

For Sale

Land - 2.6 AC



I-64 & US 60 Development Lot

35 Old Versailles Road
Frankfort, Kentucky 40601

Property Highlights

- +/- 2.6 AC of development land located on US 60 just off I-64; Can be divided
- Frontage on US 60 and Canty Way across from Home2 Suites and Planet Fitness
- Multiple access points to US 60
- Property is adjacent to Parkside Shopping Center, a new 51-acre, mixed-use development combining retail and restaurant uses with an upscale multi-family residential development featuring the market's only locations of Kohl's, TJMaxx, Michaels, Maurices, Dress Barn and Aspen Dental; Restaurants and retailers also include Starbucks, Dairy Queen, Tire Discounters, Sprint, Cattleman's Roadhouse and Buffalo Wild Wings
- Frankfort, the state capital, is the only retail hub for 35 miles along the I-64 corridor between Louisville and Lexington
- Ideally located just off I-64 with immediate access via Exit 58
- Adjacent to Lifestyle Communities, 300 upscale multi-family residences
- A primary trade area with more than 150,000 residents with an average household income of \$62,000
- Traffic counts: over 48,000 VPD on I-64 and 28,000 VPD on US 60

OFFERING SUMMARY

Sale Price	Inquire with Broker
Lot Size	2.6 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	18,766	\$72,296
5 Miles	37,317	\$66,630
10 Miles	71,647	\$70,572

VIEW PROPERTY VIDEO

For more information

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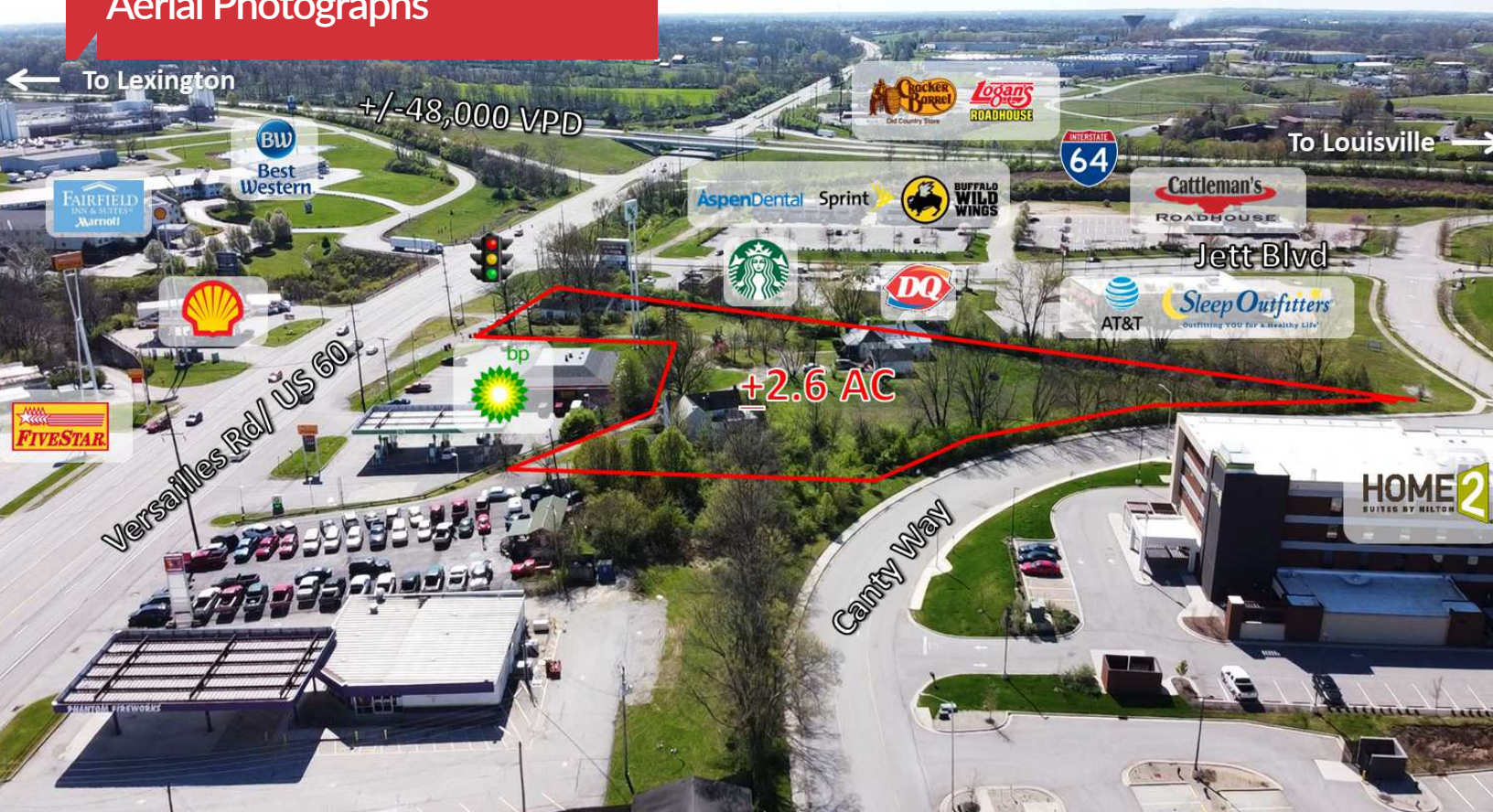


Commercial Real Estate Services, Worldwide.

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Aerial Photographs



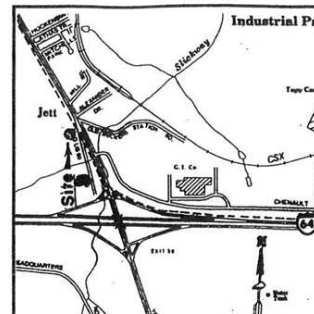
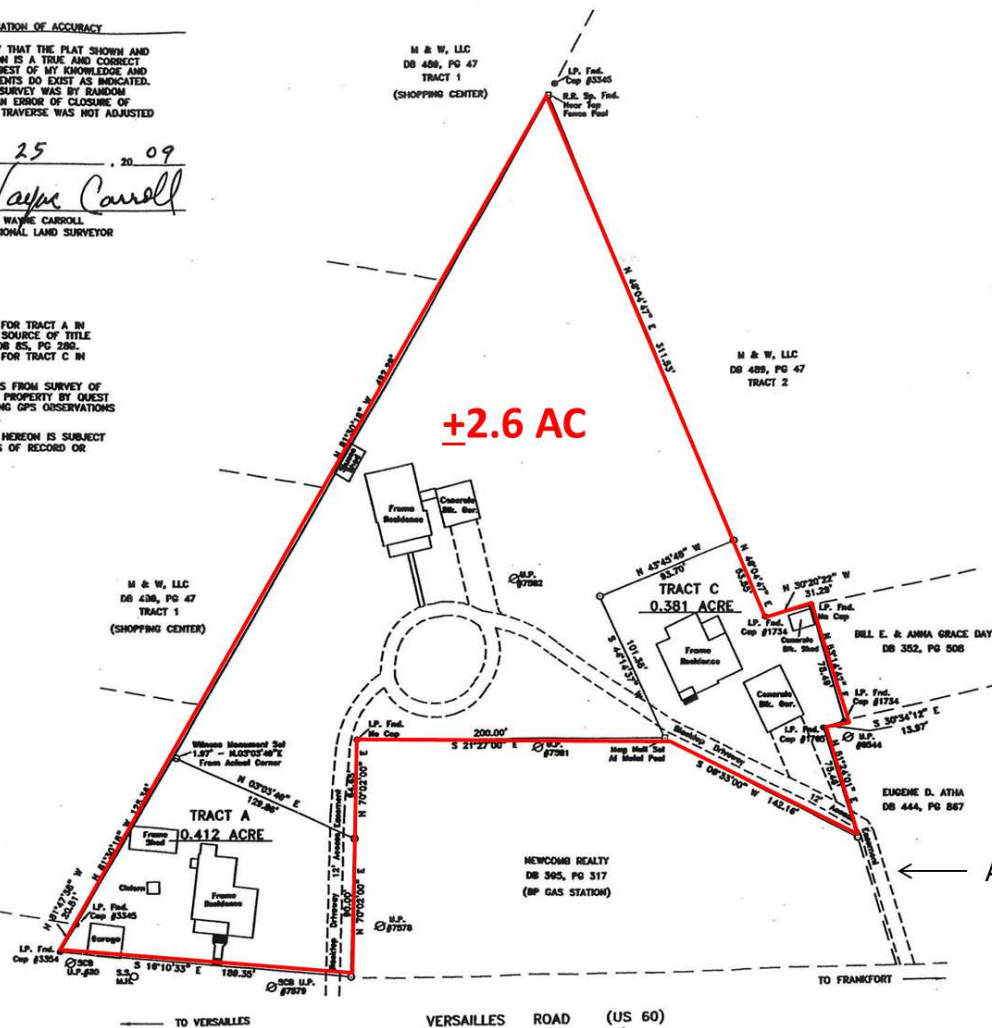
CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND THAT ALL MONUMENTS DO EXIST AS INDICATED. THE METHOD OF SURVEY WAS BY RANDOM TRAVERSE WITH AN ERROR OF CLOSURE OF 1 : 30,518. THE TRAVERSE WAS NOT ADJUSTED FOR CLOSURE.

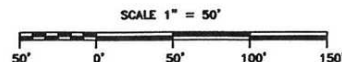
DATE July 25 2009
C. Wayne Carroll
 C. WAYNE CARROLL
 PROFESSIONAL LAND SURVEYOR

NOTES

1. SOURCE OF TITLE FOR TRACT A IN DB 178, PG 128. SOURCE OF TITLE FOR TRACT B IN DB 85, PG 288. SOURCE OF TITLE FOR TRACT C IN DB 244, PG 359.
2. BASIS OF BEARINGS FROM SURVEY OF THE M & W, LLC. PROPERTY BY QUEST ENGINEERS UTILIZING GPS OBSERVATIONS IN JANUARY 2008.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD OR APPARENT.



VICINITY MAP



Access easement to US 60

PROPERTY SURVEY

OF

TRACTS A, B, AND C

VIOLA HEARN ALEXANDER ESTATE

WEST SIDE OF VERSAILLES ROAD (US 60)

(COMMUNITY OF JETT)

±0.25 MILE NORTH OF I-64

FRANKLIN COUNTY, KENTUCKY

DATE OF SURVEY: 07-02-09

DATE OF PLAT: 07-25-09

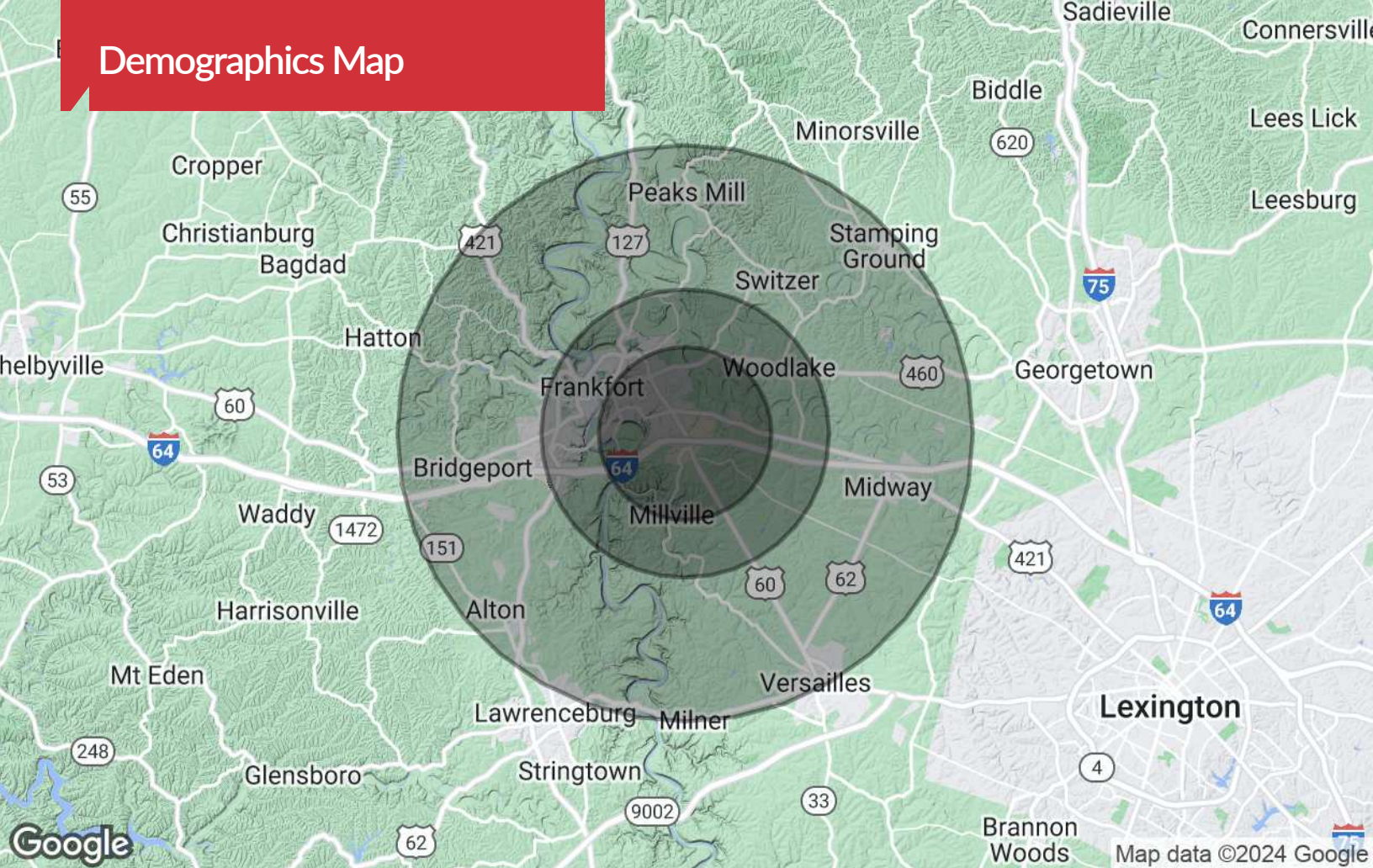
LEGEND

- ERROR OF CLOSURE**
 1 : 30,518
 (NOT ADJUSTED FOR CLOSURE)
- AREA CLASS: "A" (URBAN)
- - IRON PIN SET WITH ID CAP "PLS #1734" (18" x 1/2" REBAR)
 - - IRON PIN FOUND ID CAP AS NOTED



BY: C. Wayne Carroll
 C. WAYNE CARROLL
 P.L.S. #1734
 365 HARRODSWOOD ROAD
 FRANKFORT, KY 40601

Demographics Map



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	18,766	37,317	71,647
MEDIAN AGE	40.3	37.3	38.1
MEDIAN AGE (MALE)	36.9	36.4	37.2
MEDIAN AGE (FEMALE)	44.7	38.1	39.3

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	7,558	15,925	29,495
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$72,296	\$66,630	\$70,572
AVERAGE HOUSE VALUE	\$177,415	\$145,858	\$159,146

* Demographic data derived from 2020 ACS - US Census