 private offices
- Frontage and access to East Main Street
- Office #1: 13' x 15'
- Office #2: 13' x 17'
- Private restroom



## SPACE 2

### 2,850 SF FIRST FLOOR RETAIL

- Mostly open space
- Private office
- Large restroom
- Can be combined with the rest of the first floor
- Separate entrance from the front of the building

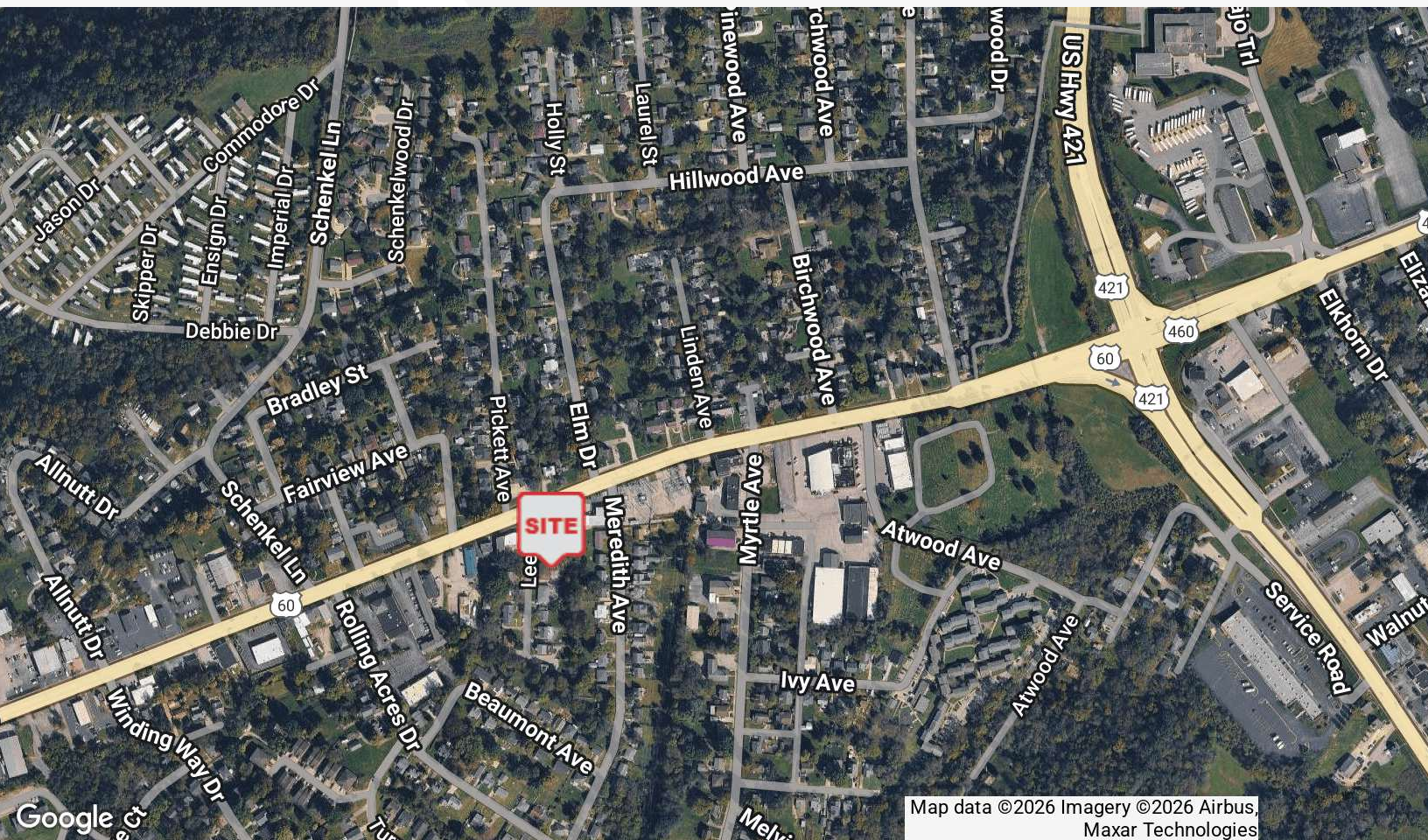
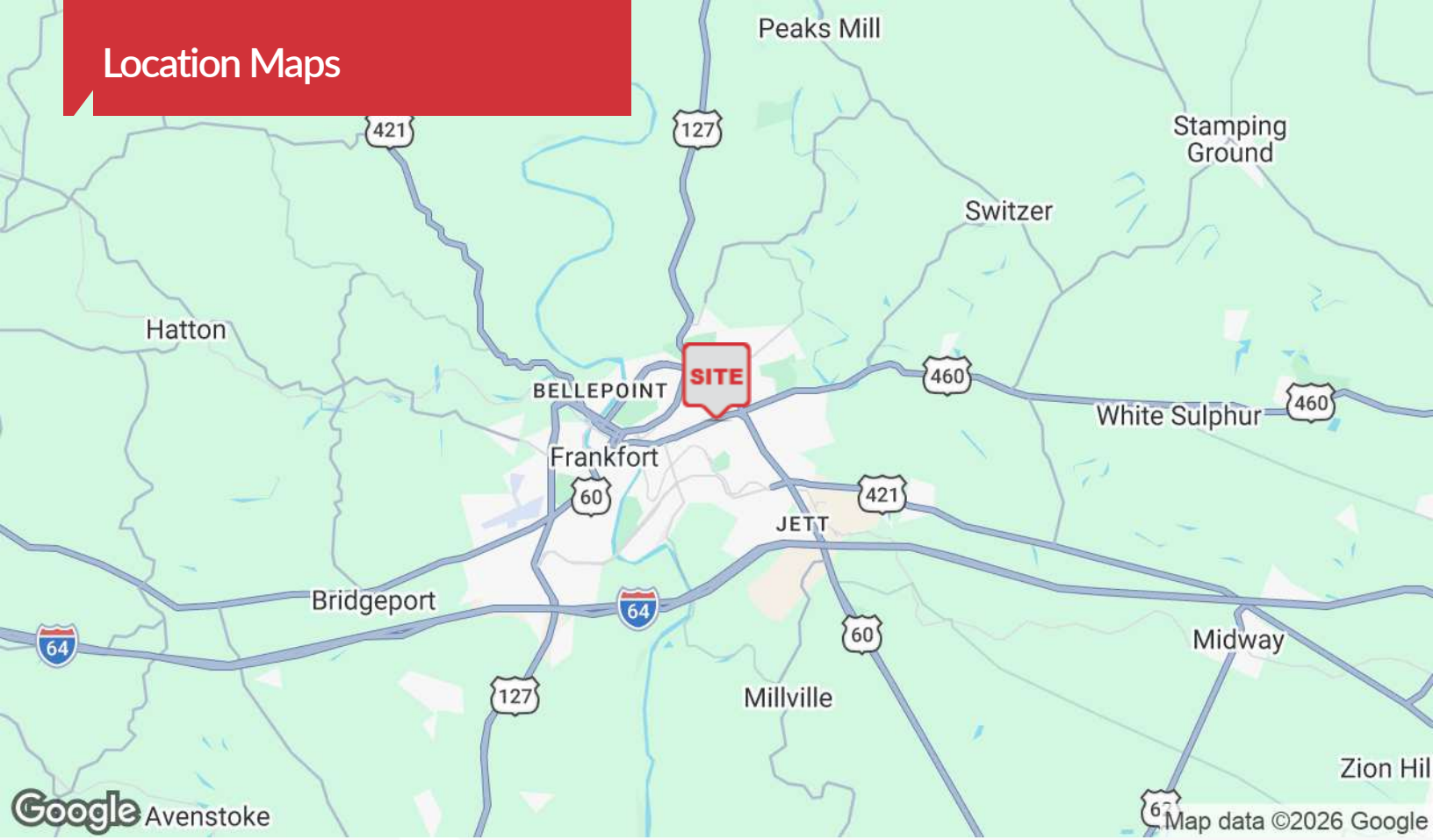


## SPACE 3

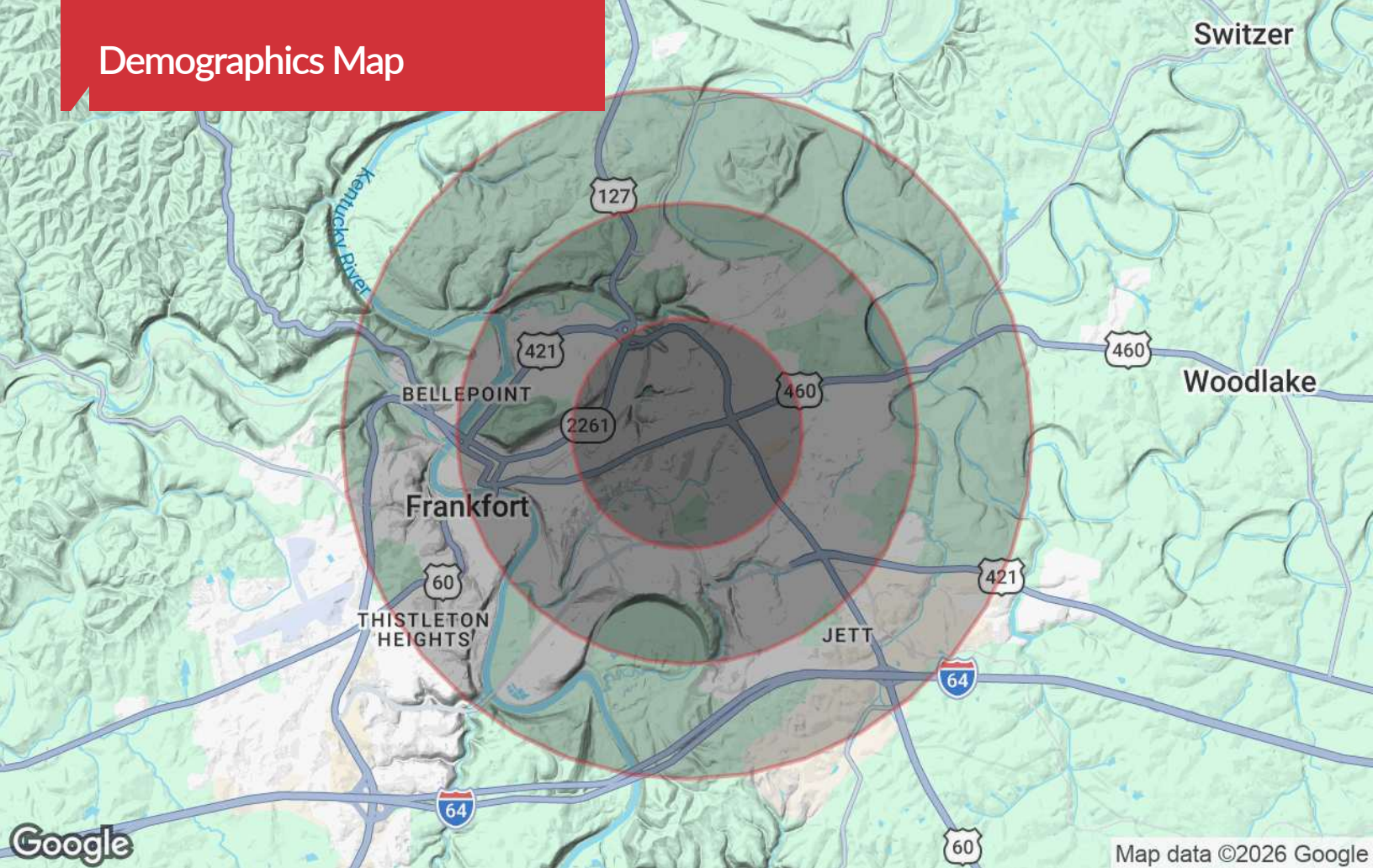
### 5,880 SF BASEMENT LEVEL GARAGE

- 11' x 9' roll-up garage door
- 11' clear ceiling height
- Can be combined with first floor retail space for excess storage

# Location Maps



# Demographics Map



## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	8,297	20,556	28,217
MEDIAN AGE	38	40	41
MEDIAN AGE (MALE)	37	38	39
MEDIAN AGE (FEMALE)	40	41	42

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	3,347	8,687	12,214
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$63,315	\$78,379	\$83,213
AVERAGE HOUSE VALUE	\$134,034	\$186,919	\$204,003

\* Demographic data derived from 2024 STDB