



f t in  
513.489.3343  
edgegp.com

## FRANKFORT, KY PROPERTY

1375 Versailles Road (US 60), Frankfort, KY 40601

Up to 3.8 Acres of Land Available



### Property Details:

- Commercial Outlots Available
- Just north of I-64 interchange
- Ideal for quick service restaurant or highway service uses
- Nearby retail includes:



### Demographics:

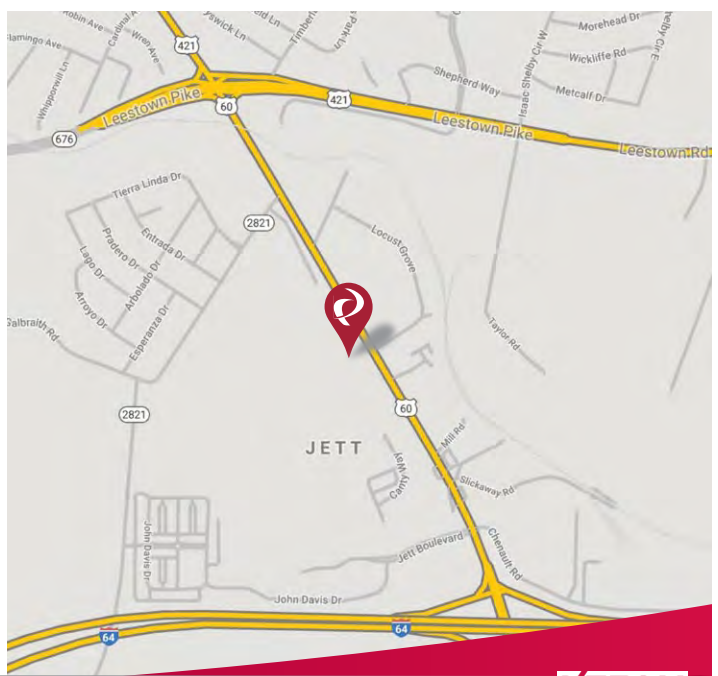
2019 Estimates	1 Mile	3 Mile	5 Mile	5 Min DTime
Population	2,818	21,811	37,451	8,627
Households	1,259	9,209	15,506	3,881
Avg. HH Income	\$91,251	\$76,078	\$70,931	\$78,890
Total No. Employees	2,530	19,841	41,152	11,713

### Traffic Counts:

	ADT
Versailles Road (US 60)	24,816 (KYTC) 2018

### Contact: Mike Halonen Broker / Owner

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mhalonen@edgegp.com



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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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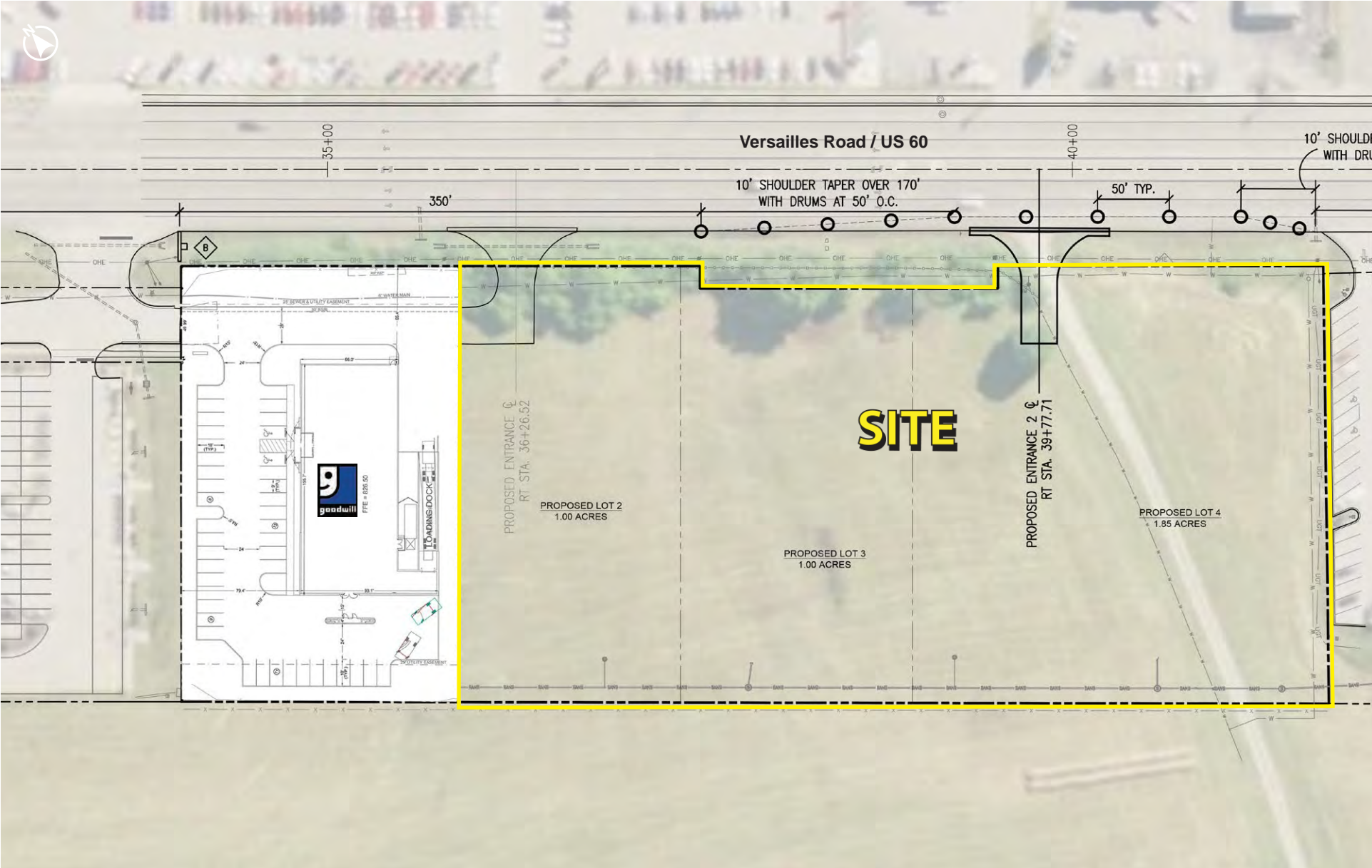
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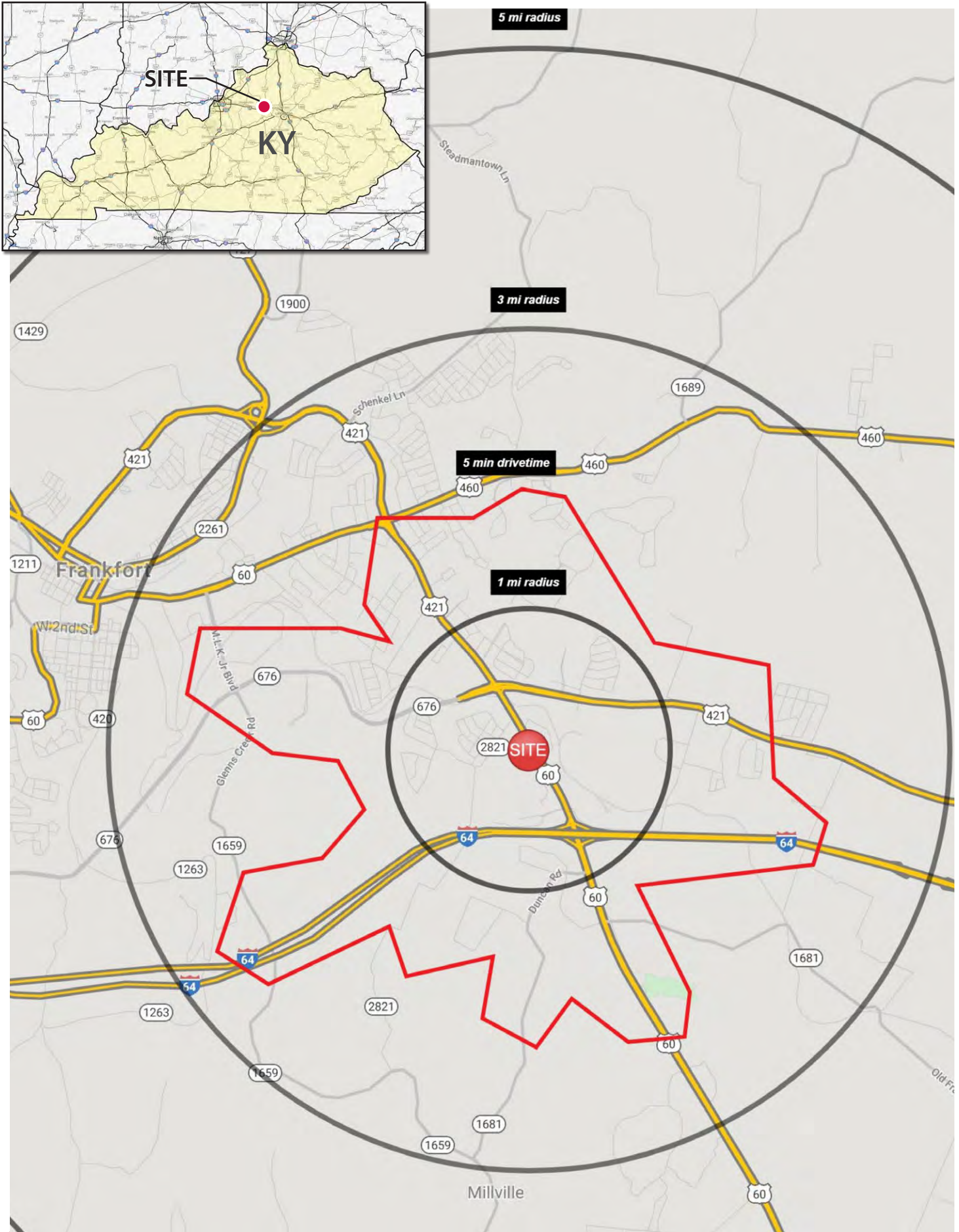
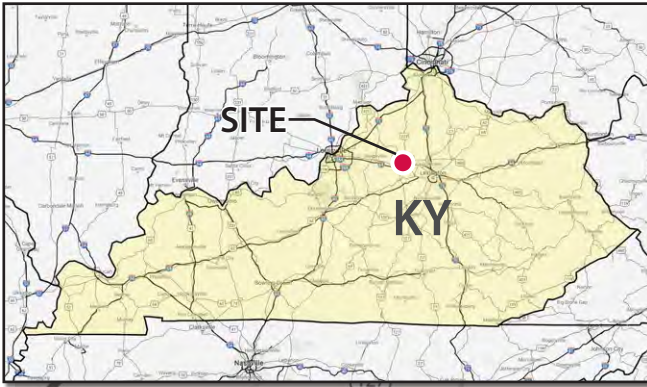


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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.1823/-84.8176

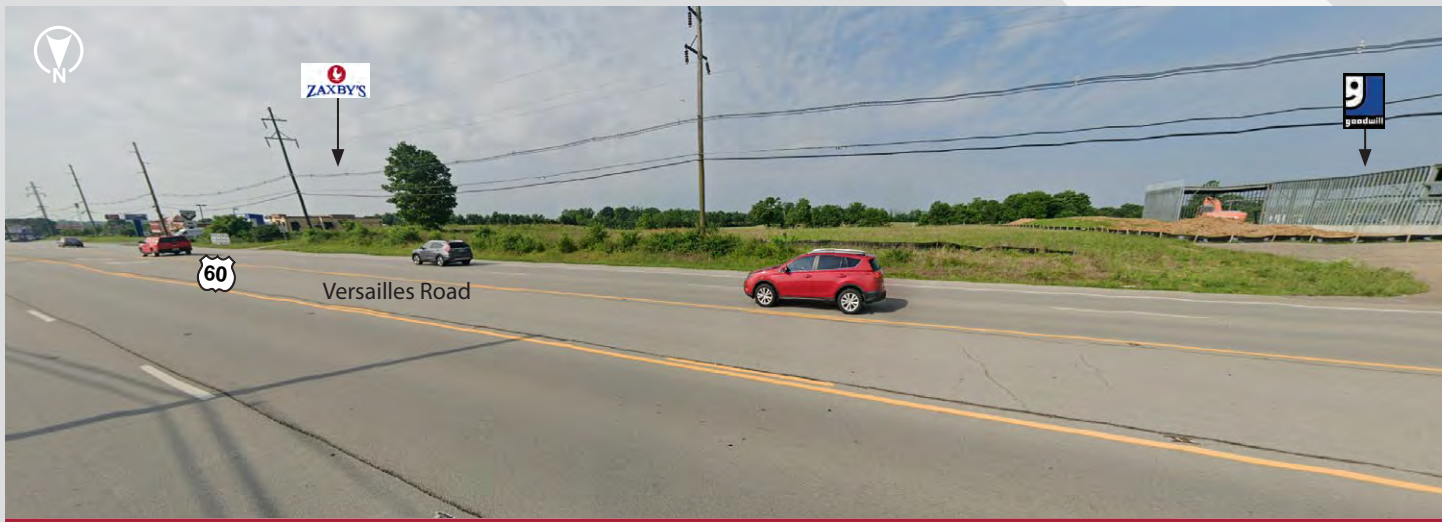
RS1

Versailles Rd		1 mi radius	3 mi radius	5 mi radius	5 min drivetime
Frankfort, KY 40601					
POPULATION	2019 Estimated Population	2,818	21,811	37,451	8,627
	2024 Projected Population	2,905	22,658	38,935	8,895
	2010 Census Population	2,138	20,919	36,326	7,954
	2000 Census Population	2,162	20,113	35,461	7,165
	Projected Annual Growth 2019 to 2024	0.6%	0.8%	0.8%	0.6%
	Historical Annual Growth 2000 to 2019	1.6%	0.4%	0.3%	1.1%
	2019 Median Age	43.9	38.9	39.7	41.7
HOUSEHOLDS	2019 Estimated Households	1,259	9,209	16,506	3,881
	2024 Projected Households	1,266	9,389	16,818	3,913
	2010 Census Households	933	8,466	15,380	3,460
	2000 Census Households	935	8,131	15,141	3,076
	Projected Annual Growth 2019 to 2024	0.1%	0.4%	0.4%	0.2%
	Historical Annual Growth 2000 to 2019	1.8%	0.7%	0.5%	1.4%
RACE AND ETHNICITY	2019 Estimated White	85.9%	76.2%	79.5%	81.0%
	2019 Estimated Black or African American	8.6%	15.9%	12.9%	10.4%
	2019 Estimated Asian or Pacific Islander	2.2%	2.0%	2.4%	3.2%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
	2019 Estimated Other Races	2.9%	5.6%	4.9%	5.1%
	2019 Estimated Hispanic	4.1%	5.3%	4.5%	5.7%
INCOME	2019 Estimated Average Household Income	\$91,251	\$76,078	\$70,931	\$78,890
	2019 Estimated Median Household Income	\$67,634	\$62,364	\$59,634	\$62,809
	2019 Estimated Per Capita Income	\$40,757	\$32,497	\$31,573	\$35,551
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.1%	4.1%	4.2%	2.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	3.5%	7.0%	7.5%	6.2%
	2019 Estimated High School Graduate	23.9%	28.8%	28.3%	26.5%
	2019 Estimated Some College	28.2%	23.1%	22.0%	26.2%
	2019 Estimated Associates Degree Only	5.5%	6.2%	5.8%	5.9%
	2019 Estimated Bachelors Degree Only	22.6%	19.1%	20.2%	19.9%
	2019 Estimated Graduate Degree	13.3%	11.7%	12.0%	12.9%
BUSINESS	2019 Estimated Total Businesses	133	849	2,099	522
	2019 Estimated Total Employees	2,530	19,841	41,152	11,713
	2019 Estimated Employee Population per Business	19.0	23.4	19.6	22.5
	2019 Estimated Residential Population per Business	21.2	25.7	17.8	16.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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