

For Sale or Build-to-Suit

Development Land

1 Acre | \$350,000

Capital City Airport



Retail Development Opportunity

930 Louisville Road
Frankfort, Kentucky 40601

Property Highlights

- New retail strip center under construction in this development
- Lot 1: 1 AC - \$350,000
- +/-0.86 mile to the Kentucky State Capital and downtown Frankfort
- Excellent visibility and access at a signalized intersection on Louisville Road
- Multiple existing curb cuts and +/-255' of frontage on Louisville Road
- Less than 2 miles to I-64
- High traffic area near the intersection of US 127 & US 60 in Frankfort's major retail corridor
- Frankfort is 29 miles west of Lexington, 54 miles east of Louisville and 107 miles southwest of Cincinnati
- Juniper Hills Golf Course backs up to the property, presenting beautiful rolling hills and manicured fairways, making it an ideal location for a restaurant with patio
- Traffic count of +/-12,230 VPD ('18) in front of the site
- Zoned CH, Highway Commercial District

OFFERING SUMMARY

Lot 1	1 AC - \$350,000
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DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,104	\$65,385
5 Miles	41,036	\$65,913
10 Miles	63,871	\$69,869

For more information

Jamie Adams, CCIM, Vice President

O: 859 422 4413 | C: 859 396 5468
jadams@naiisaac.com

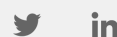
J.L. Cannady, CCIM, Vice President

O: 859 422 4410 | C: 270 945 2029
jlcannady@naiisaac.com

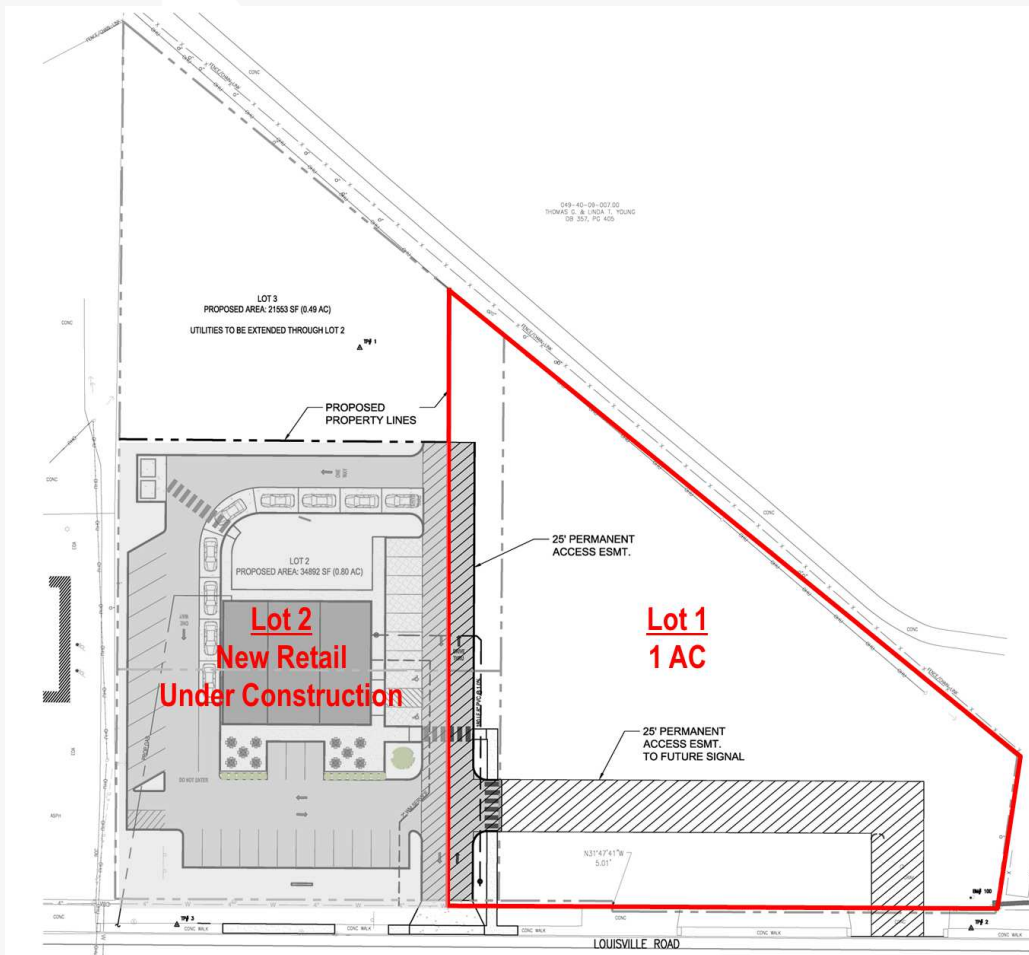
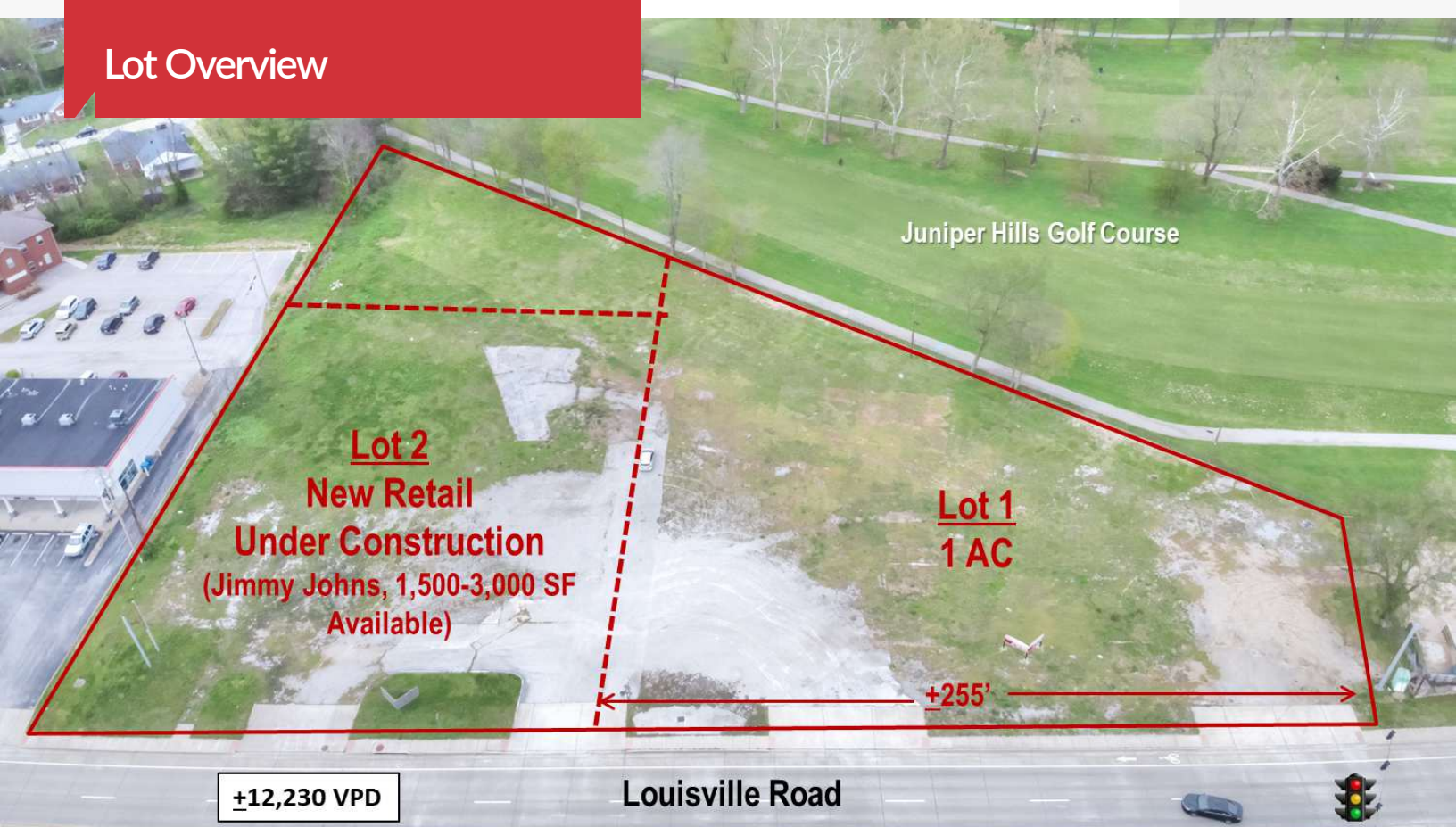


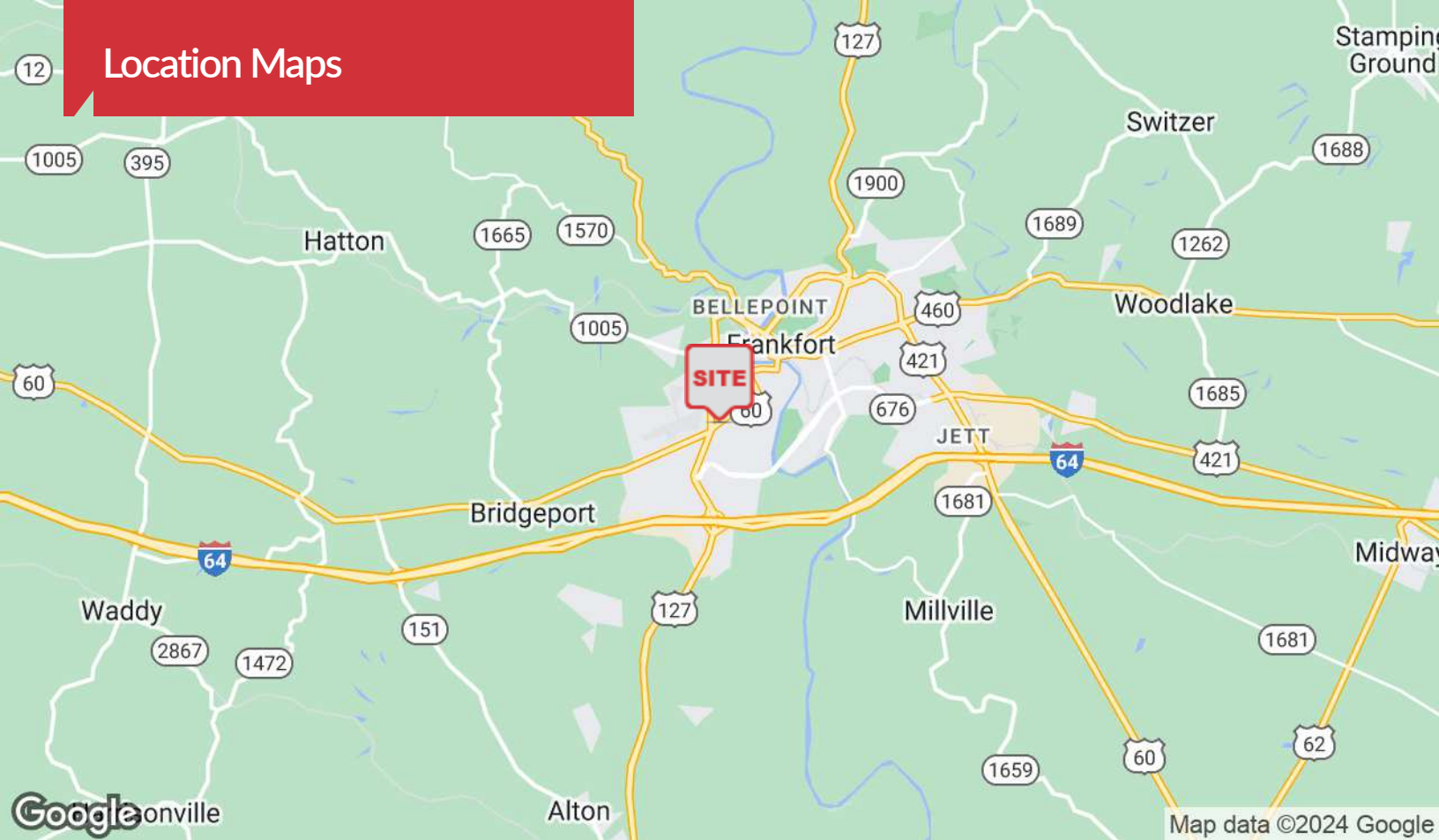
Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

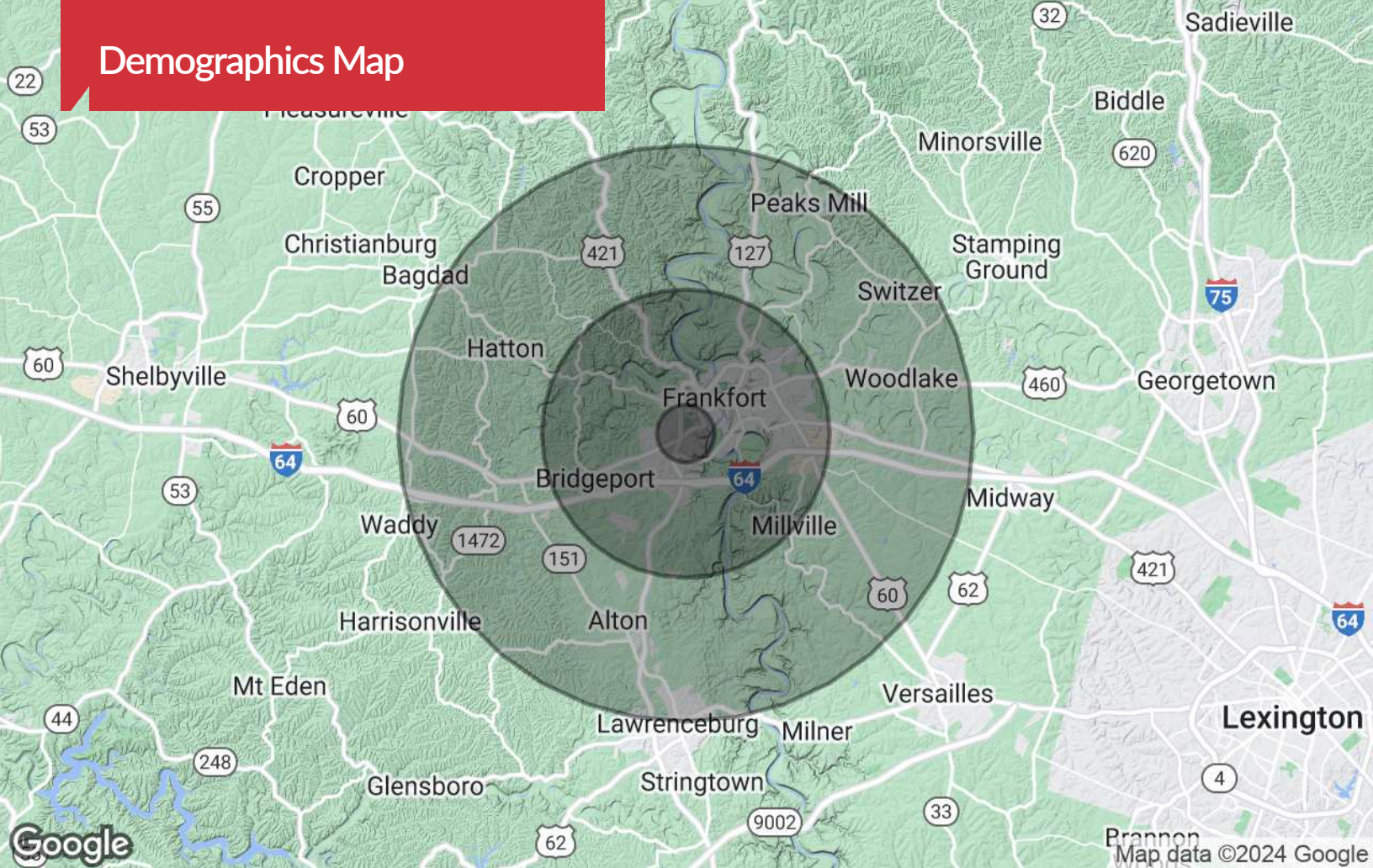


Lot Overview





Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	5,104	41,036	63,871
MEDIAN AGE	41.1	37.1	38.0
MEDIAN AGE (MALE)	41.9	36.1	37.1
MEDIAN AGE (FEMALE)	40.8	37.8	38.8

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,380	17,459	26,326
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$65,385	\$65,913	\$69,869
AVERAGE HOUSE VALUE	\$182,225	\$146,606	\$152,444

Race

	1 Mile	5 Miles	10 Miles
% WHITE	91.3%	84.3%	87.4%
% BLACK	7.0%	13.5%	9.9%
% ASIAN	0.9%	0.9%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.8%	1.3%	1.5%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.2%	1.5%	2.8%

* Demographic data derived from 2020 ACS - US Census