

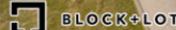
FOR SALE OR LEASE

FREE-STANDING OFFICE PORTFOLIO



**170-190 KINGS
DAUGHTERS DRIVE**

FRANKFORT, KY 40601



BLOCK+LOT

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DAUGHTERS DRIVE

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01: EXECUTIVE SUMMARY

170-190 KINGS
DAUGHTERS DRIVE



PROPERTY DESCRIPTION

Block+Lot is pleased to bring to market 170-190 Kings Daughters Drive in Frankfort, KY. These three office buildings have undergone extensive renovations in 2024 having received new roofs, flooring, revamping the parking lots, interior and exterior painting, and carpeting. Each building features an abundance of private offices, large conference rooms, and new break areas/kitchenettes. The buildings would be ideal for office or medical office users and can be sold together or separately.

The area surrounding 170-190 Kings Daughters Drive offers a blend of professional, retail, and healthcare services, making it an ideal location for a variety of commercial uses. Nearby amenities include major retail options such as Kroger, Chick-fil-A, Walmart, and other popular stores. Additionally, the nearby Paddock's of Frankfort, a new \$150M mixed-use development anchored by a 128,000 SF Target store, is poised to be the largest retail center in the region, further enhancing the site's potential.

The property is also conveniently located near major roadways, including I-64, offering easy access to Lexington, Louisville, and the broader Central Kentucky region. The area is home to Frankfort Regional Medical Center, various government offices, and a mix of retail and dining options, while the proximity to local schools, parks, and residential neighborhoods contributes to a steady flow of traffic and visibility.



PORTFOLIO

PRICE:
\$2,850,275

ZONED
LIMITED
COMMERCIAL

24,220
TOTAL SF,
1.4895 ACRES

FOR LEASE:
\$12.75 PSF MG

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02: PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

LOCATION

Located just off I-64, the site provides easy access to surrounding regions in Central Kentucky.

RECENT UPDATES

All three buildings underwent significant renovations in 2024, including new paint, roof, flooring, and parking.

PORTFOLIO

The buildings can be sold as a portfolio or individually.

170 KINGS DAUGHTERS DR.

8,926 SF on 0.5482 Acres, \$1,100,275, \$12.75 PSF MG

180 KINGS DAUGHTERS DR.

9,954 SF on 0.5969 Acres, \$1,150,000, \$12.75 PSF MG

190 KINGS DAUGHTERS DR.

5,340 SF on 0.3444 Acres, \$600,000, \$12.75 PSF MG

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O2: PROPERTY OVERVIEW



PROPERTY SPECIFICATIONS

170-190 KINGS DAUGHTERS DRIVE

170 Kings Daughters Dr.

Renovated 2024

Total Square Feet: 8,926; Acreage: 0.5482

Sale Price: \$1,100,275; Sale Price/SF: \$123.27

Lease Rate: \$12.75 PSF MG

Class: B

Stories: 2

Zoning: Limited Commercial (CL)

180 Kings Daughters Dr.

Renovated 2024

Total Square Feet: 9,954; Acreage: 0.5969

Sale Price: \$1,150,000; Sale Price/SF: \$115.53

Lease Rate: \$12.75 PSF MG

Class: B

Stories: 2

Zoning: Limited Commercial (CL)

190 Kings Daughters Dr.

Renovated 2024

Total Square Feet: 5,340; Acreage: 0.3444

Sale Price: \$600,000; Sale Price/SF: \$112.36

Lease Rate: \$12.75 PSF MG

Class: B

Stories: 2

Zoning: Limited Commercial (CL)

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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02: PROPERTY OVERVIEW

170-190 KINGS
DAUGHTERS DRIVE

FLOOR PLAN - 170 KINGS DAUGHTERS DR.



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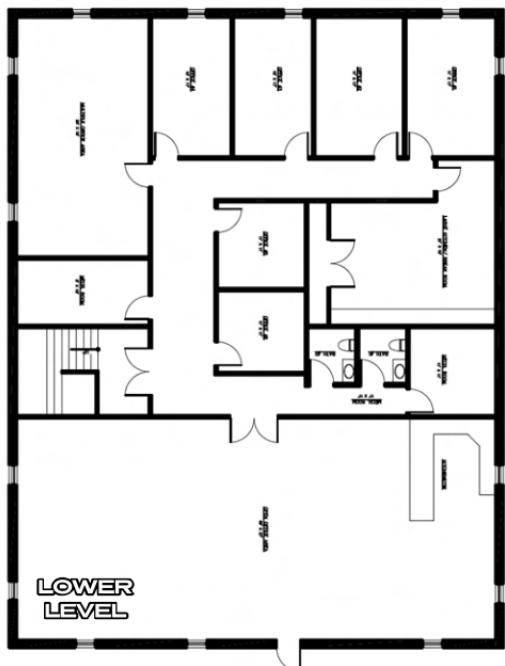
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02: PROPERTY OVERVIEW

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FLOOR PLAN - 180 KINGS DAUGHTERS DR.



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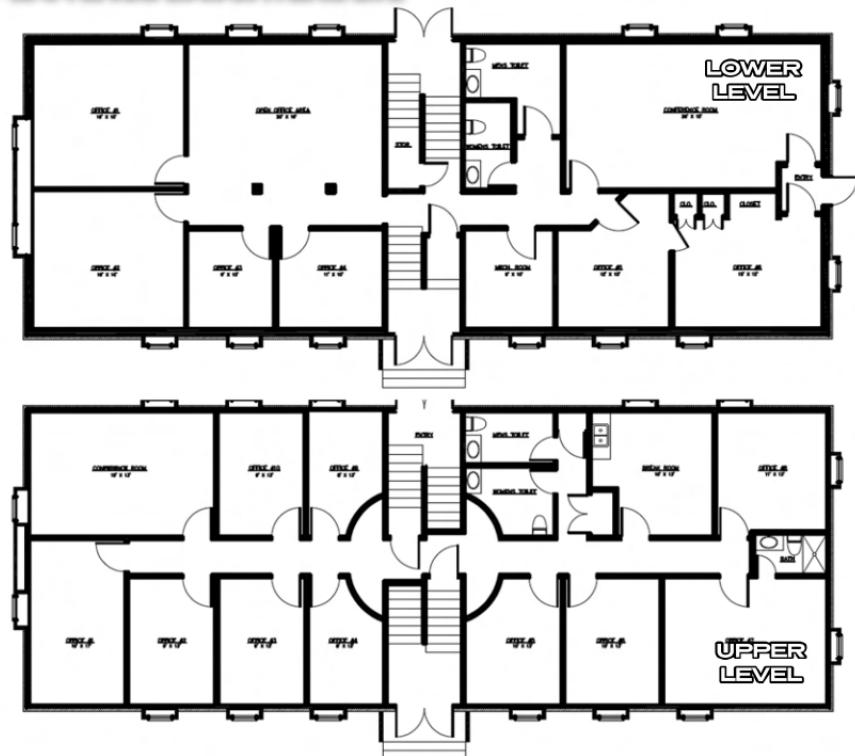
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02: PROPERTY OVERVIEW

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FLOOR PLAN - 190 KINGS DAUGHTERS DR.



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03: LOCATION INSIGHTS

170-190 KINGS
DAUGHTERS DRIVE
SURROUNDING AMENITIES



03: LOCATION INSIGHTS

170-190 KINGS
DAUGHTERS DRIVE
SURROUNDING AMENITIES

