



Freestanding Flex Building

654 Versailles Road

Frankfort, Kentucky 40601

Property Highlights

- +/-4,469 SF freestanding building on +/-0.3 AC
- New HVAC Service throughout the premises
- Two roll-up garage doors for two separate service bays
- Three restrooms
- Seven designated parking spaces
- Well-located at the intersection of major road systems in Frankfort - 22,559 ('20) VPD on Versailles Road (US 60) and 18,179 ('19) VPD on the East-West Connector and only one mile from I-64 with 47,800 ('21) VPD
- Close proximity to an abundance of retail including banks, gas stations, restaurants, grocery stores, etc. and just 1 mile from I-64
- Rental Rate: \$14.00 PSF NNN

Space

Building

Rate

\$14.00 SF/yr

Size

4,469 SF

For More Information

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For Lease

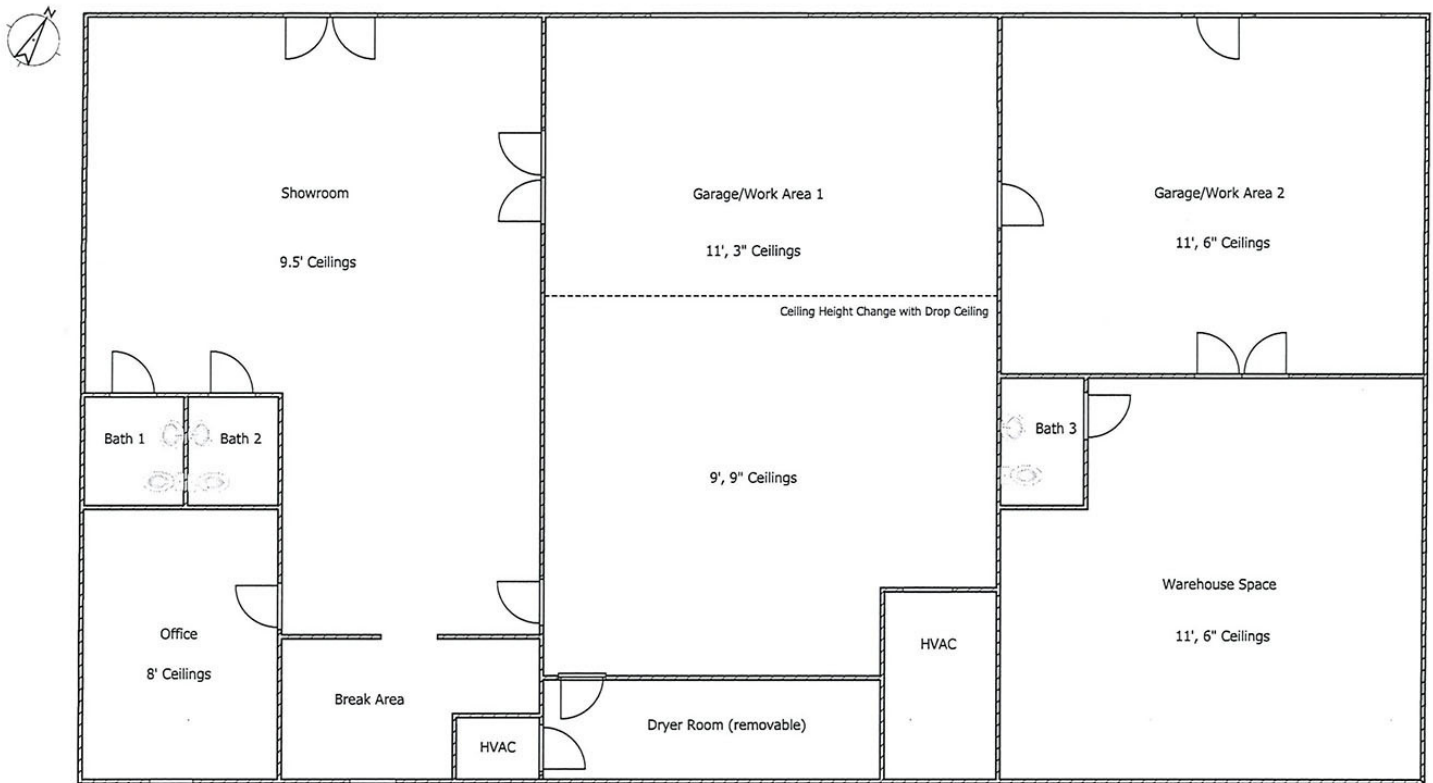
4,469 SF | \$14.00 SF/yr

Industrial Flex Space



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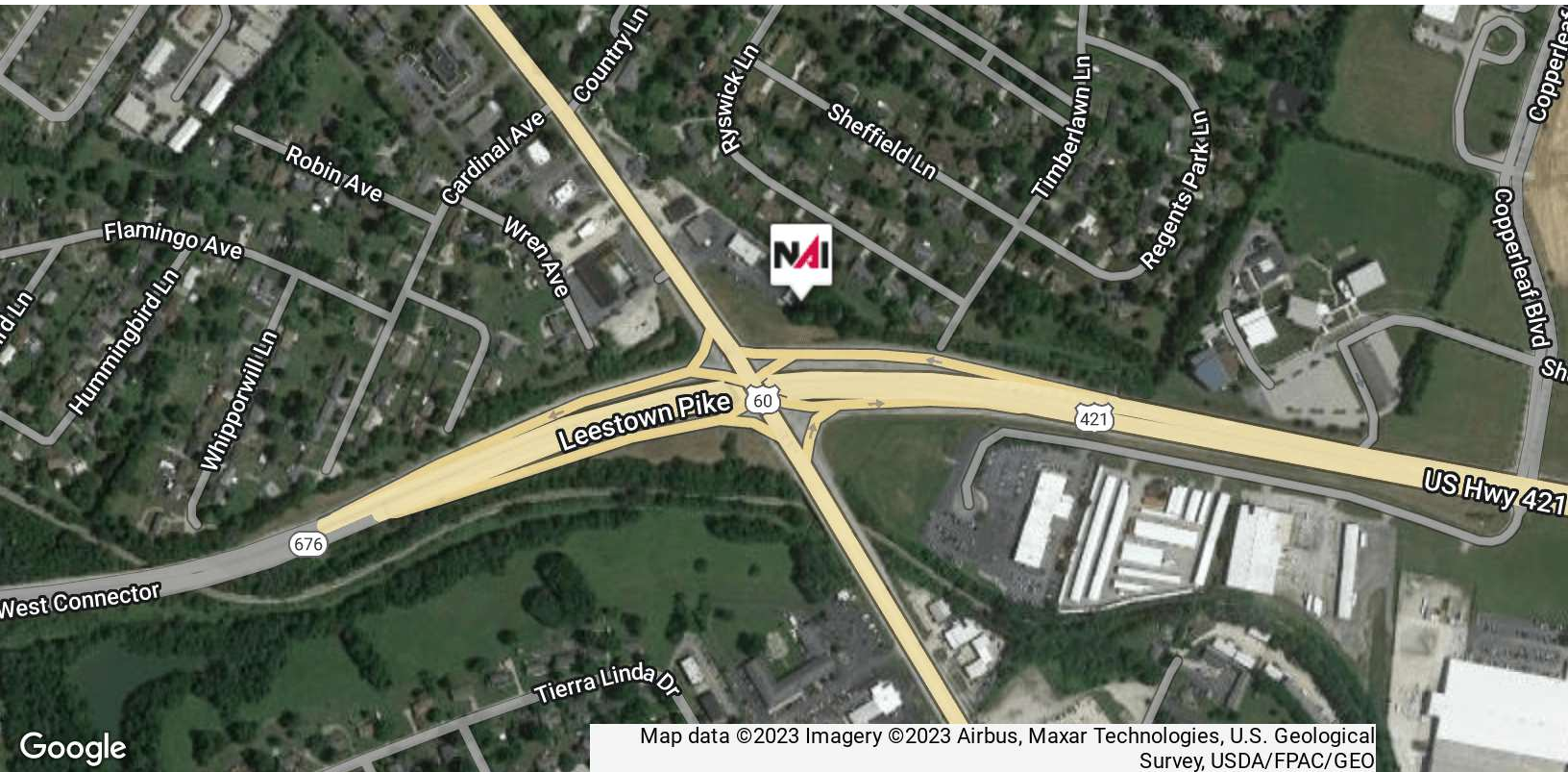


Building Size: 4469sqft
Drop Ceilings Throughout

For Lease

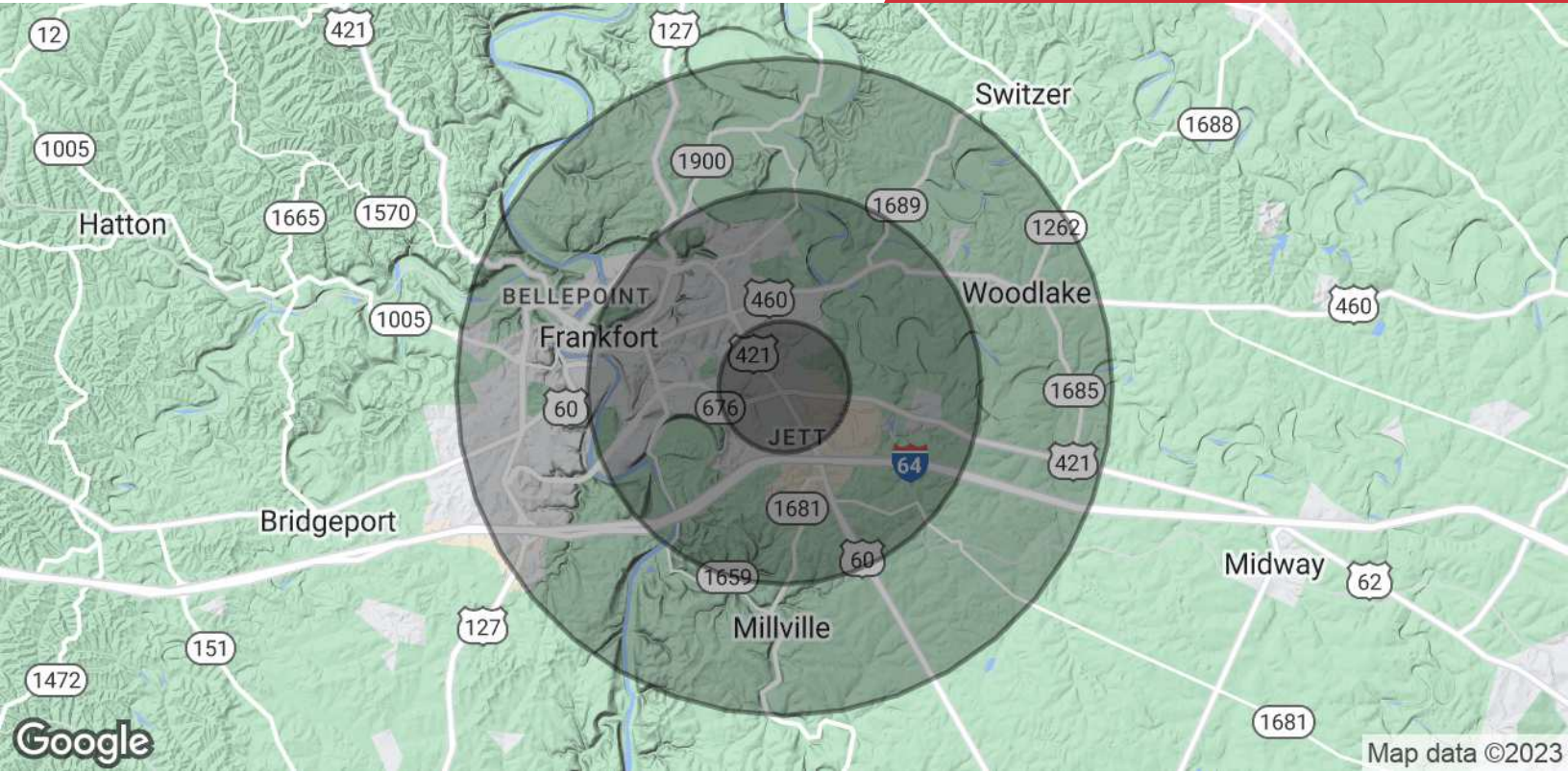
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,976	25,456	39,095
Average Age	46.5	38.9	39.0
Average Age (Male)	47.0	39.6	38.8
Average Age (Female)	47.6	39.3	39.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,231	10,745	17,084
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$94,609	\$87,907	\$89,094
Average House Value	\$178,390	\$150,113	\$152,174

* Demographic data derived from 2023 STDB