

1.58 Acres Available for Ground Lease or Build-To-Suit

1620 Versailles Road, Frankfort, Kentucky



PROPERTY HIGHLIGHTS:

- 1.58 Acres with 3,250 SF building
- Located on Versailles Road (US 60) with 243 feet of frontage and two curb cuts
- High Traffic Count—27,400 VPD
- Visibility from Interstate 64 with 47,800 VPD and existing 100 ft +/- pylon sign that is visible from I-64
- Strategically located within the new retail corridor with Dick’s Sporting Goods, Kohl’s, Michael’s, TJ Maxx, Ulta Beauty, Five Below, Planet Fitness, Starbucks, Aspen Dental and many more
- Close proximity to hotels—Home2Suites, Fairfield Inn, Best Western, new Springhill Suites, new Townplace Suites, new Woodspring Suites under construction

Demographics	3 Mile	5 Miles	7 Miles
Population	18,900	37,350	46,140
Average HH Income	\$80,071	\$75,752	\$77,875

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