

SALE / LEASE

Frankfort, KY Retail Opportunity

172 VERSAILLES ROAD

Frankfort, KY 40601

PRESENTED BY:

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Georgetown Rd
17,800+ VPD

Service Rd.

Versailles Rd
28,200+ VPD



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$800,000
LEASE RATE:	\$5,000/month
BUILDING SIZE:	3,200 SF
LOT SIZE:	0.686 Acres
RENOVATED:	2018
ZONING:	Business

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market an opportunity in the heart of Frankfort, Kentucky. This property offers 3,200 square feet of retail space former restaurant on a .686 acre site, available FOR SALE or FOR LEASE. Situated at 172 Versailles Road, this location is centrally located in a higher traffic, commercial district.

Boasting a business zoning classification, the property opens doors to a wide range of possibilities. The owners would also land lease if the property were best suited to scrape and rebuild.

For further information, please contact Neal Metcalfe at 859-312-8069 or neal.metcalfe@svn.com.

PROPERTY HIGHLIGHTS

- 3,200 SF on 0.686 acre site
- High Traffic road, Versailles in Frankfort
- Former Restaurant space (no equipment)
- Business Zoning in Commercial corridor
- Central Location on Versailles Road - Retail District

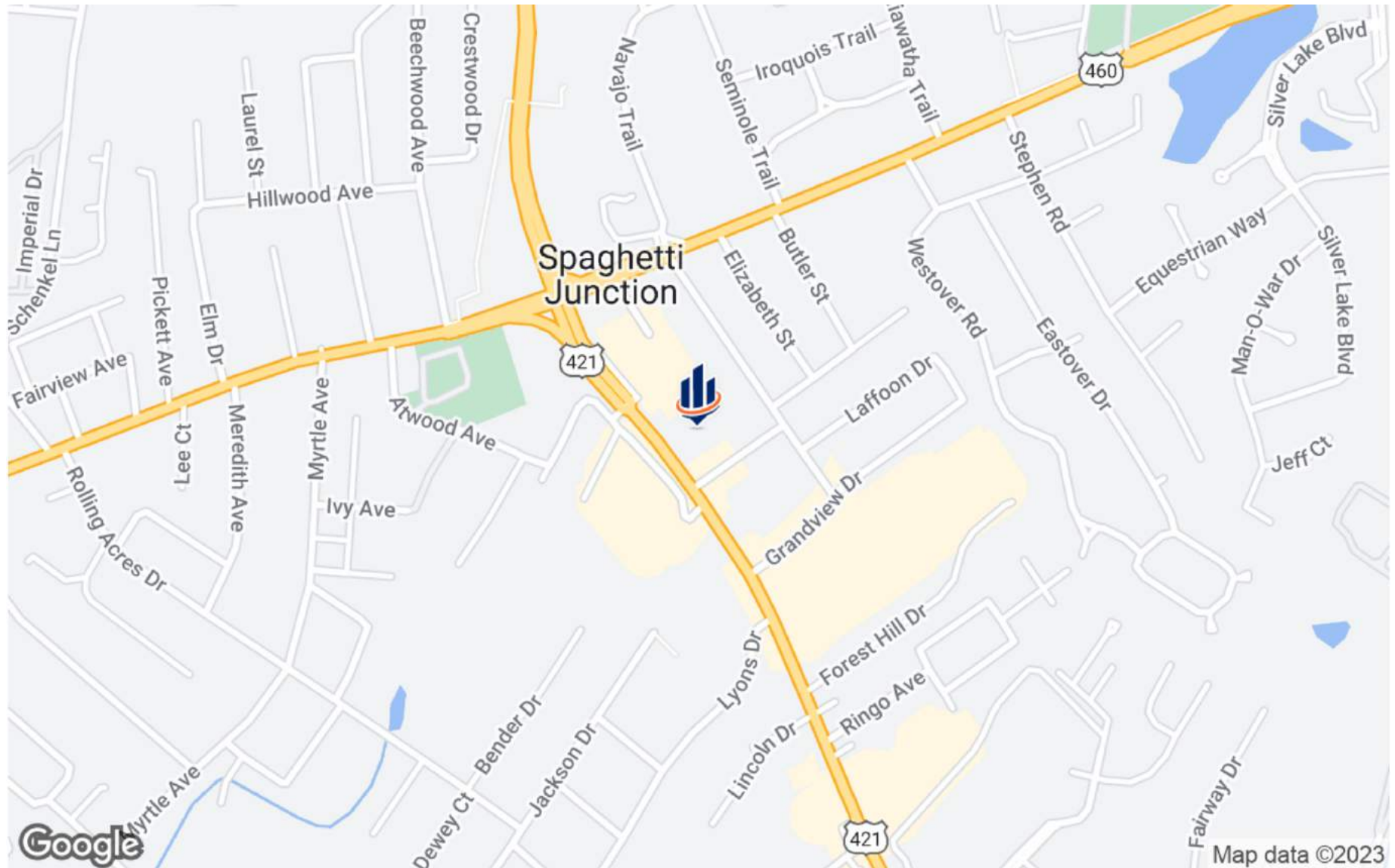


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LOCATION MAP

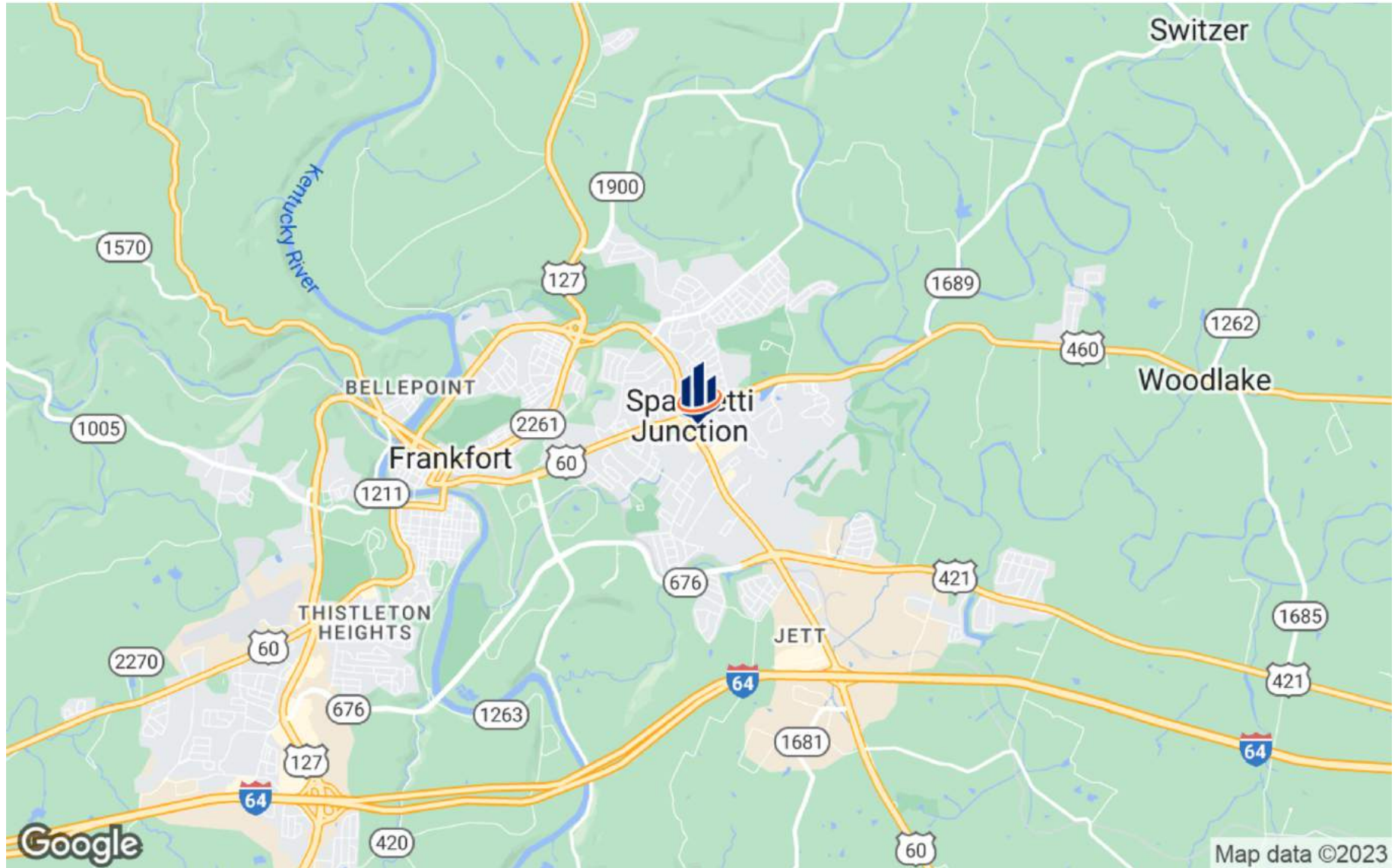


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DEMOGRAPHICS MAP & REPORT

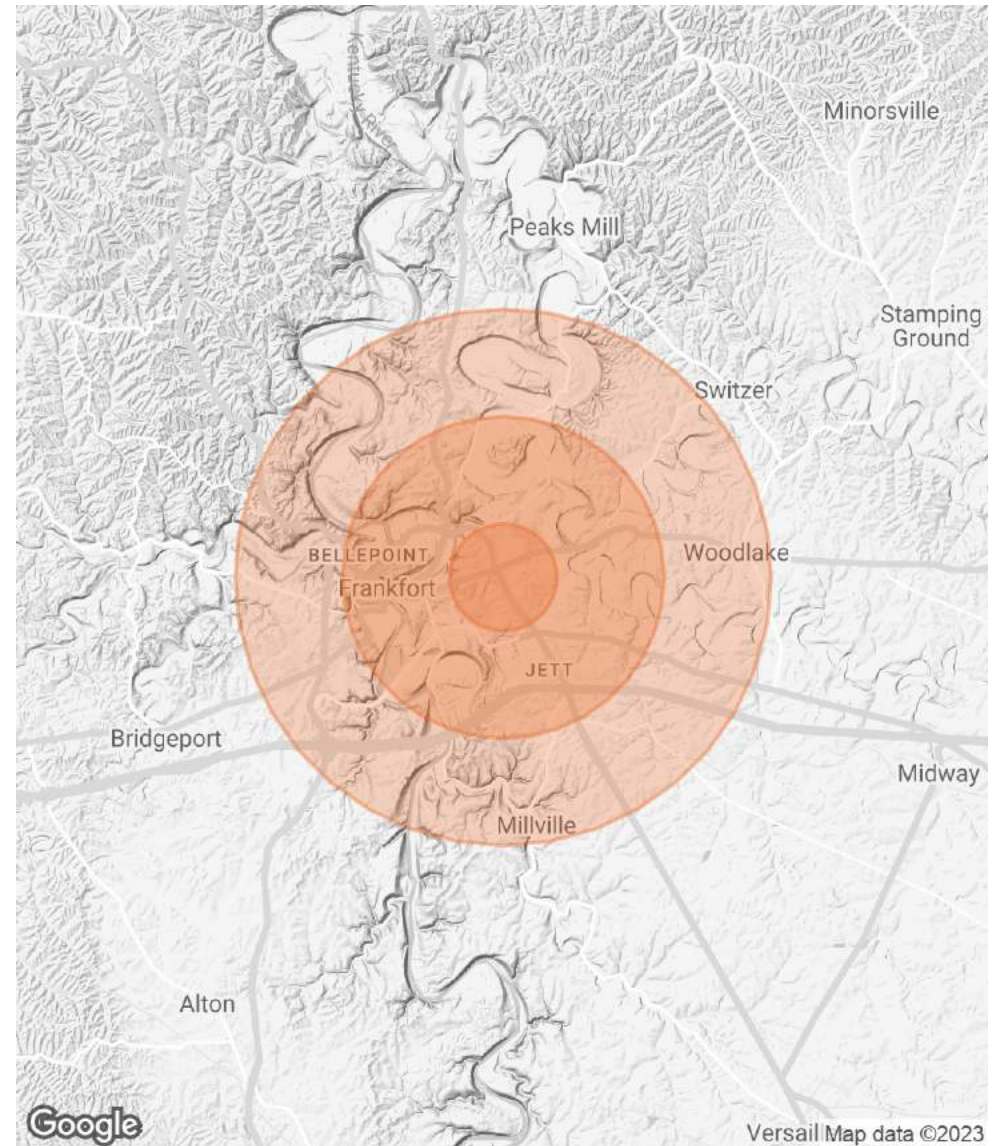
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,968	24,950	37,117
AVERAGE AGE	39.6	38.4	39.0
AVERAGE AGE (MALE)	40.9	38.8	38.8
AVERAGE AGE (FEMALE)	37.6	39.3	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,202	11,534	17,164
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$63,408	\$63,555	\$68,497
AVERAGE HOUSE VALUE	\$132,922	\$147,661	\$150,253

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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