



Office/Warehouse Building

1216 Wilkinson Blvd

Frankfort, Kentucky 40601

Property Highlights

- Multi-tenant office/warehouse building
- Currently leased to The State Journal, Rutledge Remodeling and City Museum
- Value-Add Opportunity - existing rents are under current market rates
- Located on Wilkinson Boulevard across from Buffalo Trace Distillery, which hosts more than 400,000 visitors each year
- +/-4 miles from I-64, 25 miles west of Lexington and 54 miles east of Louisville
- Zoned IC, Industrial Commercial

Offering Summary

Sale Price:	\$1,200,000
Sale Price PSF:	\$62.68
Building Size:	19,145 SF
Lot Size:	1.46 Acres

For More Information

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771 Corporate Drive, Suite 500
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Location Information

Building Name	Office/Warehouse Building
Street Address	1216 Wilkinson Blvd
City, State, Zip	Frankfort, KY 40601
County	Franklin County

Building Information

Building Size	19,145 SF
Number of Floors	1
Year Built	1997
HVAC	Replaced in 2023

Property Information

Property Type	Office/Warehouse
Zoning	IC, Industrial Commercial
Lot Size	1.46 Acres
APN #	061-00-00-046.00
Zoning	IC, Industrial Commercial

Tenant Information

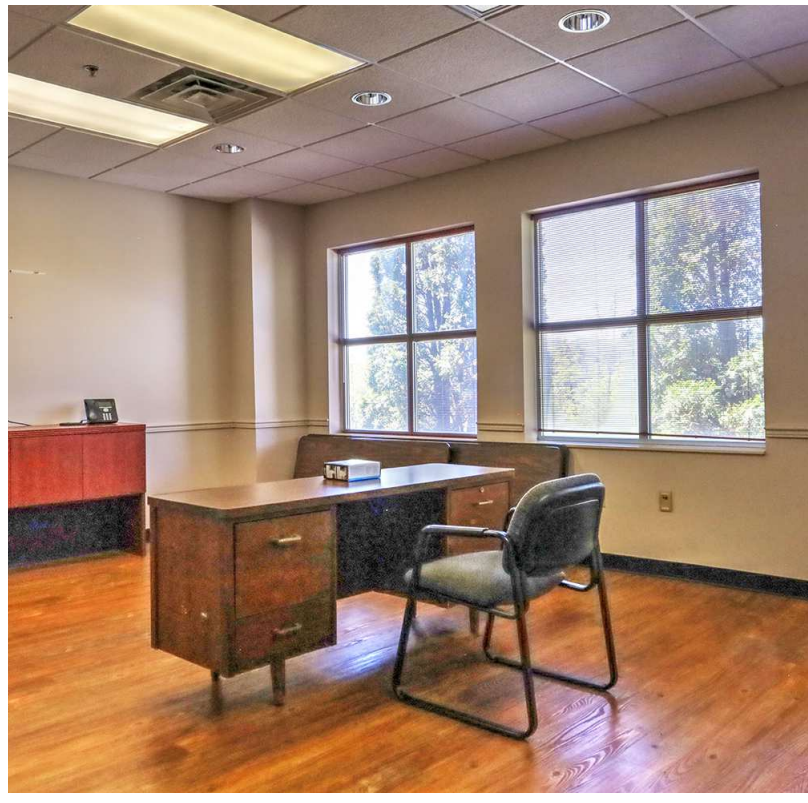
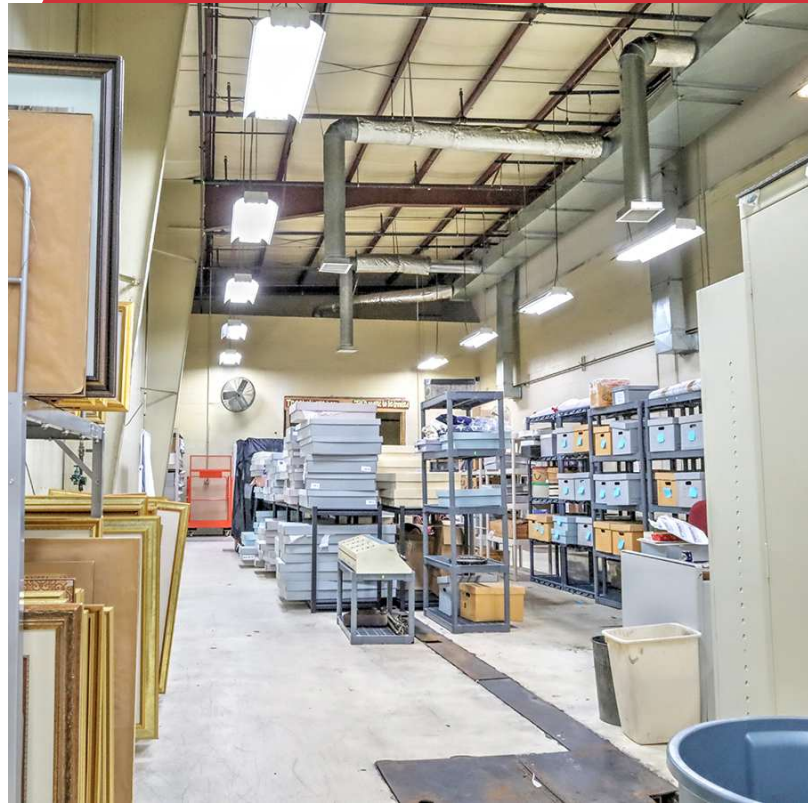
The State Journal	6,318 SF
Rutledge Remodeling	7,083 SF
City Museum	5,744 SF
Utilities	One meter; Tenants charged based on % of occupied SF



For Sale

19,145 SF | \$1,200,000

Office/Warehouse Building



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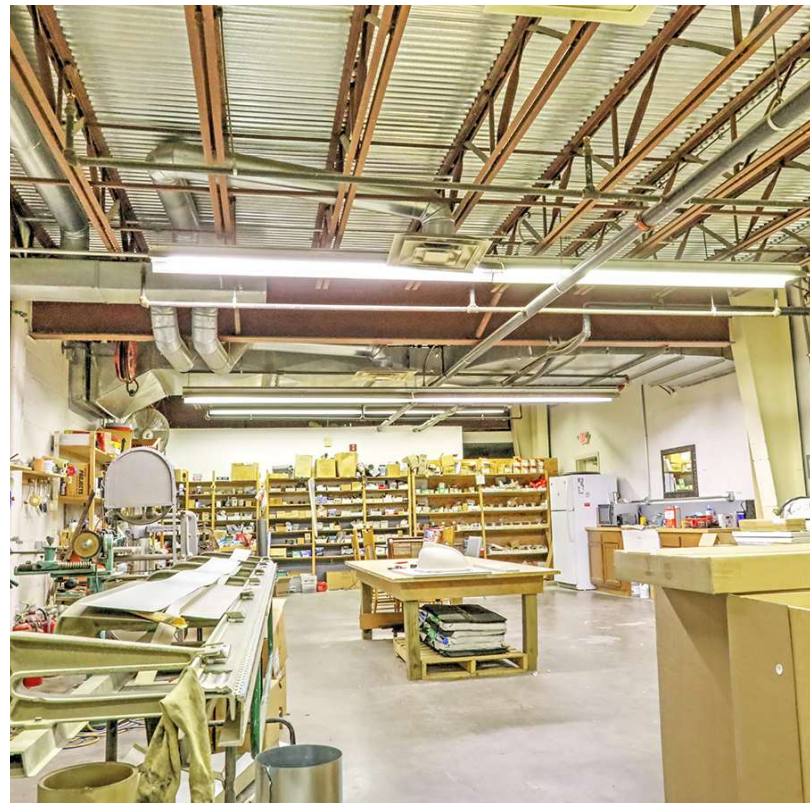


Commercial Real Estate Services, Worldwide.

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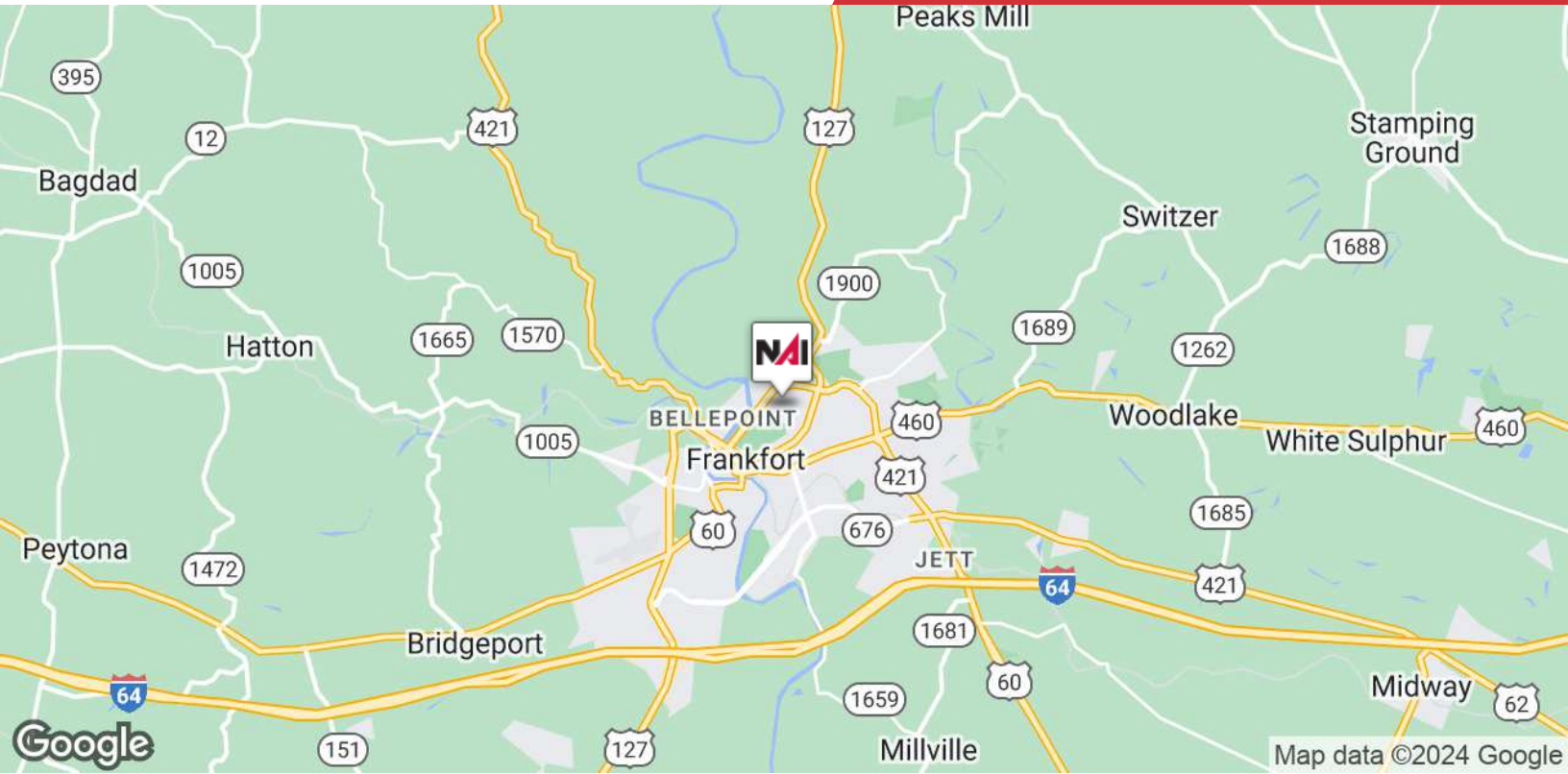
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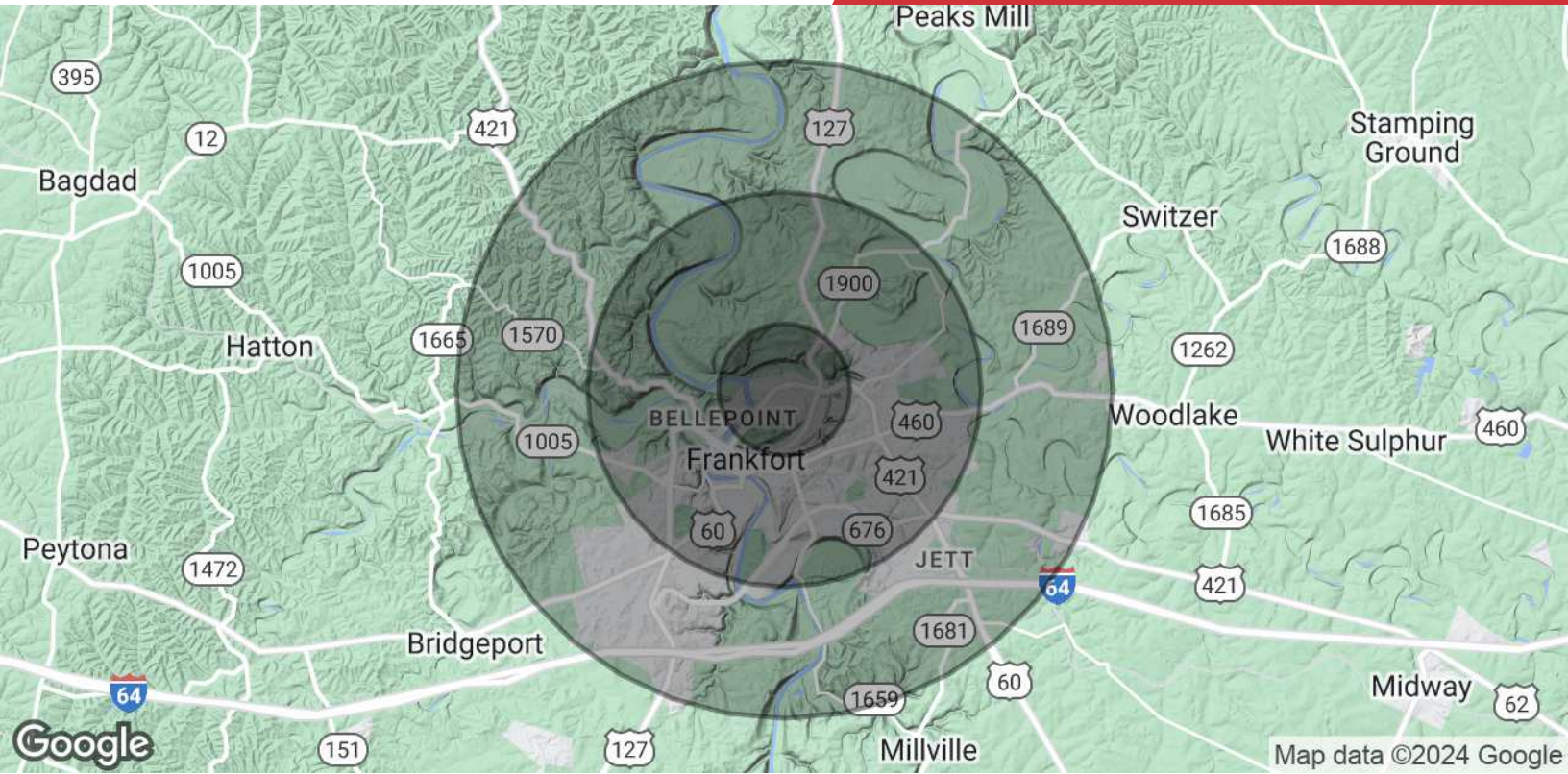
19,145 SF | \$1,200,000

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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,332	27,865	41,304
Average Age	32.3	37.3	38.8
Average Age (Male)	34.4	37.3	38.7
Average Age (Female)	33.5	38.5	39.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,704	12,031	18,017
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$61,434	\$7,831	\$88,935
Average House Value	\$108,996	\$137,961	\$144,892

* Demographic data derived from STDB 2023