

Walmart Outlot

325 Leonardwood Drive
Frankfort, Kentucky 40601

Property Highlights

- +/-1,300 SF available for lease
- Located in front of Poplar Creek Plaza, a +/-350,229 SF shopping center, anchored by Walmart and Lowes
- Situated at the corner of US 127 and I-64
- Adjacent to the newly opened Wings and Rings
- Area retailers include Kroger, JCPenney, Panera Bread, Walgreen's, Staples, Harbor Freight, Starbucks and more
- Average daily traffic counts of 40,748 VPD on I-64 and 19,037 VPD on US 127
- Rental Rate: \$20.00 PSF gross

Space

Suite 2

Lease Rate

\$20.00 SF/yr

Size

1,300 SF

For More Information

J.L. Cannady, CCIM

Vice President

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Jamie Adams, CCIM

Vice President

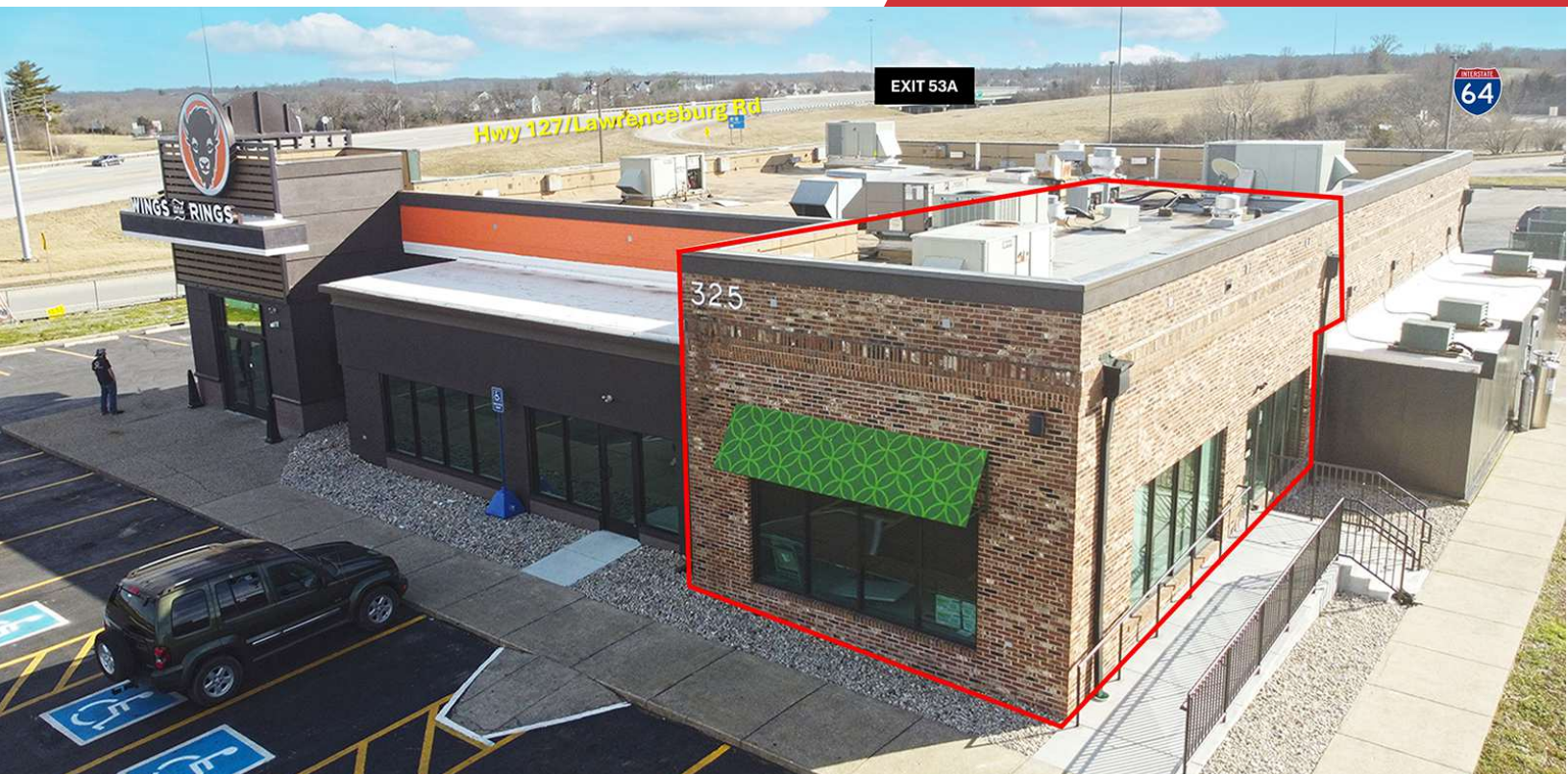
O: 859 422 4413

jadams@naiisaac.com | KY #216464

For Lease

1,300 SF | \$20.00 SF/yr

Retail Space



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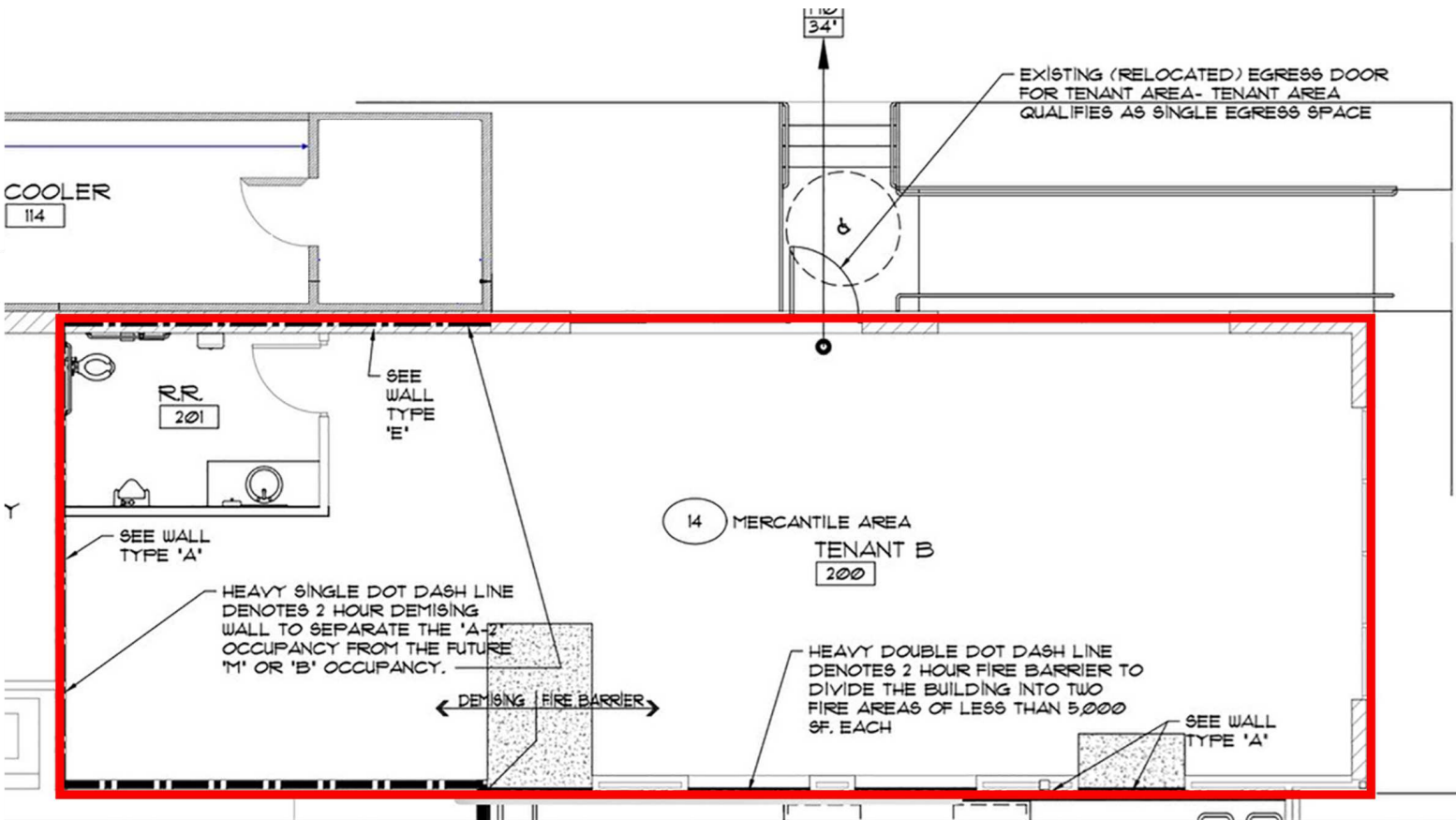
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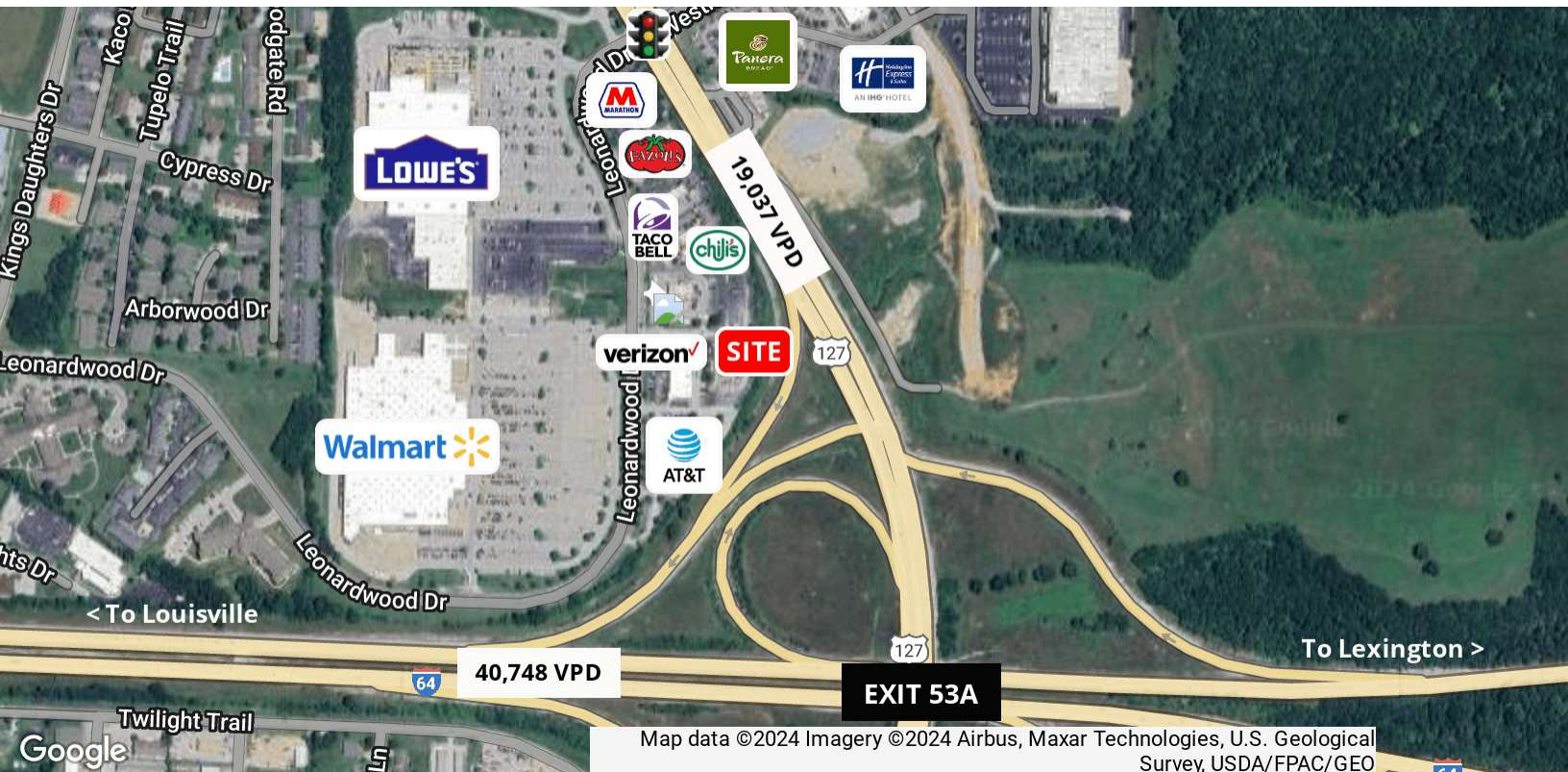
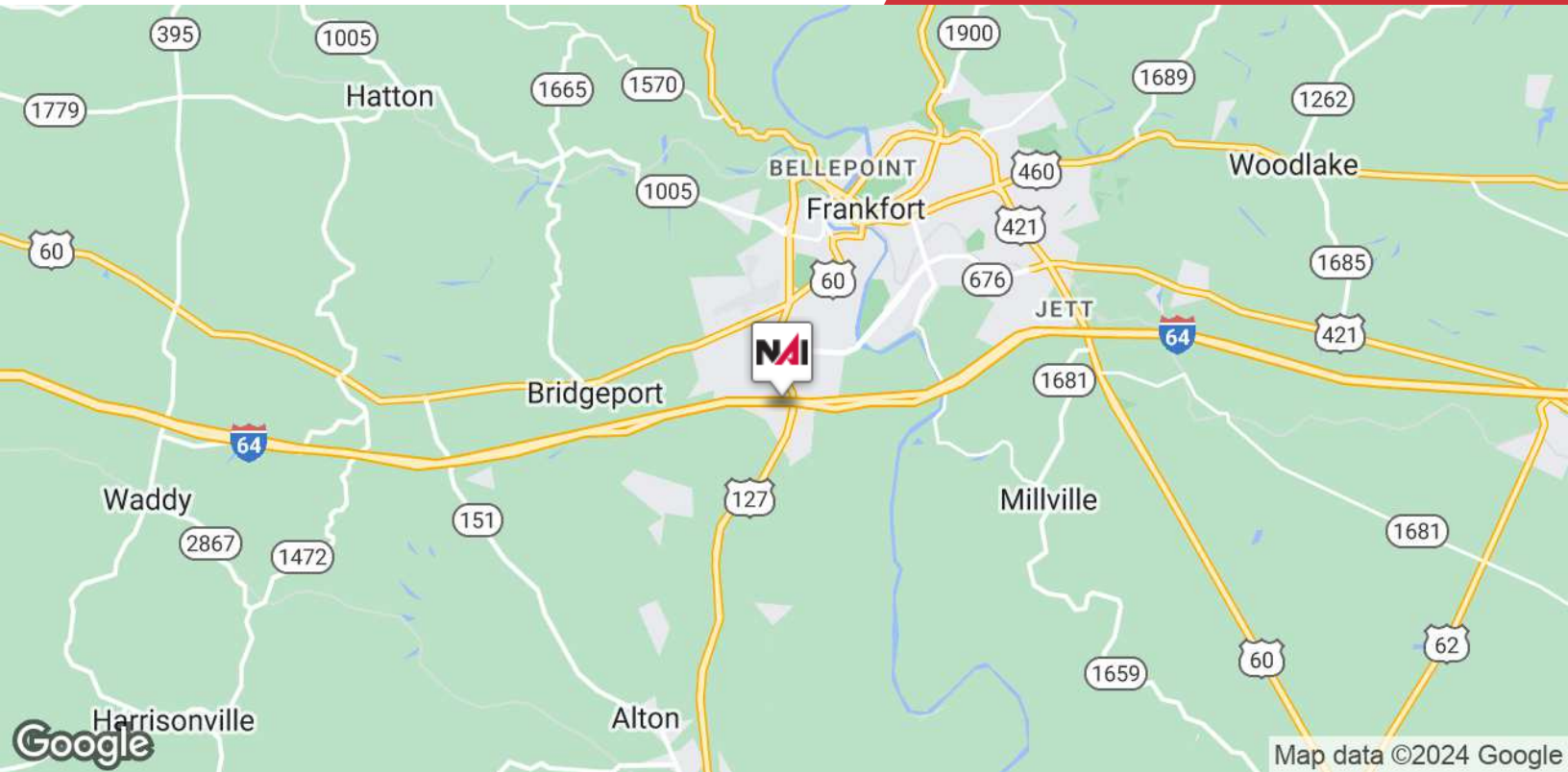
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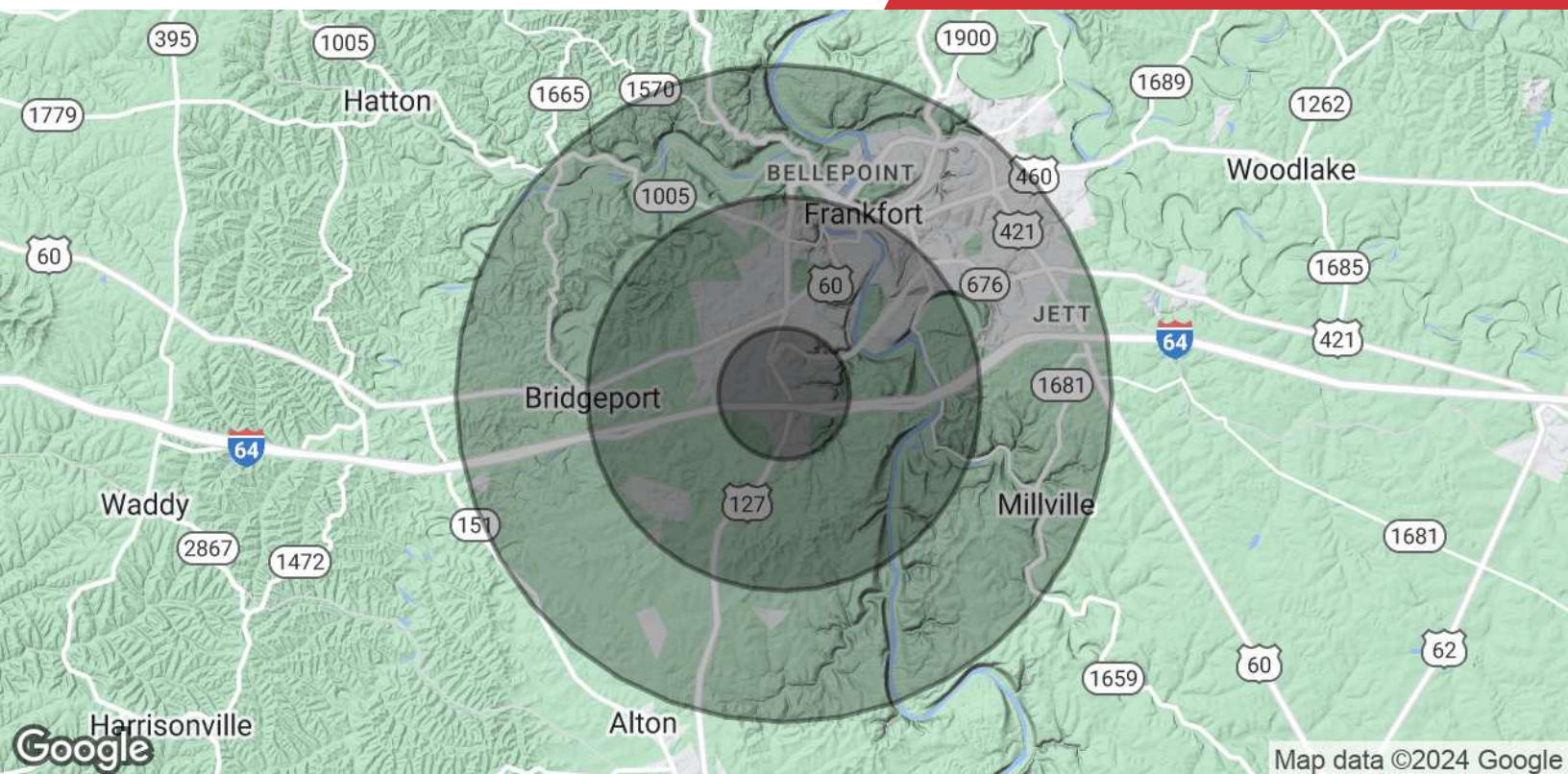
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,182	17,384	36,874
Average Age	32.8	37.6	36.6
Average Age (Male)	32.3	36.9	36.0
Average Age (Female)	33.2	39.1	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,982	7,779	15,773
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$99,747	\$92,070	\$83,580
Average House Value	\$100,104	\$135,923	\$136,419

* Demographic data derived from 2023 STDB