

For Lease

Flex Building

| Negotiable



Freestanding Flex Building

650 Versailles Road
Frankfort, Kentucky 40601

Property Highlights

- +/-2,820 SF building on +/-0.3711 AC
- Rear open space has a grade level 10'x12' roll-up door and is 100% climate controlled
- Includes a reception area, office and breakroom
- Well-located at the intersection of major road systems in Frankfort - 22,559 ('20) VPD on Versailles Road (US 60) and 18,179 ('19) VPD on the East-West Connector and only one mile from I-64 with 47,800 ('21) VPD
- Close proximity to an abundance of retail including banks, gas stations, restaurants, grocery stores, etc. and just 1 mile from I-64
- Rental Rate: \$14.00 PSF NNN

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Building	\$14.00 SF/yr	2,820

For more information

Jamie Adams, CCIM, Vice President

O: 859 422 4413
jadams@naiisaac.com

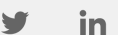
Zach Smith, Senior Associate

O: 859 422 4406
zachsmith@naiisaac.com



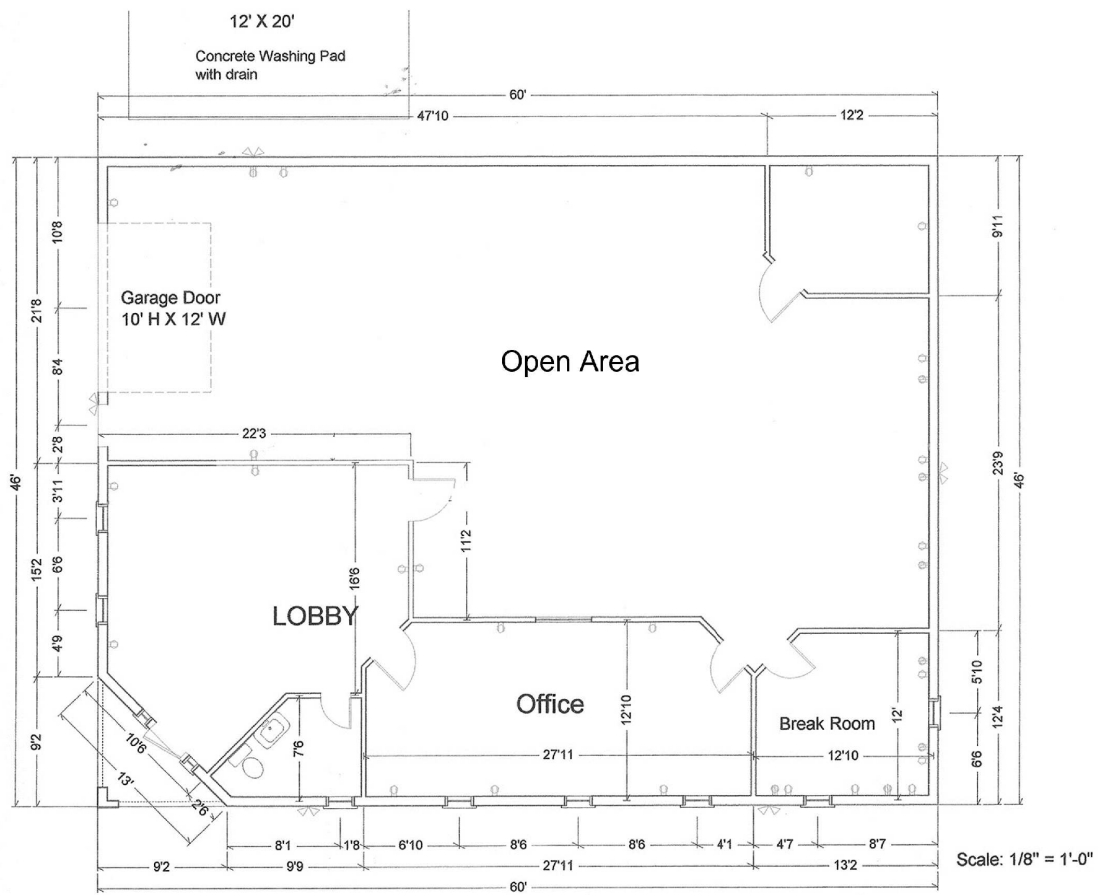
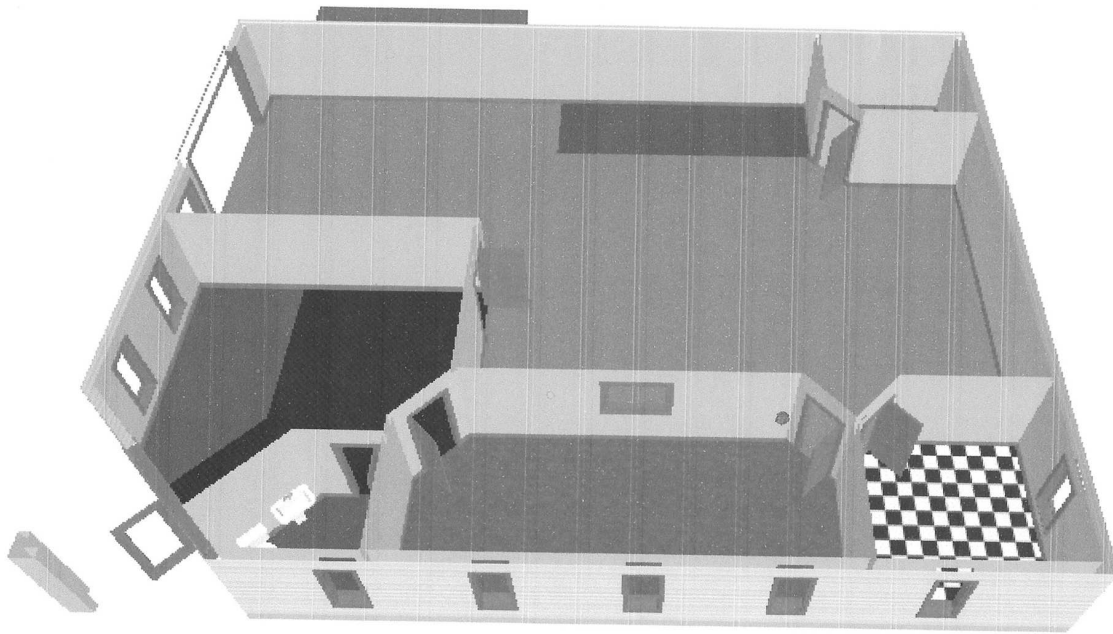
Commercial Real Estate Services, Worldwide.

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

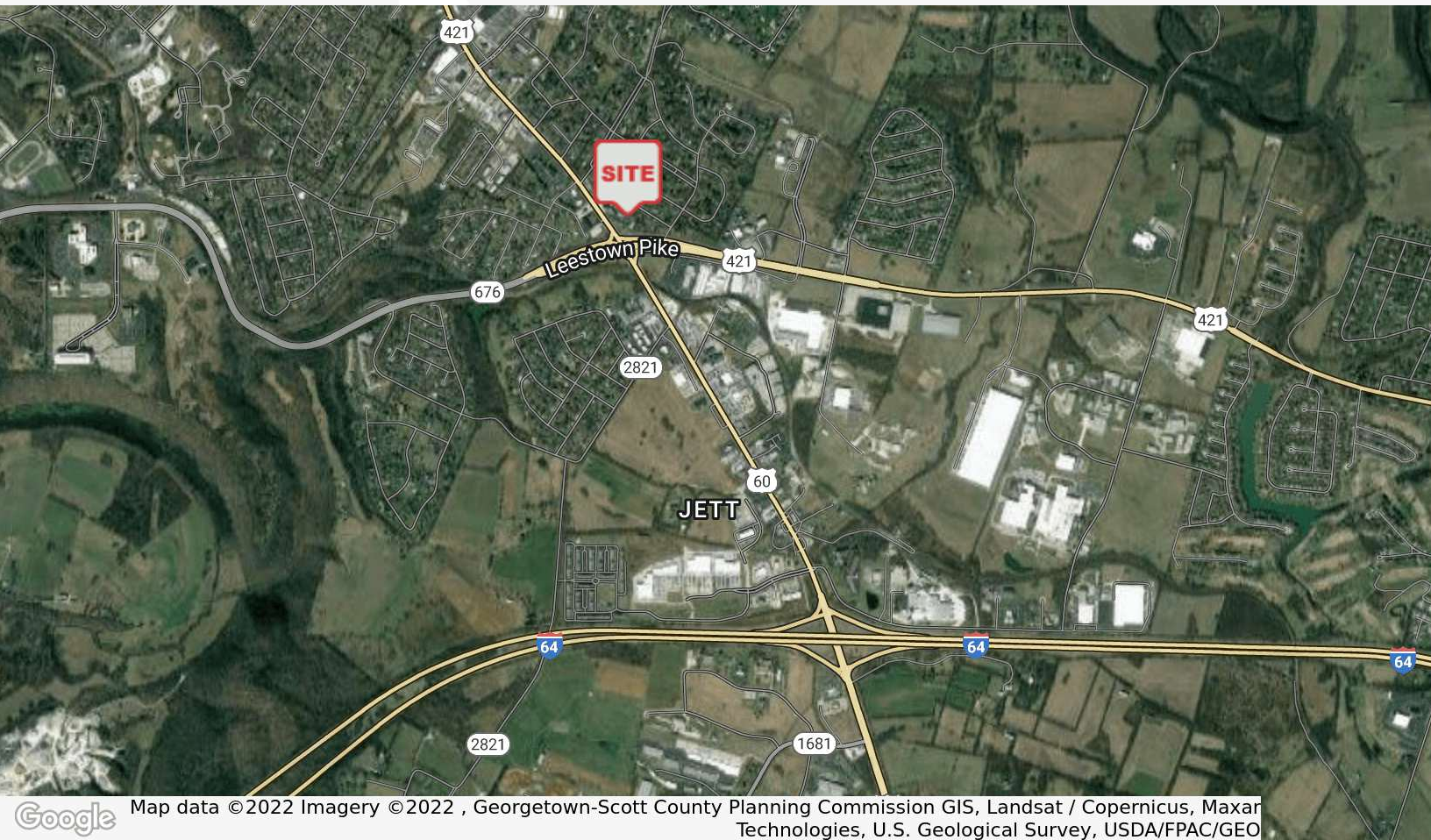


Additional Photos

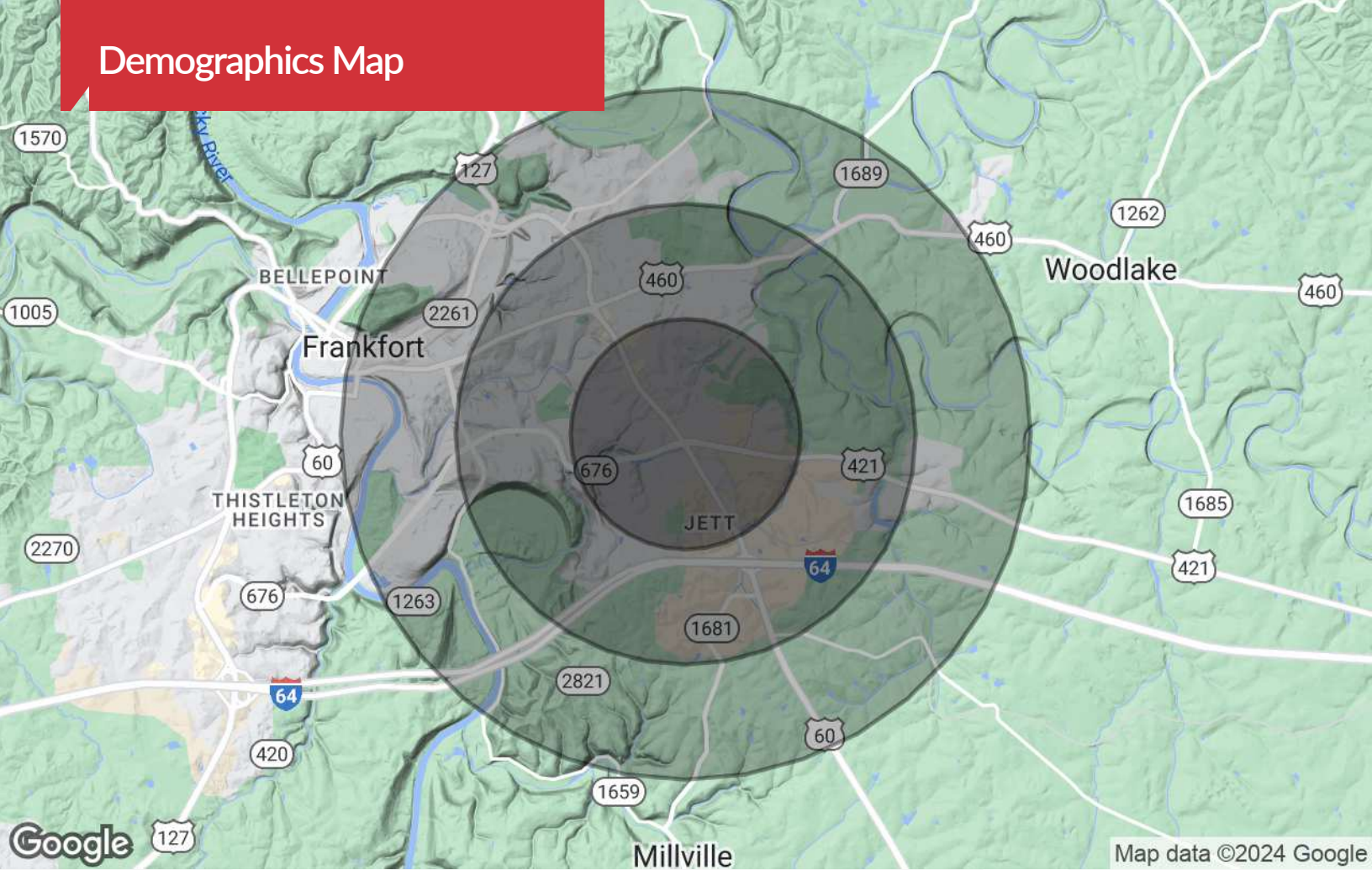




Location Maps



Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	5,021	14,649	25,392
MEDIAN AGE	46.5	42.5	38.8
MEDIAN AGE (MALE)	46.9	43.3	39.9
MEDIAN AGE (FEMALE)	47.7	42.2	39.0

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	2,240	6,243	10,707
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$89,587	\$82,848	\$81,638
AVERAGE HOUSE VALUE	\$327,576	\$281,548	\$206,166

* Demographic data derived from 2022 STDB