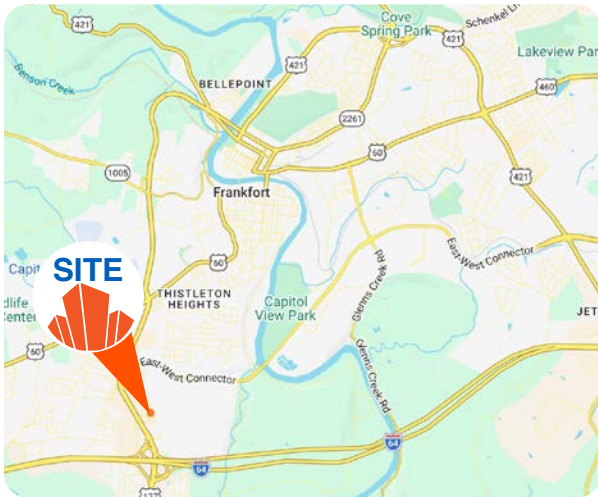




RETAIL SPACE AVAILABLE

111 Westridge Drive | Frankfort, KY 40601



LEASE RATE: \$20/SF NNN
3,600± SF AVAILABLE

- **Adjacent to New Power Center:** Next to 100 acre Target and BJ's Wholesale Club, anchored regional power center (Paddocks of Frankfort)
- **Prime Retail Location** just off US Hwy 127 (26,418 ADT) and approximately ¼ mile from I-64 (49,526 ADT)
- **Positioned in a Dense Retail Corridor** nearby retailers: Kroger, Walmart Supercenter, Lowe's, Petco, Panera, Harbor Freight, and a strong mix of national and local dining options
- **Zoning: CH (Highway Commercial)** allowing for a wide range of retail and service uses

SETH EDENS
PHIL RADCLIFF

SEDENS@TRIOCPG.COM
PRADCLIFF@TRIOCPG.COM

(502) 553-4180
(502) 386-5446

AERIAL



Valvoline McDonald's Bojangles Kentucky Fried Chicken
GOODYEAR WesBanco FIFTH THIRD BANK

Kroger popshelf Tropical CAFE JCPenney
Staples CATO Applebees
QDOBA Starbucks BASKIN ROBBINS HIBBETT SPORTS
FIRST WATCH OLLIE'S PNC FIVE BEL'W



ALDI HARBOR FREIGHT
DOLLAR TREE Chick-fil-A
Hampton Walgreens

LONGHORN STEAKHOUSE BEEF 'O' BRADYS
T-Mobile Home Depot
Panera GameStop

Walmart Supercenter LOWE'S
SHOE CARNIVAL MARATHON SALLY BEAUTY
Fazoli's TACO BELL Great Clips
petco WOODFOREST SUBWAY

THE Paddocks OF FRANKFORT
100 ACRE REGIONAL POWER CENTER
Target BJs Wholesale Club TEXAS ROADHOUSE
Wawa Panda Express

49,526 ADT

26,418 ADT



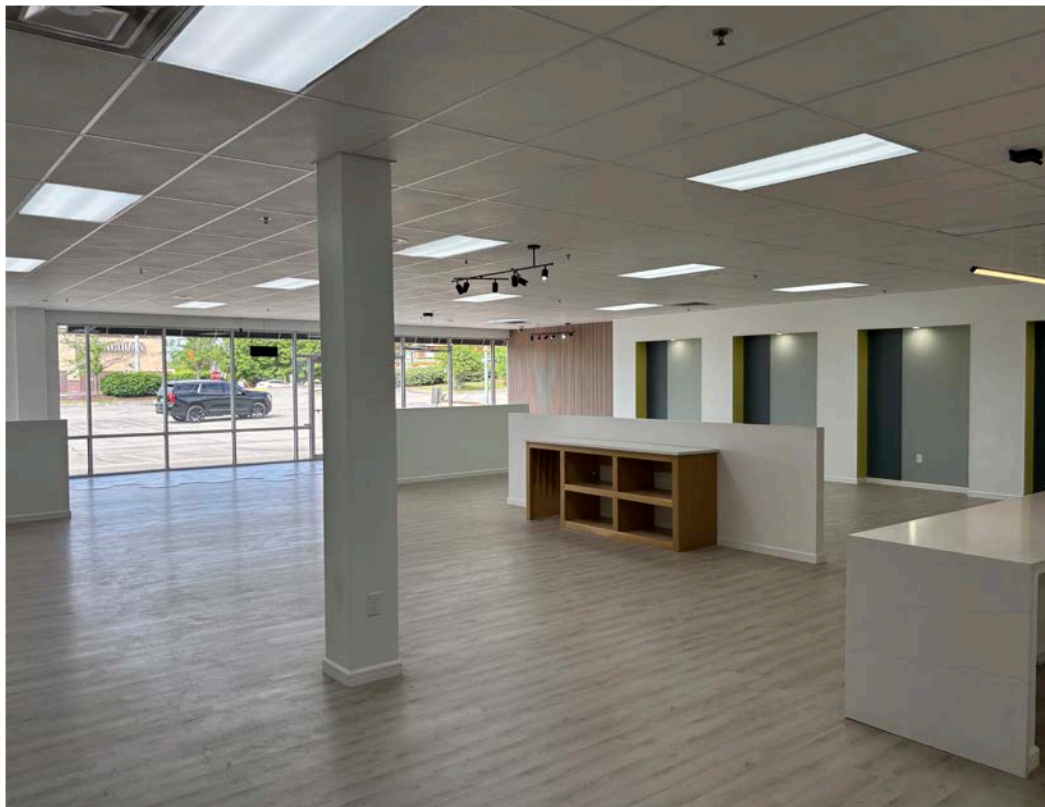
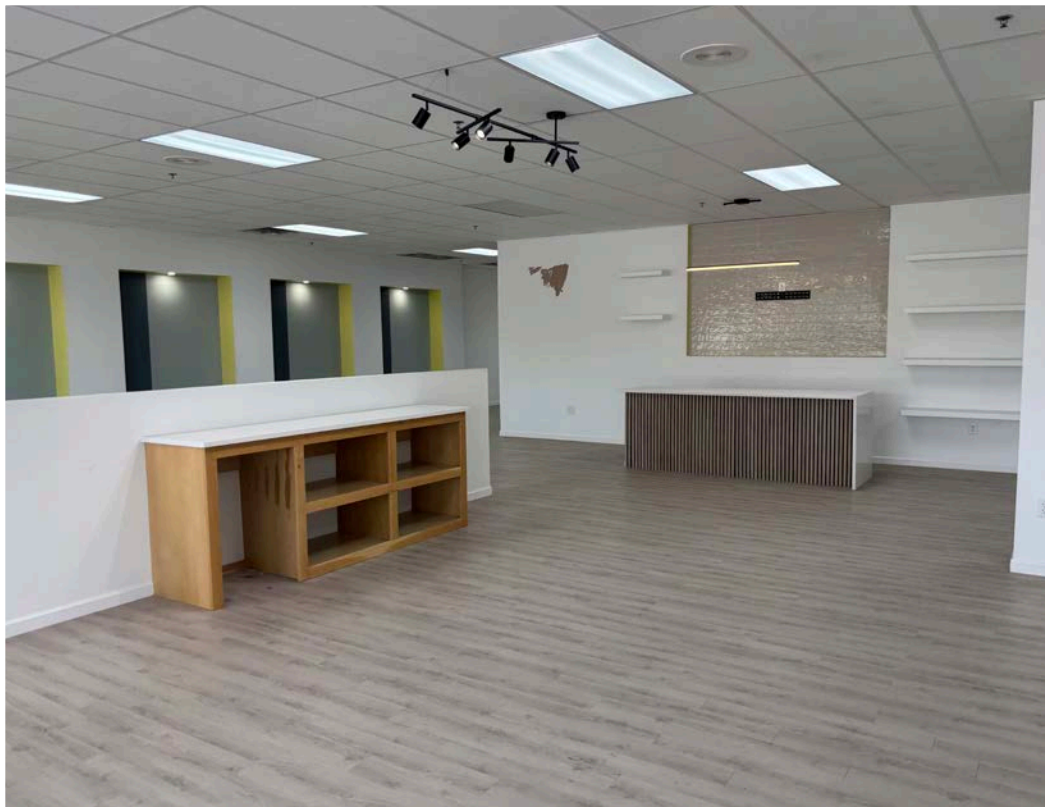
SITE PLAN



PHOTOS

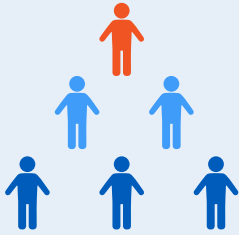


PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **4,839**

3 Miles: **18,420**

5 Miles: **39,145**

HOUSEHOLDS



1 Mile: **2,209**

3 Miles: **8,198**

5 Miles: **16,960**

BUSINESSES



1 Mile: **439**

3 Miles: **1,157**

5 Miles: **2,044**

EMPLOYEES

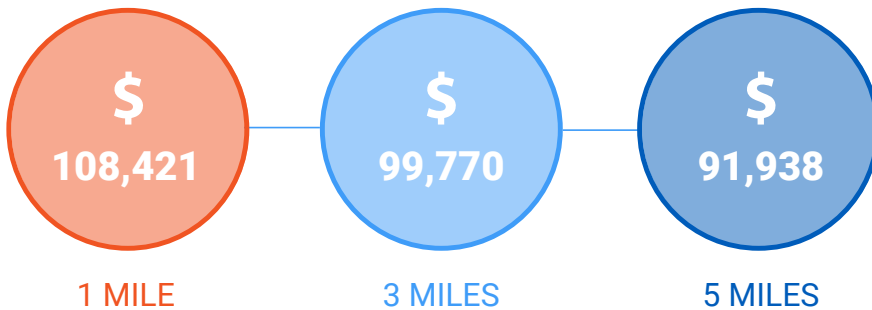


1 Mile: **6,270**

3 Miles: **20,721**

5 Miles: **32,455**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

