



## Restaurant W/Drive-Thru

141 Bizzack Blvd  
Frankfort, Kentucky 40601

### Property Highlights

- Vacant drive-thru restaurant located at I-64 & US-60 (Exit 58) in Frankfort KY with 26,847 VPD
- Nearly turn-key opportunity includes a spacious dining room (2,750 SF) and a fully built out kitchen with the following infrastructure still in place: three hood systems (4.5', 10', & 12'), 10' x 20' walk-in freezer, ice maker, walk-in cooler, and full bar built out in dining room
- Located between Racetrac C-store & Cracker Barrel and adjacent to a new Ford dealership (Under Construction), among other high-traffic retailers
- Frankfort is strategically located between Lexington (20 miles) & Louisville (35 miles)

### Offering Summary

<b>Sale Price:</b>	\$1,999,500 REDUCED!
<b>Lease Rate:</b>	\$18.75 SF/yr (NNN)
<b>Building Size:</b>	+/-6,040 SF
<b>Lot Size:</b>	+/-1.78 AC

### For More Information

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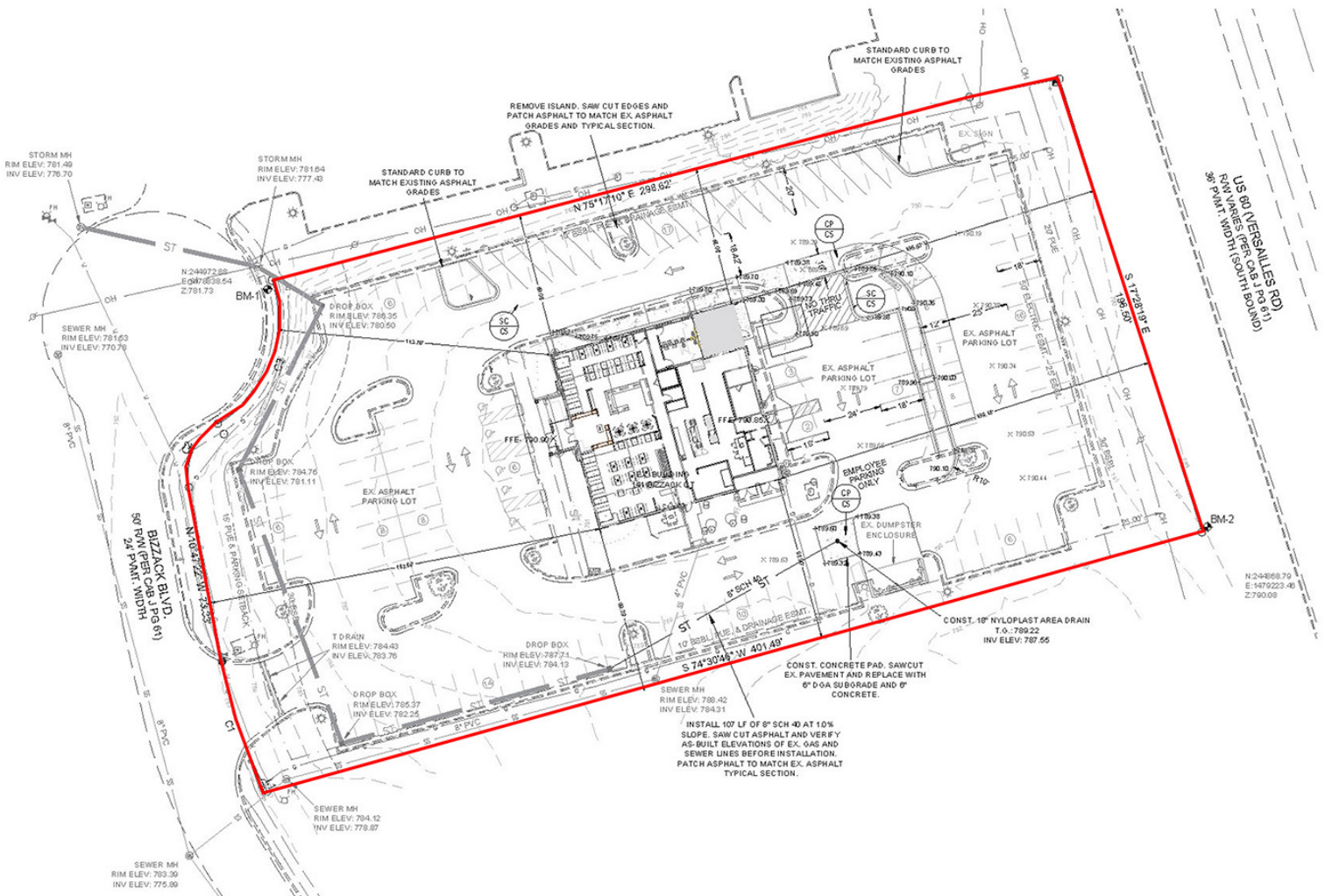
For Sale & Lease  
\$1,999,500 | \$18.75 PSF  
+/-6,040 SF on +/-1.78 AC



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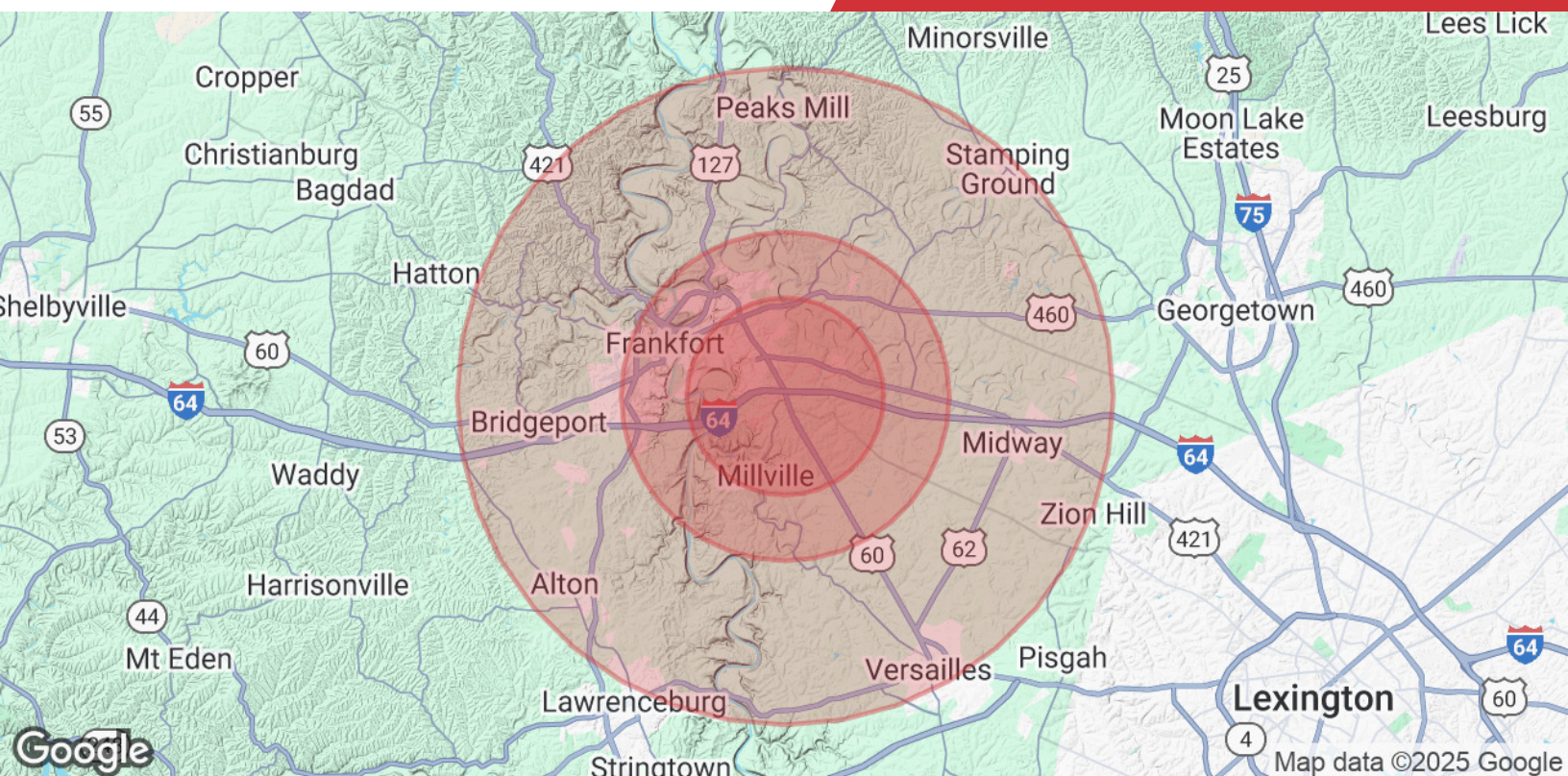






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### Population

	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	13,234	35,507	75,023
<b>Average Age</b>	43	41	42
<b>Average Age (Male)</b>	41	40	40
<b>Average Age (Female)</b>	44	43	43

### Households & Income

	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	5,738	15,432	31,070
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$103,333	\$90,075	\$96,788
<b>Average House Value</b>	\$249,969	\$223,413	\$256,703

\* Demographic data derived from 2024