



US 127 Office/Retail

1224 US Highway 127 S
Frankfort, Kentucky 40601

Property Highlights

- +/-16,130 SF building situated on +/-1.5 AC
- +/-8,000 SF occupied by Aaron's, +/-4,115 SF occupied by Pediatric Home Service and +/-4,015 SF available for occupancy
- Excellent visibility on US 127 South
- Traffic count of +24,769 ('19) on US Highway 127 in front of the site
- Area retailers include Chick-Fil-A, Advance Auto Parts, Dairy Queen, CVS Pharmacy and more
- Located in a high traffic area on US 127, Frankfort's busiest retail corridor and 1 mile from I-64
- Sale Price: \$1,500,000

Property Description

NAI Isaac is pleased to present a +/-16,130 SF building on +/-1.5 acres for sale in Frankfort. The property is strategically located off of US 127 South in one of Frankfort's prime retail corridors. Area retailers include Chick-Fil-A, Advance Auto Parts, Dairy Queen, CVS Pharmacy and more.

For Sale

US 127 Retail
16,130 SF | \$1,500,000

OFFERING SUMMARY

Sale Price	\$1,500,000
Building Size	16,130 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,899	\$69,486
3 Miles	18,211	\$69,408
5 Miles	37,934	\$69,874

For more information

Jamie Adams, CCIM, Vice President

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

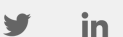
J.L. Cannady, CCIM, Vice President

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



Additional Photos



Aaron's®
Easy. Beautiful. Affordable.

ph
pediatric home service®

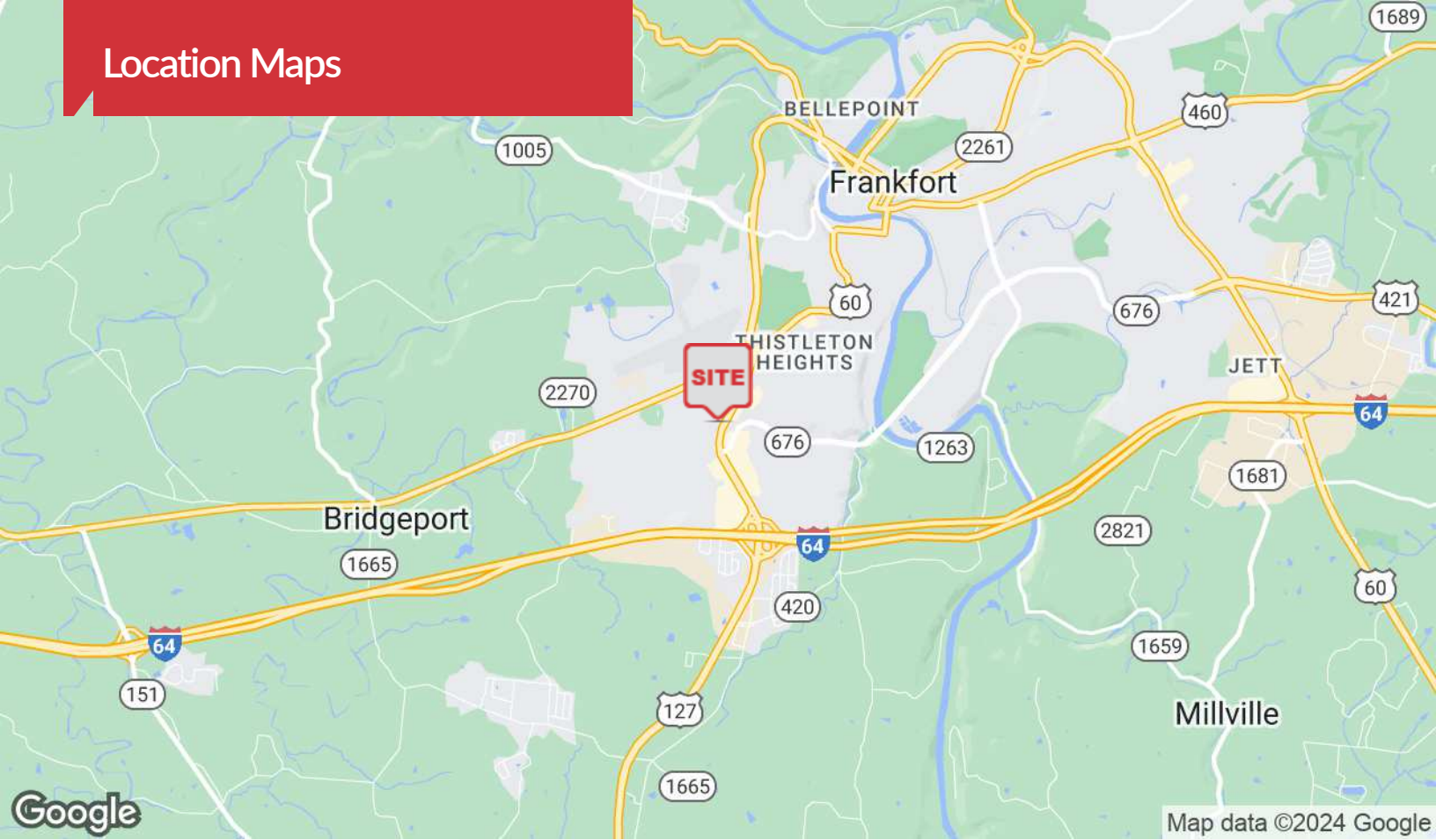
SUITE A
4,015 SF



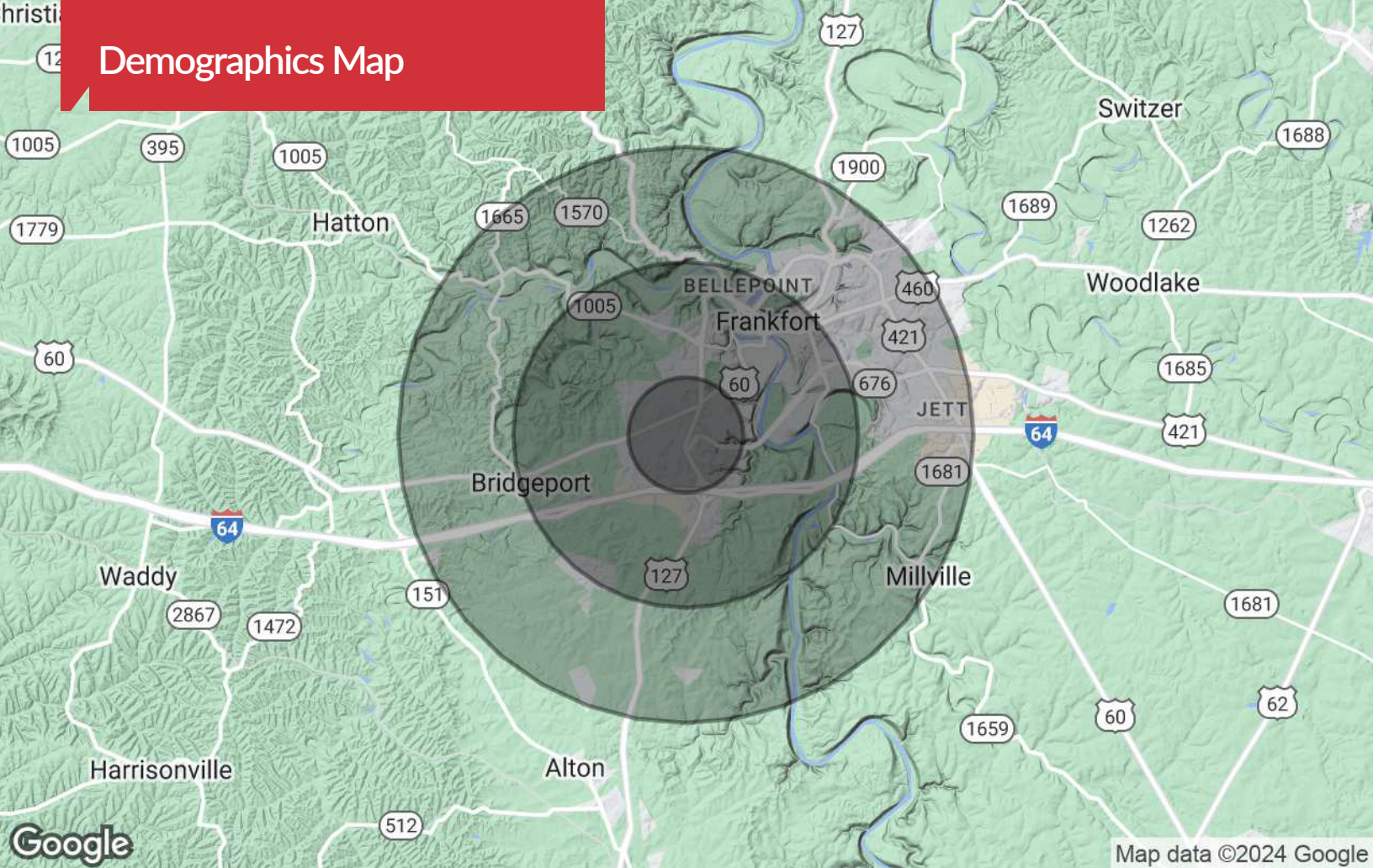
AS-BUILT FLOOR PLAN

SUITE 1224 A = 4,015 SQ. FT.
SUITE 1224 B = 4,115 SQ. FT.
TOTAL AREA = 8,130 SQ. FT.

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,899	18,211	37,934
MEDIAN AGE	40.4	38.9	37.0
MEDIAN AGE (MALE)	42.3	38.4	35.9
MEDIAN AGE (FEMALE)	39.1	39.1	37.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,260	8,062	15,992
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$69,486	\$69,408	\$69,874
AVERAGE HOUSE VALUE	\$182,271	\$159,415	\$145,547

Race

	1 Mile	3 Miles	5 Miles
% WHITE	91.0%	87.4%	85.3%
% BLACK	7.0%	10.7%	13.0%
% ASIAN	0.9%	1.1%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.0%	0.6%	0.8%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	0.1%	0.6%	1.0%

* Demographic data derived from 2020 ACS - US Census