

SITE DATA SHEET
1625 Versailles Road
Total Acreage: 2.6
Largest Possible Tract: 2.6

GENERAL INFORMATION

County: Franklin
Reference City: Frankfort
School District: Franklin County Schools
Location: 1625 Versailles Road, adjacent to Parkside Shopping Center with excellent visibility.
Zoning: CG – Commercial 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
\$1,200,000

OWNERSHIP

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.



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1625 Versailles Road Frankfort, KY40601



Joe Hayden

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Description

\$1,200,000

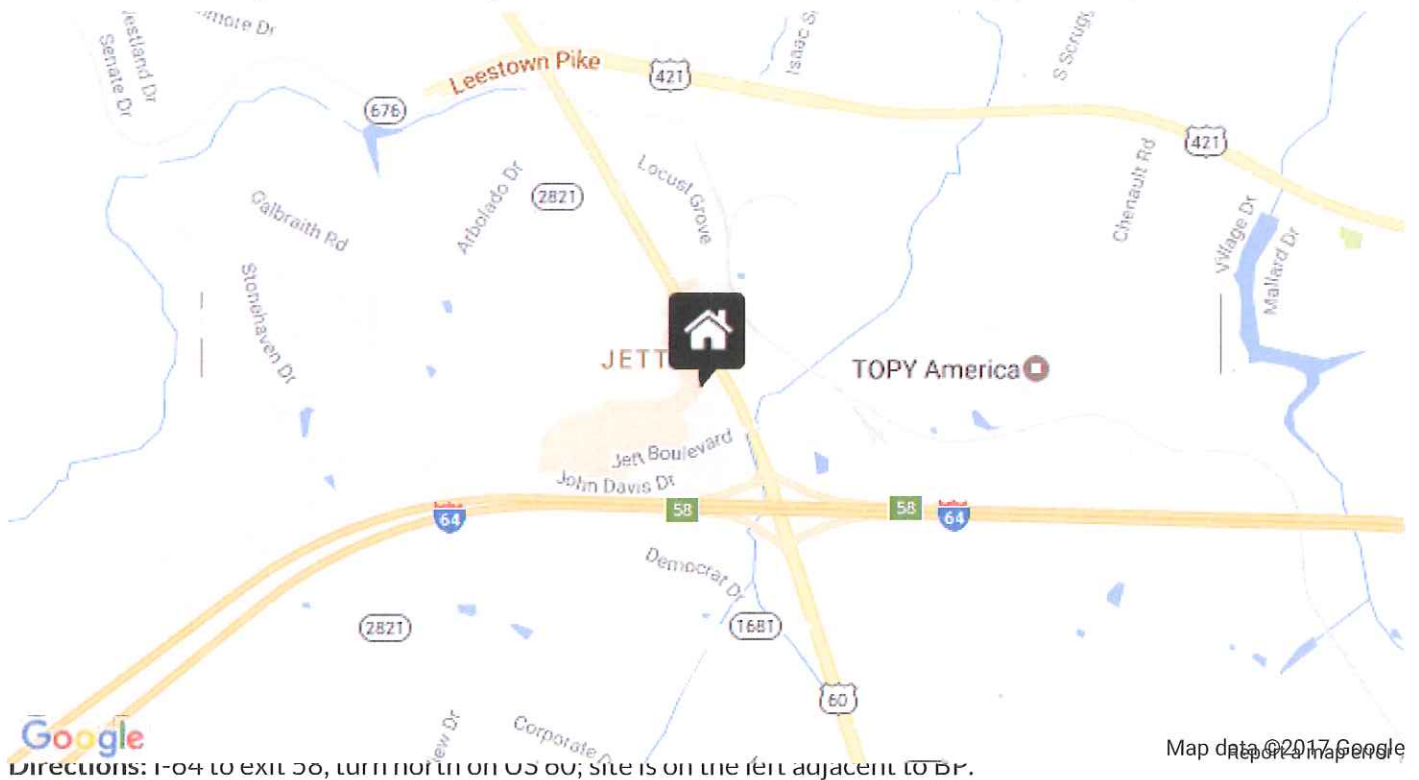
3 Acres

Commercial Land

MLS #: 1504006

Lot Size: 2.6 Acres

Listing includes 3 parcels: 1625 Versailles Rd, 25 Old Versailles Rd, and 35 Old Versailles Rd. Zoned CG (General Commercial District). The property is prominently located at the intersection of Interstate 64 and U.S. Highway 60. Frankfort is Kentucky's capital city and is the only retail hub along the Interstate 64 corridor for 85 miles from Louisville to Lexington. The property is approximately 2.6 acres and located adjacent to Parkside Shopping Center with excellent visibility from Highway 60. Parkside is a 51 acre mixed use development combining best-in-class retailers with fast/casual dining options supported by an adjoining upscale multi-family residential development. Leading tenants include Dick's Sporting Goods, TJ Maxx, Michaels, Pier 1, Starbucks and Kohl's. With 24,000 cars per day, the site presents an excellent opportunity to join the other businesses in this high traffic corridor.



Community Information

Address: 1625 Versailles Road, Frankfort, KY 40601

Area: Franklin County

County: Franklin

Neighborhood: Commercial

Features / Amenities

Property Features

Lot Size: 2.6 Acres

Sewer: Yes

Zoning: : CG

Listing provided courtesy of CMI Properties.