

For Lease

Retail Property

| Negotiable



Dollar Tree Manor

363 Versailles Road
Frankfort, Kentucky 40601

Property Highlights

- Dollar Tree Manor, a +/-41,770 SF shopping center on +/-3.5 acres
- Fully leased
- Excellent visibility on US 60 across from Brighton Park Shopping Center and one mile from I-64
- Tenants include Dollar Tree, Dollar General, Metro PCS and Rent-A-Center
- Area retailers include Kroger, Walgreens, Rite Aid, McDonald's, Arby's, AutoZone and Advance Auto Parts
- 163 parking spaces
- Rental Rate: \$12.00 PSF NNN
- NNN's currently estimated to be \$1.93 PSF

OFFERING SUMMARY

Suite C	
Lease Rate	Negotiable
Building Size	41,770 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,108	\$66,271
5 Miles	38,556	\$58,737
10 Miles	68,164	\$62,386

For more information

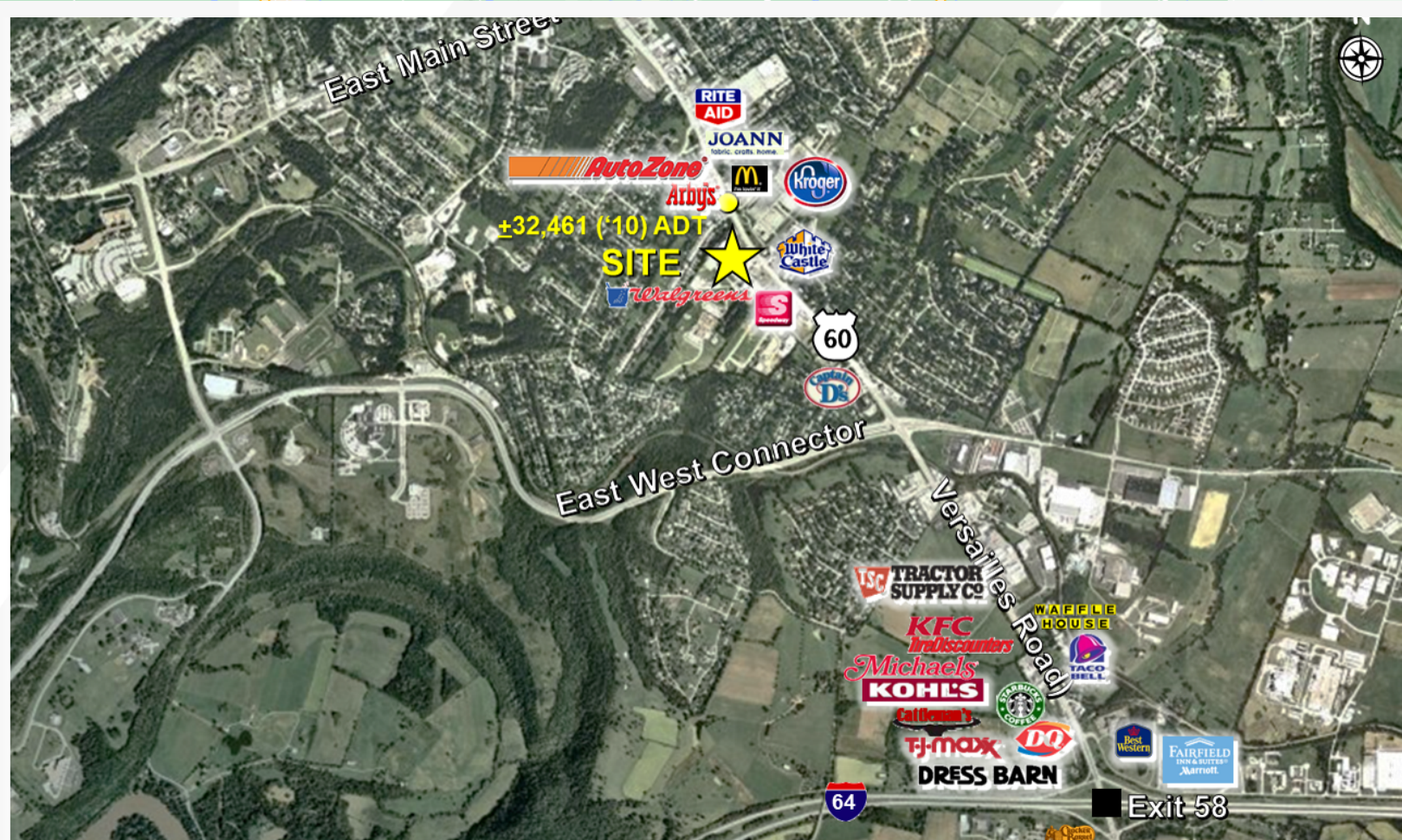
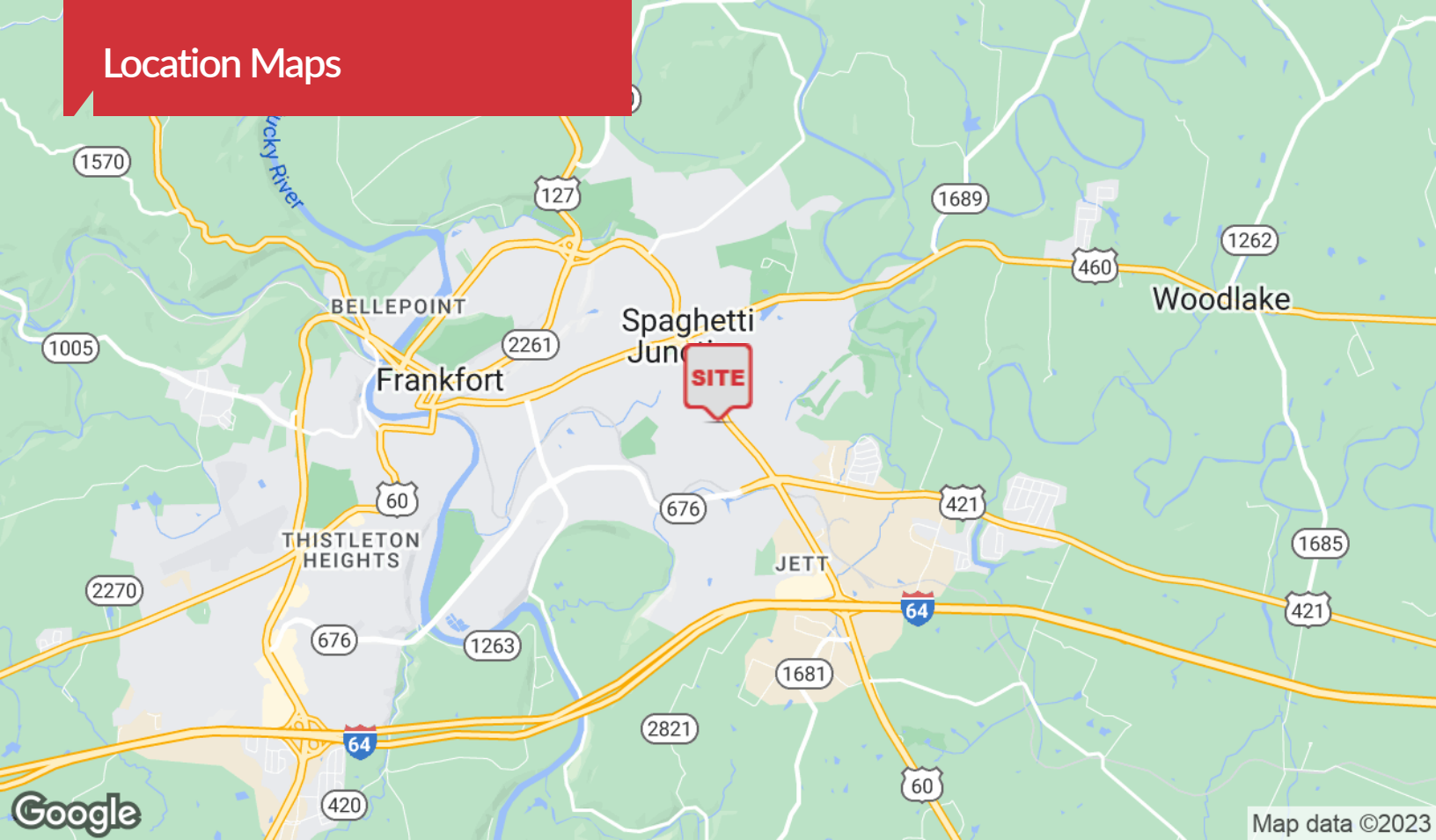
Chad Voelkert, Vice President

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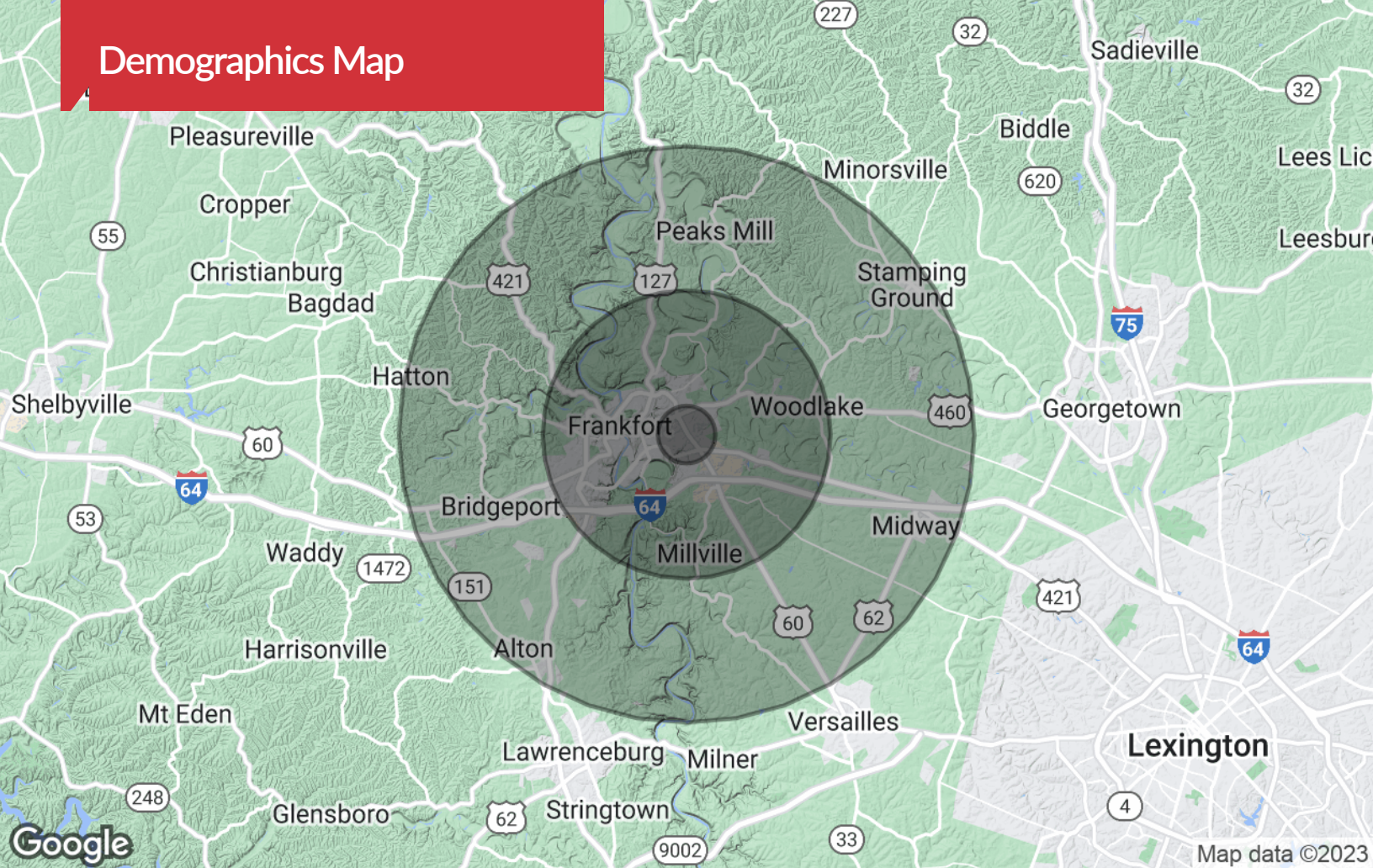
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Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,108	38,556	68,164
MEDIAN AGE	35.8	37.6	38.3
MEDIAN AGE (MALE)	35.3	36.6	37.4
MEDIAN AGE (FEMALE)	35.7	38.4	39.3

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	830	16,724	28,835
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$66,271	\$58,737	\$62,386
AVERAGE HOUSE VALUE	\$137,629	\$146,531	\$157,704

Race

	1 Mile	5 Miles	10 Miles
% WHITE	76.5%	81.6%	86.6%
% BLACK	19.4%	14.4%	10.4%
% ASIAN	2.0%	1.6%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.0%	2.2%	1.7%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.6%	3.3%	2.9%

* Demographic data derived from 2020 ACS - US Census