



SITE DATA SHEET
1001 Hoover Boulevard
Total Acreage: 3.525 (plus .7 acres green space)
Largest Possible Tract: 3.525

GENERAL INFORMATION

County: Franklin
Reference City: Frankfort
School District: Franklin County Schools
Location: Hoover Boulevard
Zoning: IG – Industrial General

TRANSPORTATION

Nearest Interstate/Parkway:
I-64, I-75

General Highway Access Description:

Nearest Airport:
Capital City Airport

Commercial/International:
Bluegrass Airport
(21 miles southeast of Frankfort)

Rail Access:

Nearest Riverport:
Louisville-Jefferson County Riverport
(65 miles from site)

PRICE

\$30,000 per acre

OWNERSHIP

Davis Properties of Kentucky

UTILITIES

Electricity:
Frankfort Plant Board

Natural Gas:
Columbia Gas of Kentucky, Inc.

Sewer:
City of Frankfort Sewer Department

System Information (gallons per day):
Treatment Capacity: 9,900,000
Average Daily Flow: 6,100,000
Excess Capacity: 3,800,000

Water:
Frankfort Plant Board

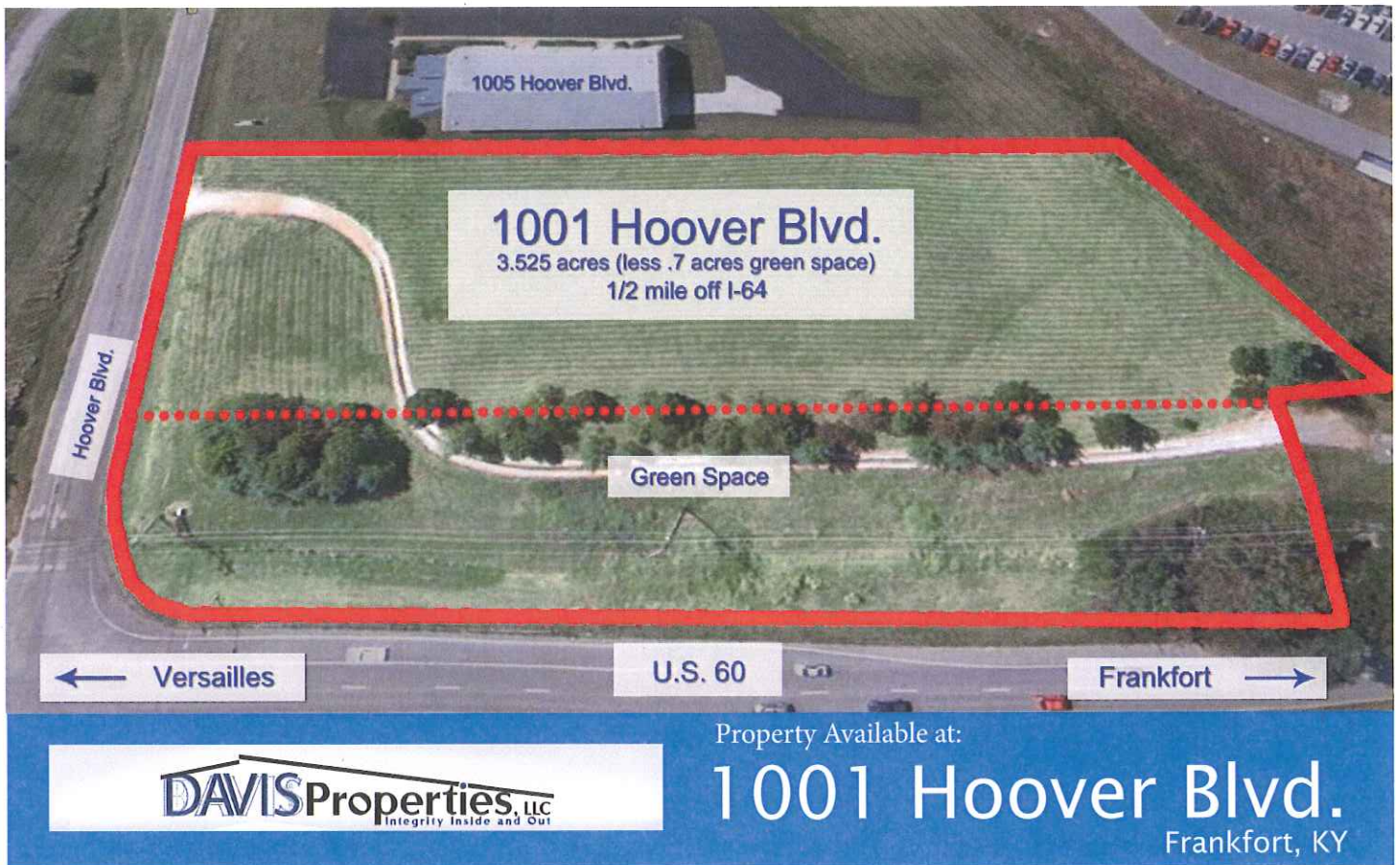
System Information (gallons per day):
Treatment Capacity: 18,000,000
Average Daily Flow: 8,524,000
Excess Capacity: 9,476,000

Broadband/Internet
Frankfort Plant Board; AT&T

LINKS TO ADDITIONAL INFO

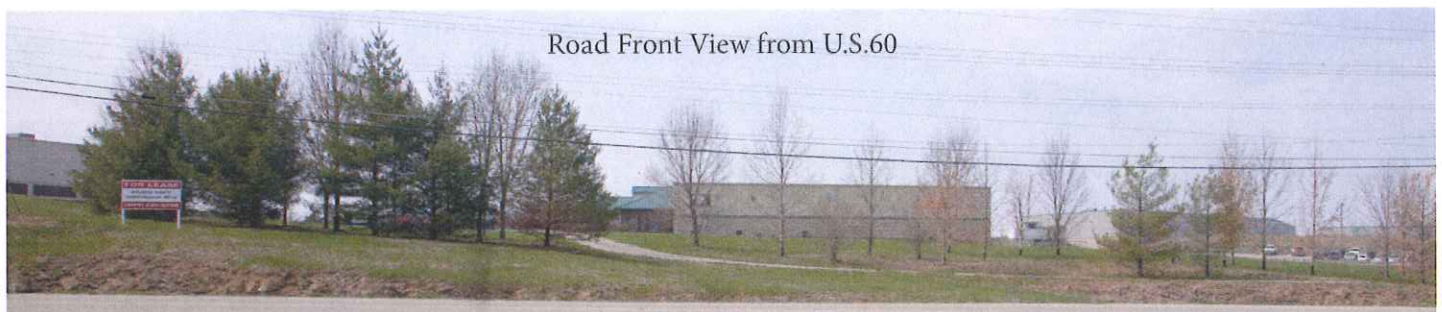
N/A

REMARKS



Available for Lease

- ✓ 2.825 Acres plus .7 acres green space, 3.525 Total Acres
- ✓ Zoned IG (Industrial General)
 - Permitted uses:
 - Service Station
 - Farm & Garden Supply Store
 - Mail Order House
 - Mini Storage
 - etc...
- ✓ Ideally located on U.S. 60 .75 miles from I-64, easy access via Exit 58, Frankfort, KY
- ✓ Traffic Counts: over 48,000 VPD on I-64 and 28,000 VPD on US 60
- ✓ 15,000+ government employees commuting to Frankfort daily





Aerial view of property in relation to I-64

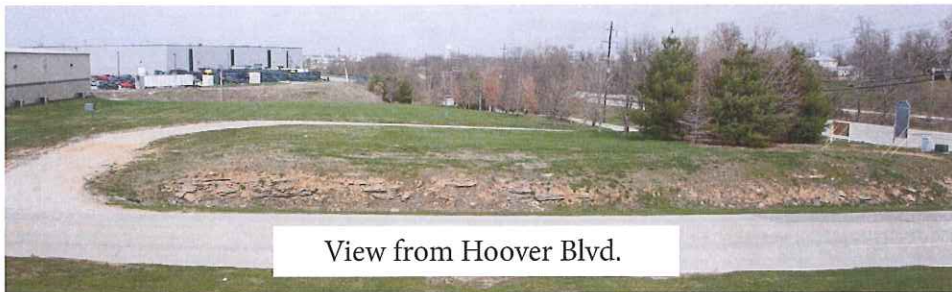
- ✓ A primary trade area with more than 150,000 residents with an average household income of \$62,000
- ✓ 300 Multi Family Residences within 1 mile
- ✓ Nearby retail shopping & restaurants

1001 Hoover Blvd.

U.S. 60 and I-64, Exit 58
Frankfort, KY 40601

Contact

Davis Properties, LLC
102 Fieldview Dr.
Versailles, KY 40383
Phone 859-873-9877
fax 859-873-6229
info@DavisPropertiesKY.com
www.DavisPropertiesKY.com



View from Hoover Blvd.



View from back of property