



Exclusive Offering – Redevelopment Opportunity  
Across from Buffalo Trace Distillery.

**7 Reilly Road**  
**Frankfort, KY 40601**



**Karan Singh**

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- ±0.97 Acres with 2,700 SF freestanding building.
- Corner site with frontage and ingress/egress.
- Zoned CG – flexible commercial uses (QSR, retail, motel, service).
- Across from Buffalo Trace Distillery (600,000+ visitors annually).
- ±21,000 Vehicles Per Day.
- Utilities available.
- Prime redevelopment potential (QSR, boutique hotel, experiential retail).



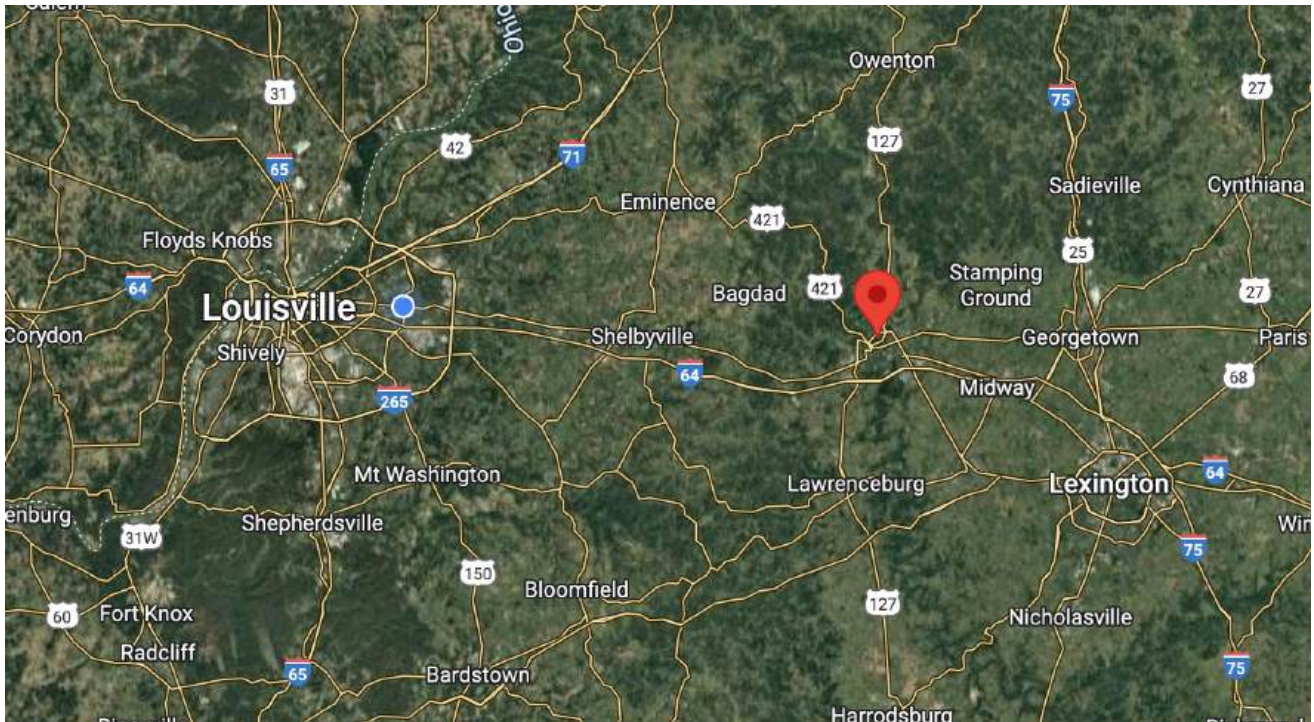
Attribute	Detail
Sale Price	\$685,000
Lot Size	0.97 Acres
Building Size	2,700 SF
Zoning	CG (Commercial General)
Utilities	All Available

*Exclusively offered by 85W Commercial / Karan Singh*

## A STRATEGIC LOCATION

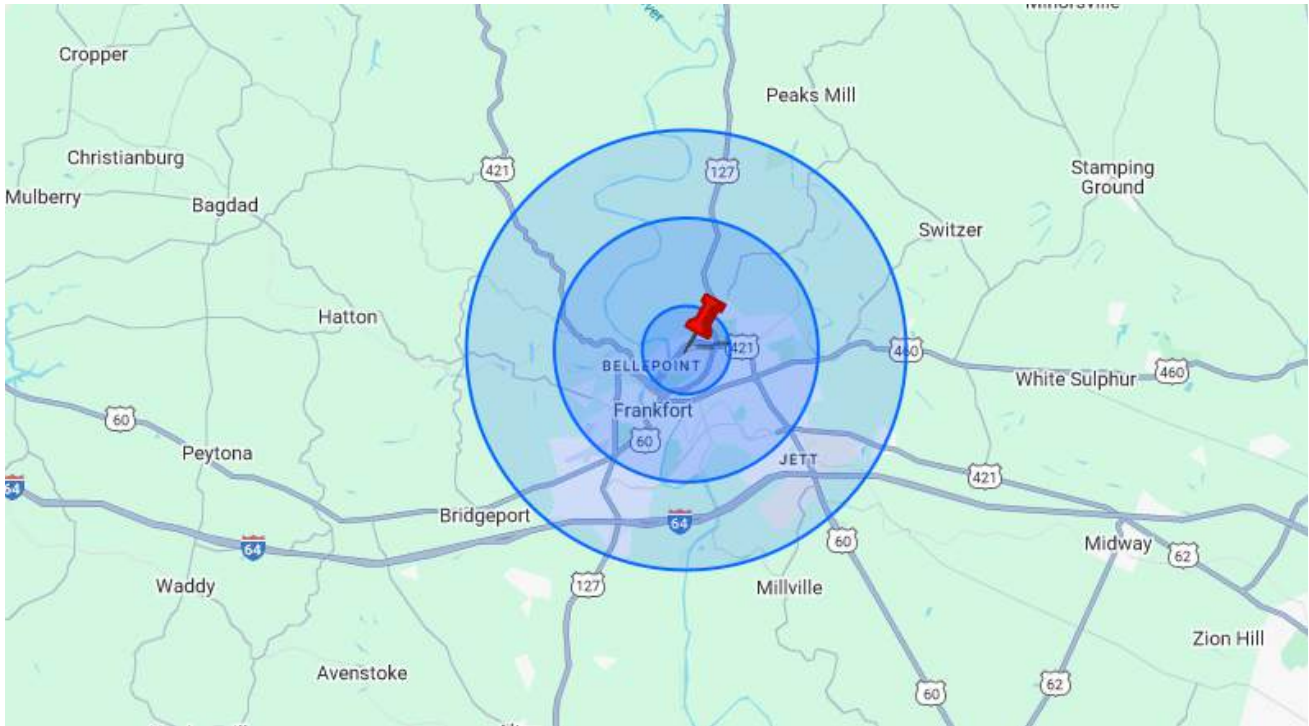
This 0.97-acre site with a freestanding 2,700 SF building is strategically positioned directly across from Buffalo Trace Distillery, Kentucky's most visited bourbon destination. The property offers significant redevelopment potential for QSR, hospitality, or retail uses. With strong traffic counts and flexible CG zoning, the site is an unmatched opportunity to capitalize on Frankfort's growing tourism and commercial activity.





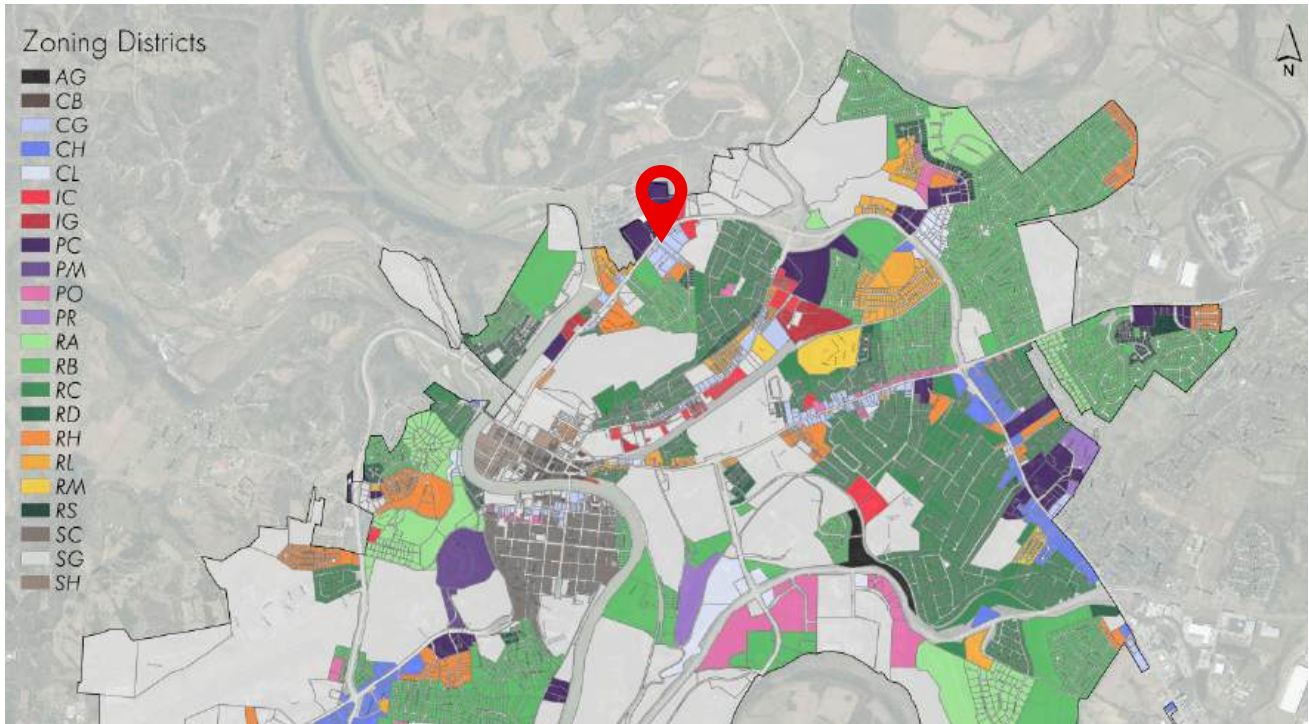
- “Tourism Anchor” → Buffalo Trace + Bourbon Trail draw.
- “State Capital” → stable government employment base.
- “Regional Access” → central location between Louisville and Lexington.





<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>Total Population</b>	13,616	39,387	51,836
<b>Median Income</b>	\$47,234	\$63,460	\$67,143
<b>Avg Age</b>	35.1	39.9	40.5

## Frankfort Zoning Map



### Premier Location in the heart of Bourbon Tourism

- **District:** CG (Commercial General).
- **Permitted Uses:**
  - Retail
  - QSR
  - Hotel/motel
  - Brewery
  - Liquor store
  - Local and suburban passenger transportation
  - Restaurant







**FOR SALE**  
**7 Reilly Road, Frankfort KY 40601**



## **Karan Singh**

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### **85W Real Estate**

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