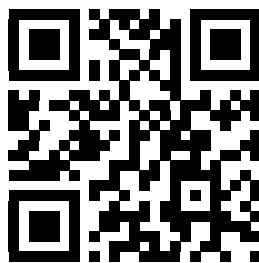


Franklin Square

Frankfort, Kentucky



View Available Space



Use your phone's camera to scan the QR code. Or download a QR code scanner app.



For more information call (502) 550-0706
or visit rjthieneman.com/commercial

RJTHIENEMAN
DEVELOPMENT • INVESTMENT • MANAGEMENT

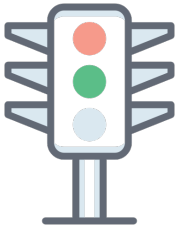
Franklin Square

Anchored by top national and regional retailers, Franklin Square offers quality restaurant, office and retail space in the Frankfort, Kentucky area. The center’s close proximity to I-64 and US 127 allows it to easily serve seven surrounding counties, making it the dominant retail destination for the area.

LOCATION	1303 US Highway 127 S.	OTHER TENANTS	Hibbett Sports, Sun Tan City, Baskin Robbins, Concord Cleaners, LA Nails, Unstoppable Nutrition, Penn Station East Coast Subs, Qdoba, US Postal Service, CATO, Kay Jewelers, Feeders Supply, Franklin Square Cinemas, The UPS Store, Army Marine Corps Recruiting Center, Tropical Smoothie Cafe, Popshelf, Mortenson Family Dental, Five Below, Popshelf
AVAILABLE	4,790 Sq. Ft.		
ANCHOR TENANTS	Kroger, JCPenney, Staples		
OUTLOTS	Starbucks, Applebee’s, Whitaker Bank, WesBanco and Kroger Fuel		



LOCATION
1303 US Highway 127 S
Frankfort, KY 40601



TRAFFIC COUNTS
Lawrenceburg Rd : 32,912
East-West Connector : 17, 618



TOTAL SQ. FOOTAGE
217, 877 Sq. Ft.



ACCESS
7 Entrance Points



PARKING
678 Spaces



NEARBY COMPETITORS



TRAFFIC

	AVG Daily Volume		AVG Daily Volume
LAWRENCEBURG RD/ WEST RIDGE DR	32,912	EAST-WEST CONNECTOR/ OLD LAWRENCEBURG RD	17,618

AERIAL VIEWS



(502) 550-0706

rjthieneman.com/commercial

FRANKLIN SQUARE

1303 US Highway 127 S
Frankfort, KY 40601



SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT
100	US Post Office	1,800	108	Sublease Available 1/1/2025	3,110	401	Qdoba	2,800	501	Kay Jewelers	2,897
101	Perm Station East Coast Subs	1,800	109	Sun Tan City	4,990	402	The UPS Store	1,120	502	CATO	4,151
102	Mortenson Family Dental	3,044	111	Baskin Robbins	1,000	403	Concord Cleaners	1,400	503	Kroger	73,110
103	Five Below	9,084	200	Franklin Square Cinemas	16,390	404	Available	1,680	504	Kroger Fuel	n/a
104	Landlord Space	2,697	301	Unstoppable Nutrition	1,600	405	Tropical Smoothie Cafe	2,100			
105	Staples	16,564	302	LA Nails	2,000	406	Army Marine Recruitment	2,100			
106	Popshelf	11,025	305	Feeders Supply	10,670	1301	WesBarco	n/a			
107	Hibbett Sports	7,900	306	JCPenney	31,200	1303	Starbucks	1,645			

AVAILABLE

LEASED

N.A.P. (NOT A PART)

SUBLEASE AVAILABLE

AN

RJTHIENEMAN

PROPERTY



POPULATION

	2 mile	5 miles	10 miles
2020 POPULATION	11,755	38,436	68,339
2024 POPULATION	11,574	38,360	68,508
2029 PROJECTION	11,633	38,660	69,524
GROWTH 2020-2024	-0.4%	-0.1%	0.1%
GROWTH 2024-2029	0.1%	0.2%	0.3%
MEDIAN AGE	42.5	40.3	41.5
BACHELOR'S DEGREE OR HIGHER	36%	26%	27%
U.S. ARMED FORCES	0	13	16

POPULATION BY RACE

	2 mile	5 miles	10 miles
WHITE	9,246	30,285	57,004
BLACK	898	3,829	4,941
AMERICAN INDIAN & ALASKAN	29	130	206
ASIAN	408	778	1,107
HAWAIIAN OR PACIFIC ISLANDER	5	12	24
TWO OR MORE RACES	988	3,328	5,228
HISPANIC ORIGIN	474	1,676	2,565

HOUSING

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$182,846	\$163,069	\$177,964
MEDIAN YEAR BUILT	1974	1972	1977



HOUSEHOLDS

	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	5,300	16,489	28,447
2024 HOUSEHOLDS	5,240	16,477	28,517
2029 HOUSEHOLD PROJECTION	5,273	16,617	28,937
GROWTH 2020-2024	-0.1%	0.1%	0.2%
GROWTH 2024-2029	0.1%	0.2%	0.3%
OWNER OCCUPIED	2,766	9,388	18,617
RENTER OCCUPIED	2,507	7,229	10,320
AVG HOUSEHOLD SIZE	2.1	2.2	2.3
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL CONSUMER SPENDING	\$148.5M	\$448.8M	\$840M

INCOME

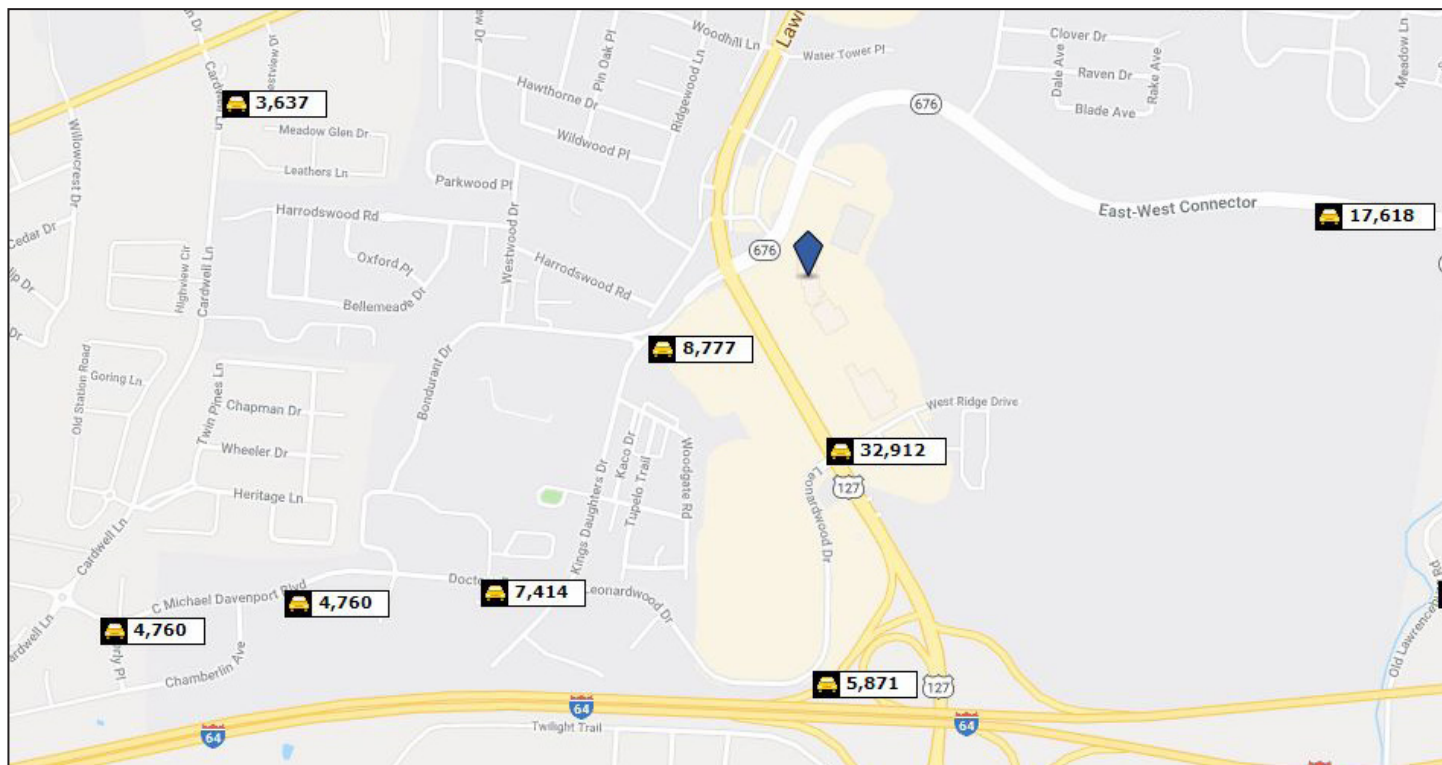
	2 mile	5 miles	10 miles
AVG HOUSEHOLD INCOME	\$83,175	\$75,186	\$80,900
MED HOUSEHOLD INCOME	\$56,723	\$57,938	\$61,957
<\$25,000	922	3,078	4,777
\$25,000 - \$50,000	1,484	3,936	6,702
\$50,000 - \$75,000	655	3,082	5,050
\$75,000 - \$100,000	541	2,559	4,406
\$100,000 - \$125,000	623	1,487	2,879
\$125,000 - \$150,000	329	981	1,840
\$150,000 - \$200,000	371	652	1,303
\$200,000+	316	703	1,562



(502) 550-0706

rjthieneman.com/commercial

AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	LAWRENCEBURG RD	WEST RIDGE DR	.04 SE	2018	32,912	MPSI	.25
2	LAWRENCEBURG RD	SPRINGHILL DR	.06 SW	2018	27,783	MPSI	.51
3	EAST-WEST CONNECTOR	OLD LAWRENCEBURG RD	.21 E	2018	17,618	MPSI	.78
4	KINGS DAUGHTERS DR	BONDURANT DR	.02 SW	2015	8,777	AADT	.27



connecting PEOPLE AND PLACES

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman's efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.



(502) 550-0706

rjthieneman.com/commercial