



## Burlington Center Office Condo

107 Consumer Lane

Frankfort, Kentucky 40601

### Property Highlights

- Opportunity for an office user to make a commercial investment at an achievable price point
- Condo offers its own separate entrance along with parking spaces adjacent to the property
- Ideal for a CPA firm, law office, insurance agent, engineering firm, or real estate office
- Located on the southeast quadrant of I-64 and Lawrenceburg Road (US 127)
- Lexington (20 miles) and Louisville (35 miles)
- Zoned CL, Limited Commercial District
- \$208/month condo association fee

### Offering Summary

<b>Sale Price:</b>	\$175,000
<b>Condo Size:</b>	1,400 SF
<b>Offices:</b>	2
<b>Conference Room:</b>	1

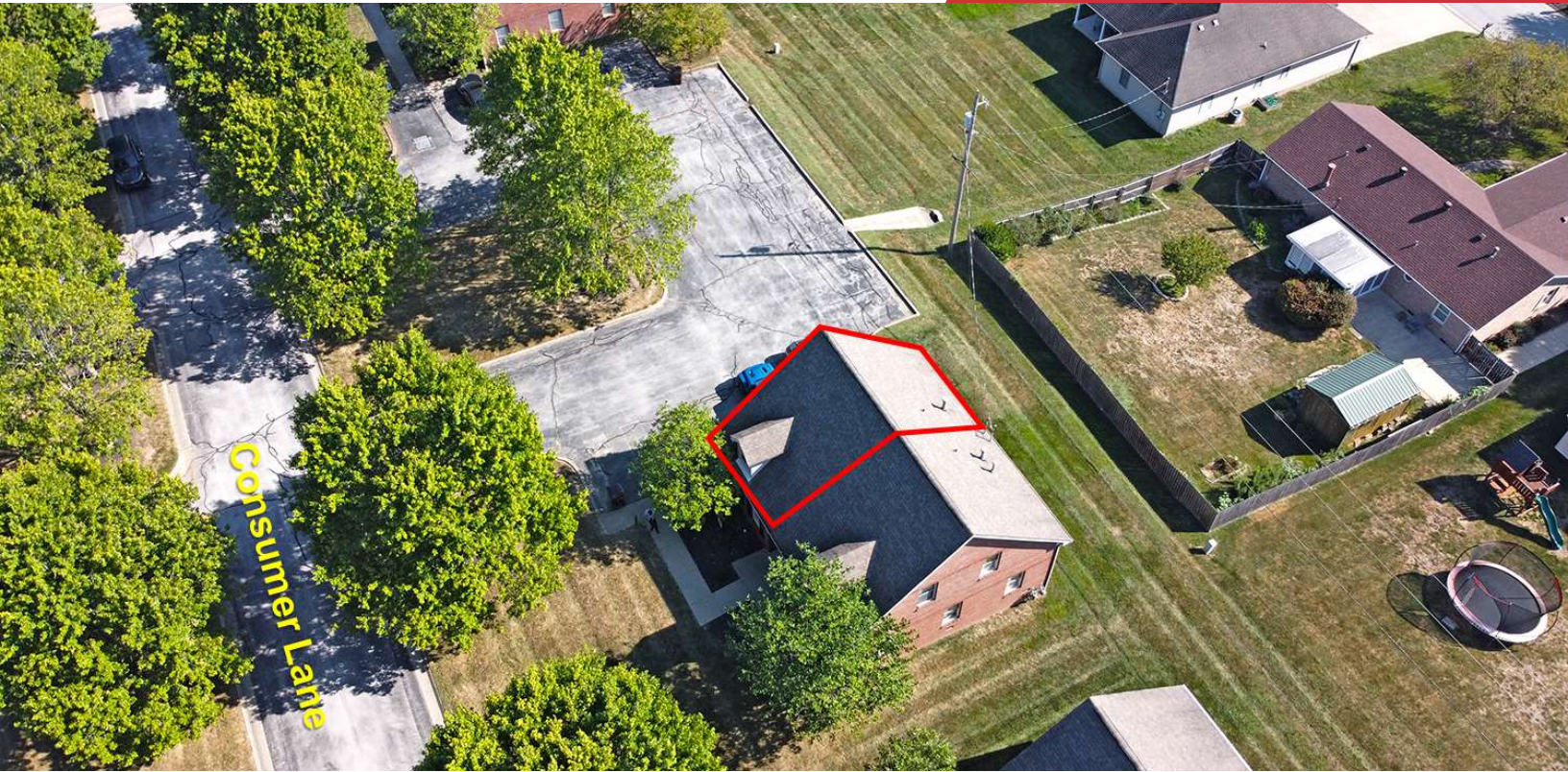
### For More Information

**Max Darby**

Associate

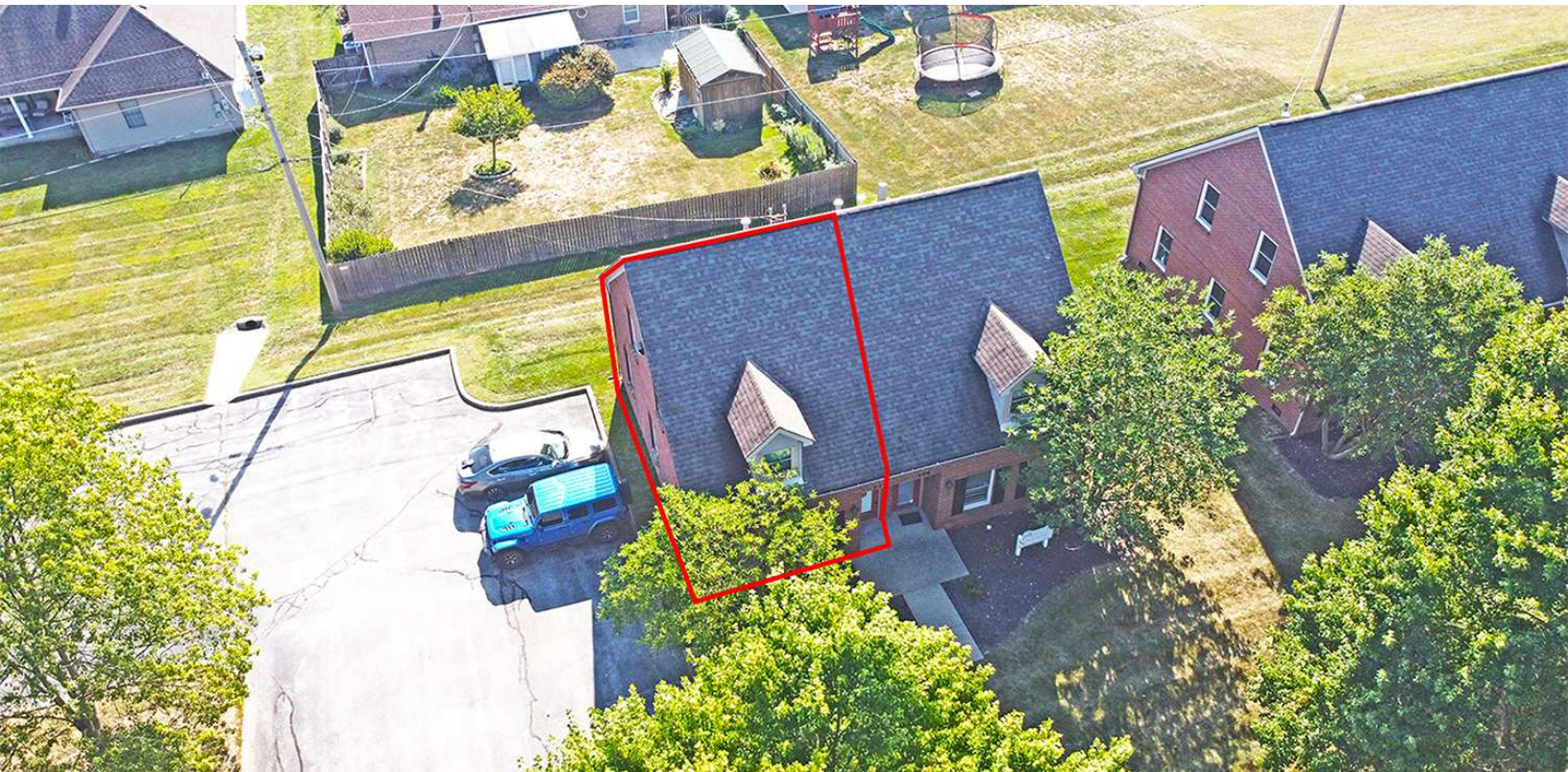
O: 859 224 2000

mdarby@naiisaac.com



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### Location Information

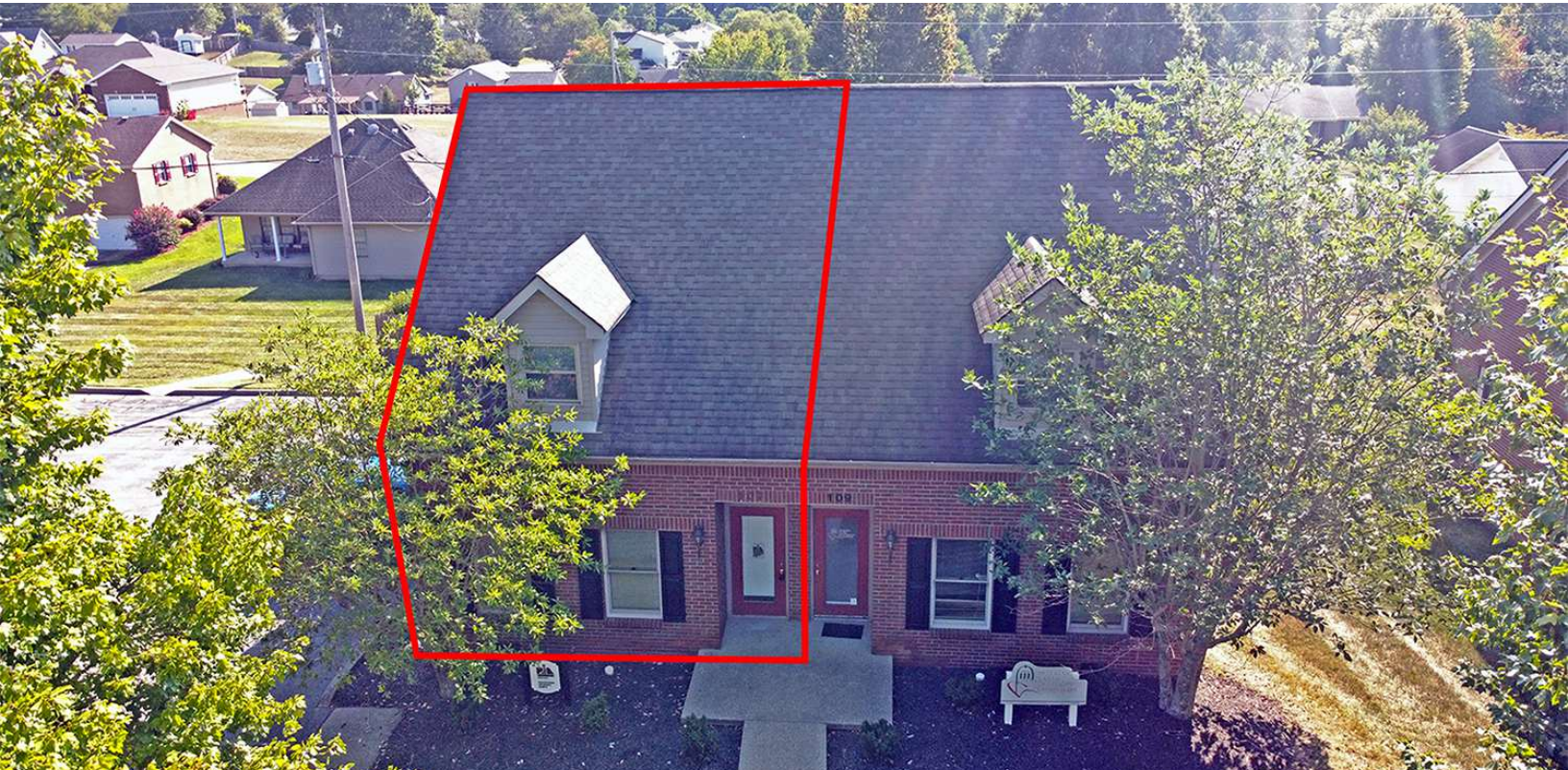
Street Address	107 Consumer Lane
City, State, Zip	Frankfort, KY 40601
County	Franklin County

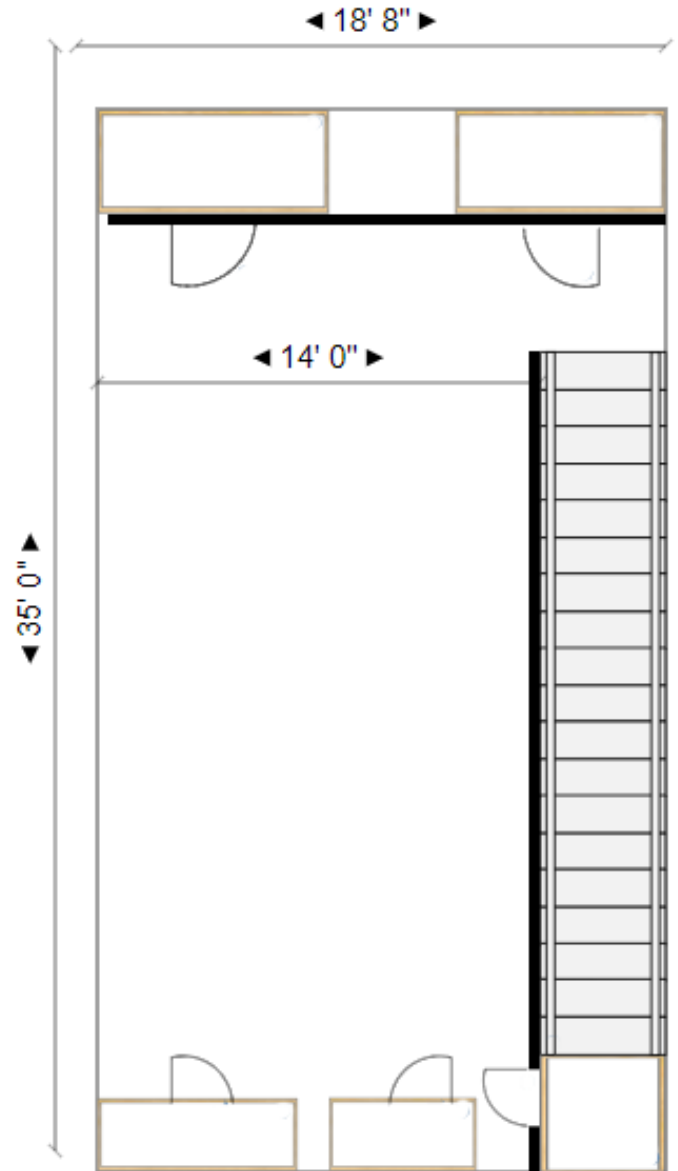
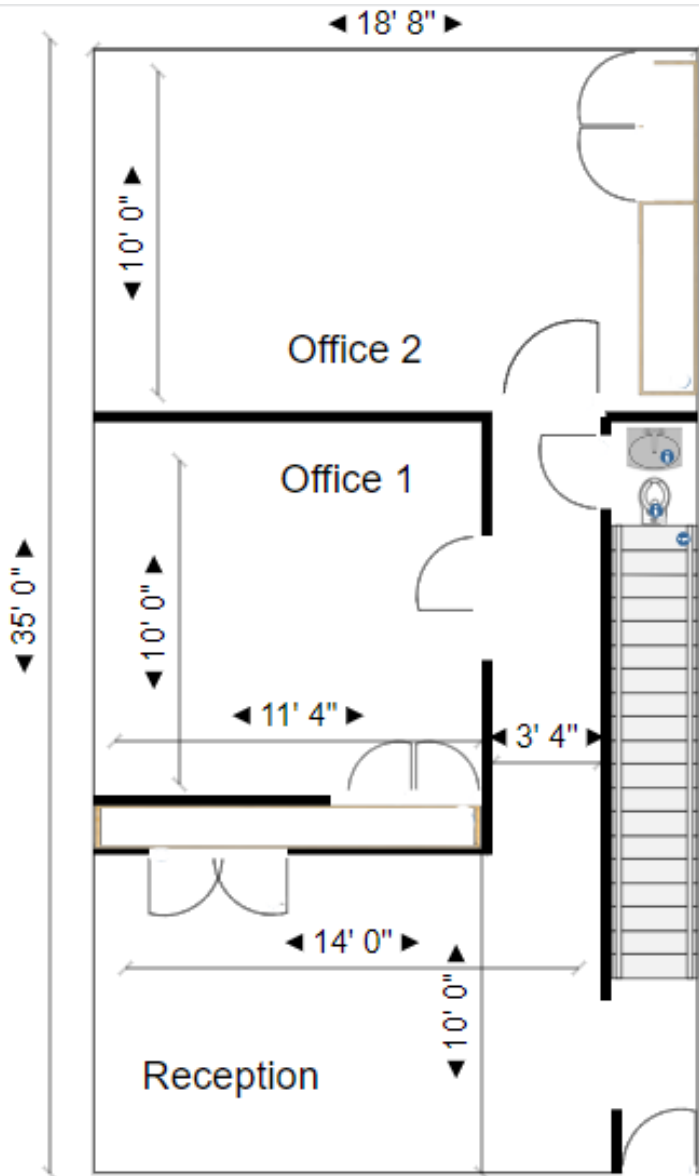
### Building Information

Building Size	1,400 SF
Number of Floors	2
Offices	2
Conference Room	1
Average Floor Size	700 SF
Year Last Renovated	2023
Utilities	Separately metered

### Property Information

Property Type	Office
Property Subtype	Office Condo
Zoning	CL, Limited Commercial District
APN #	051-00-00-049.08





1st Floor

2nd Floor



Reception



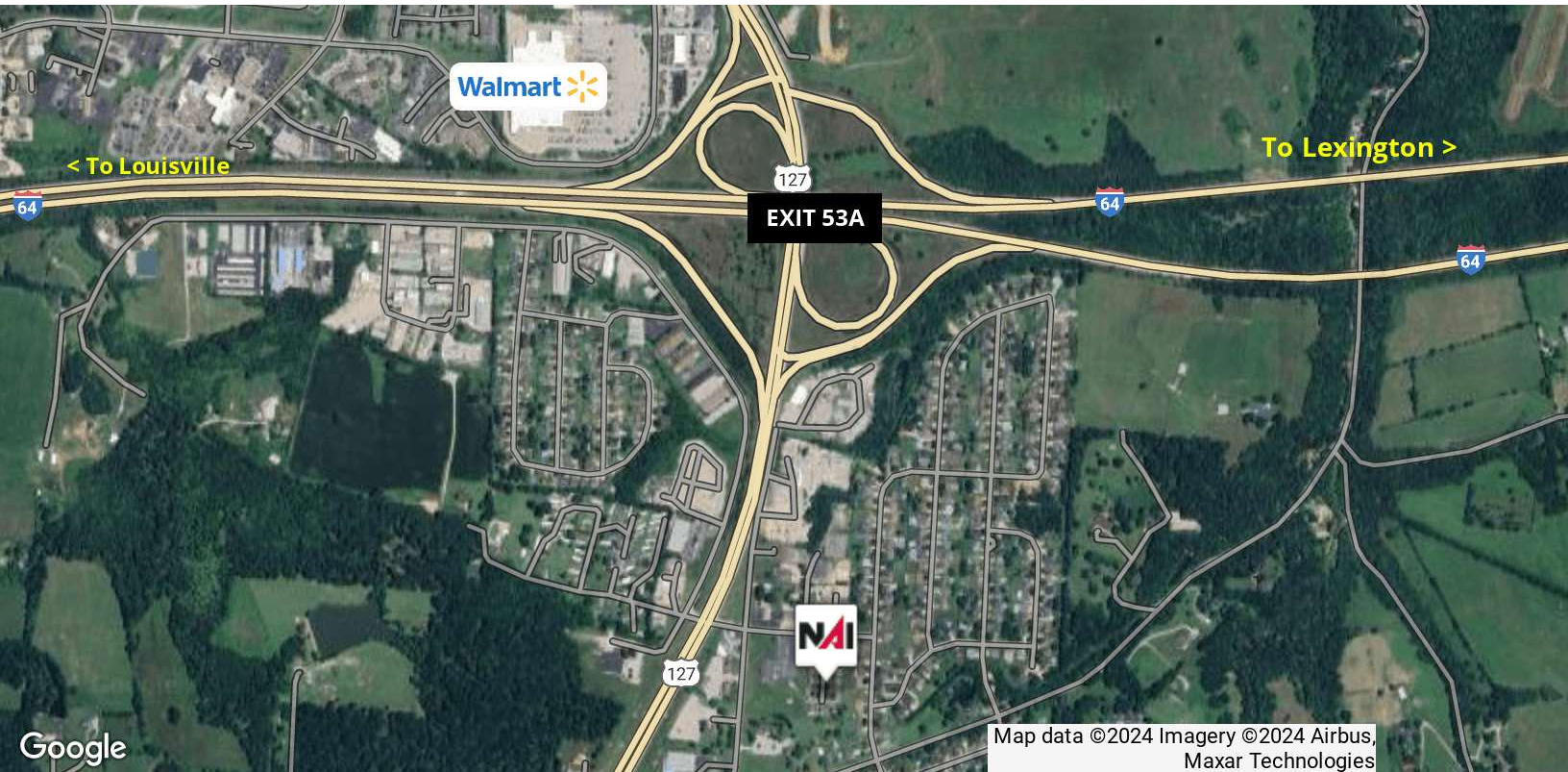
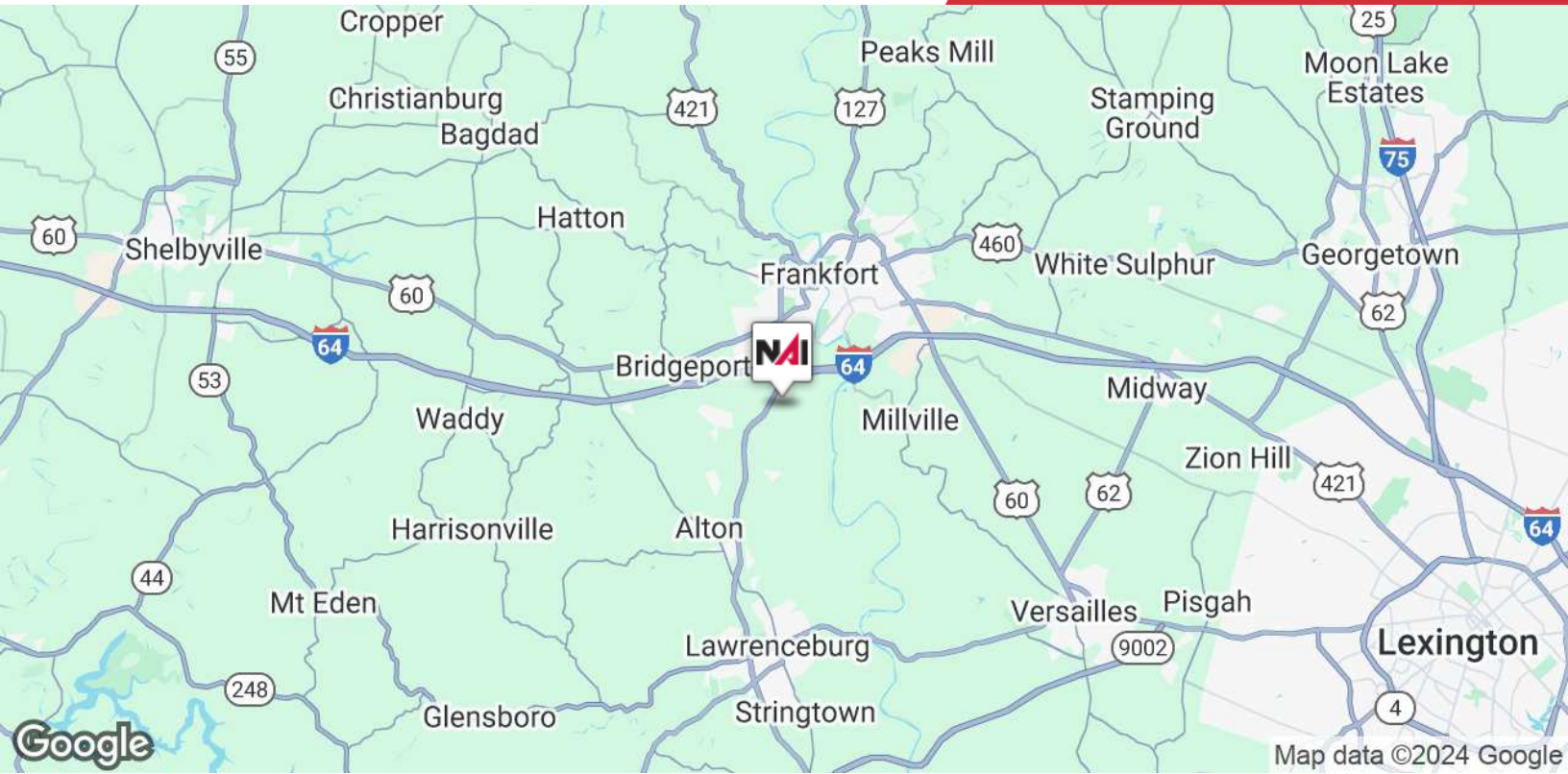
1st Floor Hallway



1st Floor Office

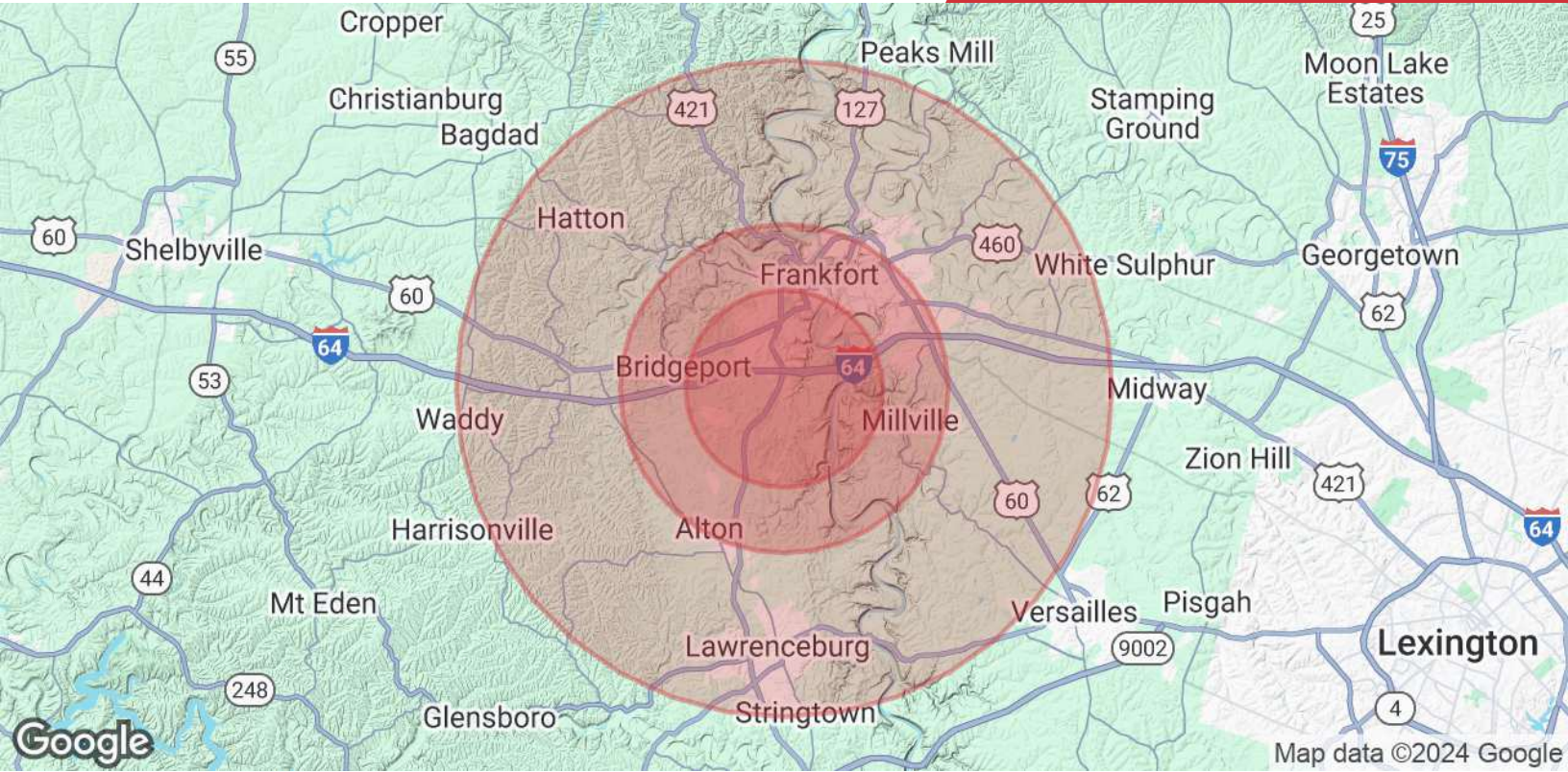


2nd Floor



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Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	15,360	35,327	66,992
<b>Average Age</b>	43	41	41
<b>Average Age (Male)</b>	41	40	40
<b>Average Age (Female)</b>	44	42	43
Households & Income	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	6,691	15,034	27,924
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$95,984	\$85,363	\$93,183
<b>Average House Value</b>	\$237,947	\$213,198	\$243,179

Demographics data derived from AlphaMap