

## 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

For lease only

### 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

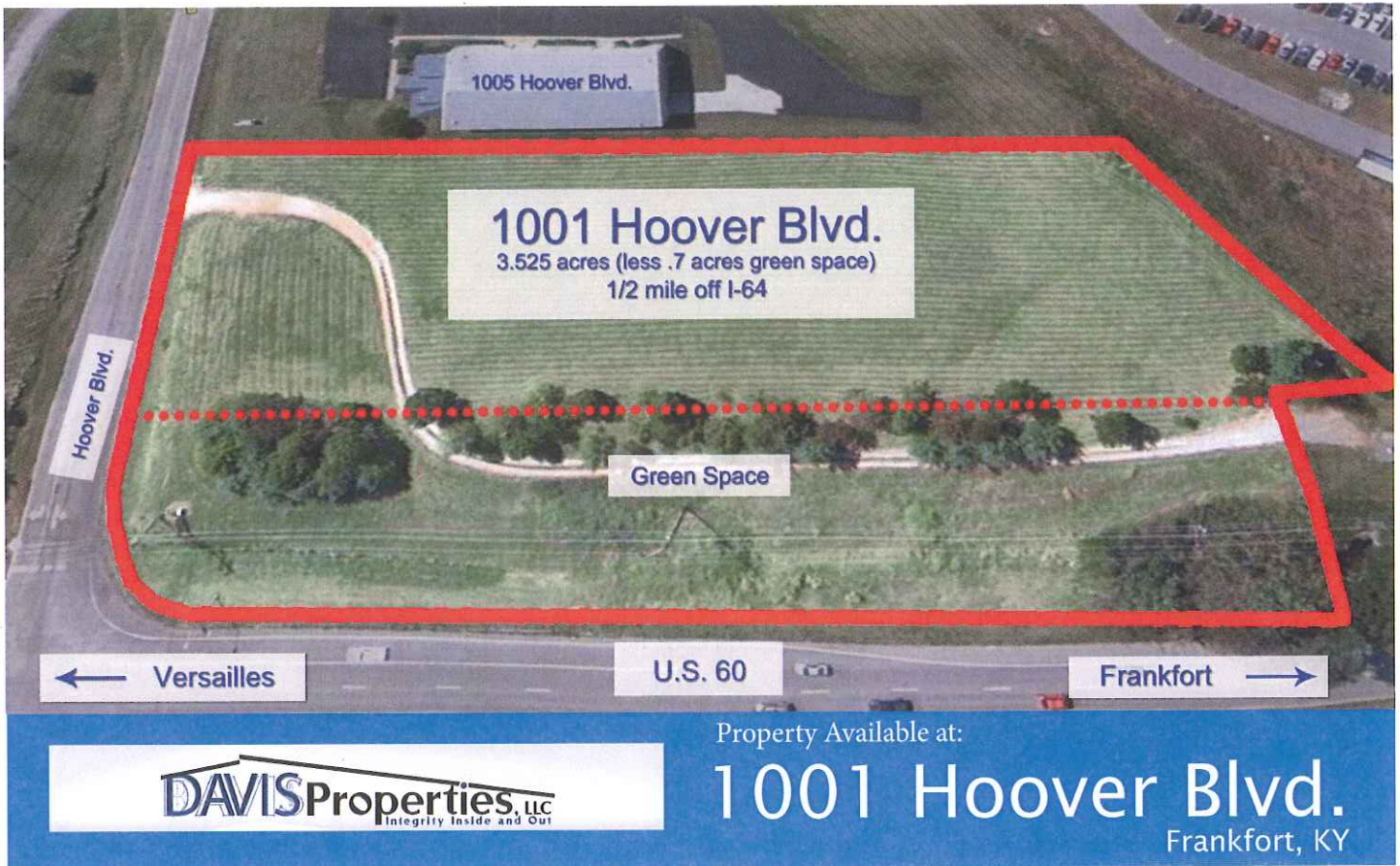
**Broadband/Internet**  
Frankfort Plant Board; AT&T

### LINKS TO ADDITIONAL INFO

N/A

### REMARKS

All information regarding property is from source deemed reliable, but no warranty or representation is made by KCDC or any of its affiliates as to its accuracy. It is subject to errors, omissions, change of price, prior sale, lease, or withdrawal. Further, no warranty or representation is made as to the environmental suitability or condition of the property. Prospective purchasers and/or lessees should perform their own due diligence in determining the suitability of a property for their intended use.



## 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





Lexington	27 miles
Louisville	54 miles
Cincinnati	84 miles
I-75	12 miles
Bluegrass Parkway	10 miles

Aerial view of property in relation to I-64

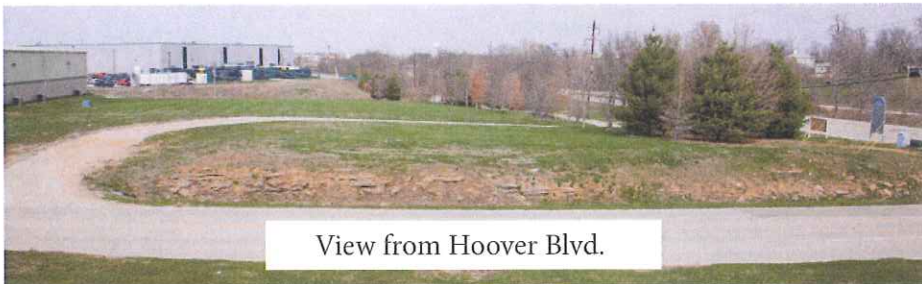
- ✓ A primary trade area with more than 150,000 residents with an average household income of \$62,000
- ✓ 300 Multi Family Residences within 1 mile
- ✓ Nearby retail shopping & restaurants

### 1001 Hoover Blvd.

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

### Contact

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View from Hoover Blvd.



View from back of property

# Washington St



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