

Retail 24/7.

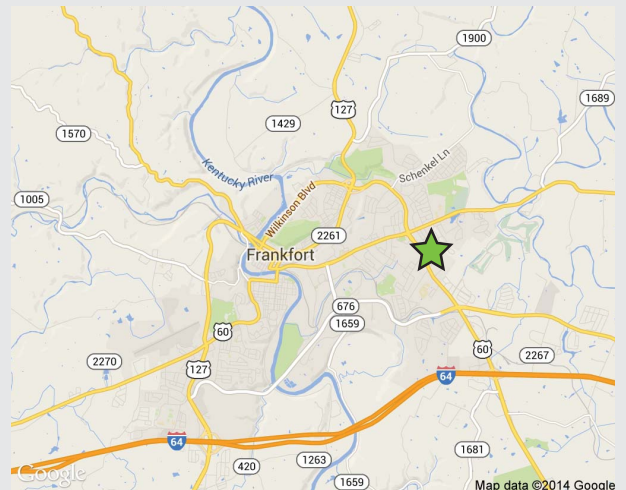
RETAIL SPACE AVAILABLE EASTWOOD SHOPPING CENTER

260 VERSAILLES ROAD | FRANKFORT, KENTUCKY



FEATURES

- :: Anchor opportunity
- :: Up to 56,972± SF available
- :: Small shop space available
- :: Tenants include Save A Lot, Rite Aid, JoAnn Fabrics and Family Dollar.
- :: Signalized access from Versailles Road (Highway 60)
- :: Located just four miles from Downtown Frankfort, the capital of Kentucky
- :: Versailles Road traffic count: 33,500 ADT



FOR MORE
INFORMATION
PLEASE
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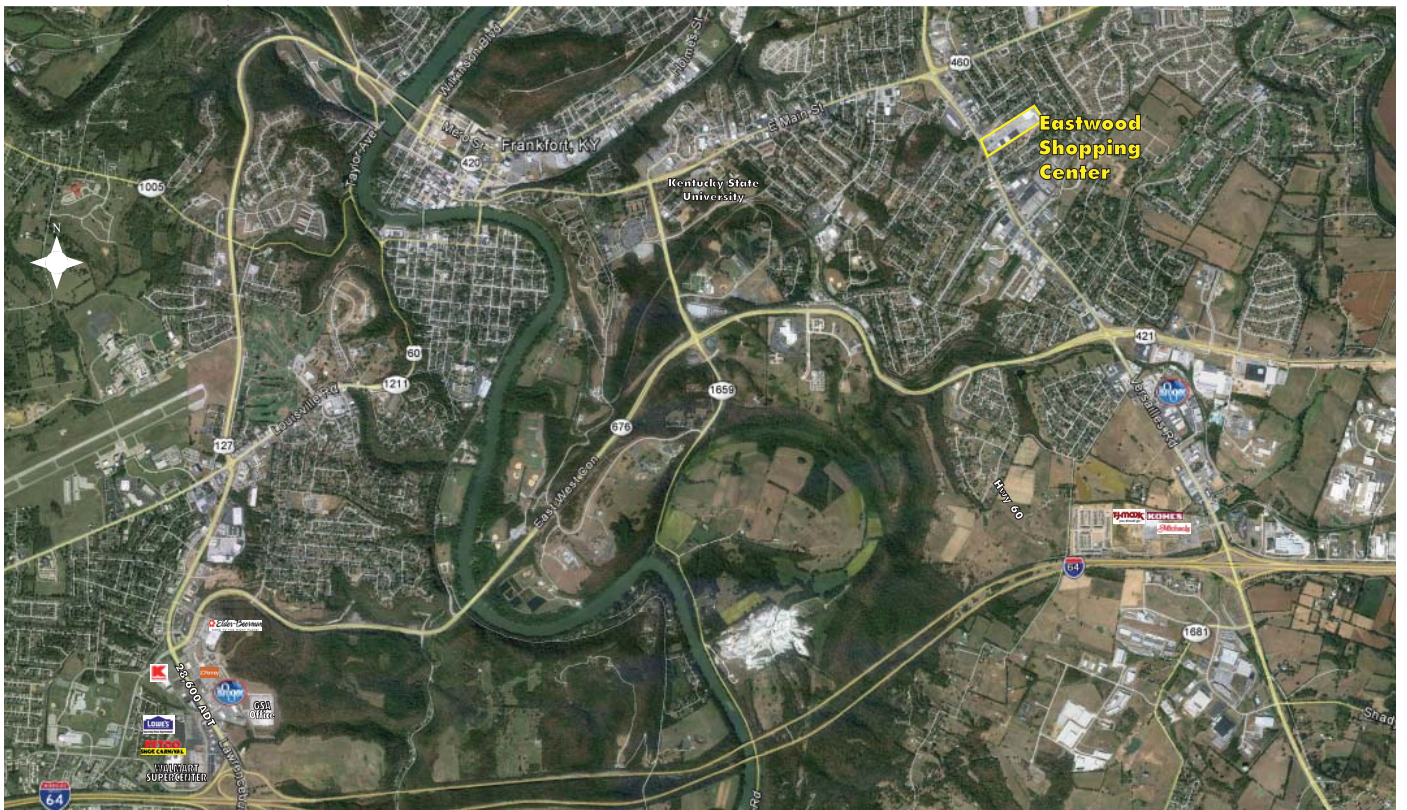
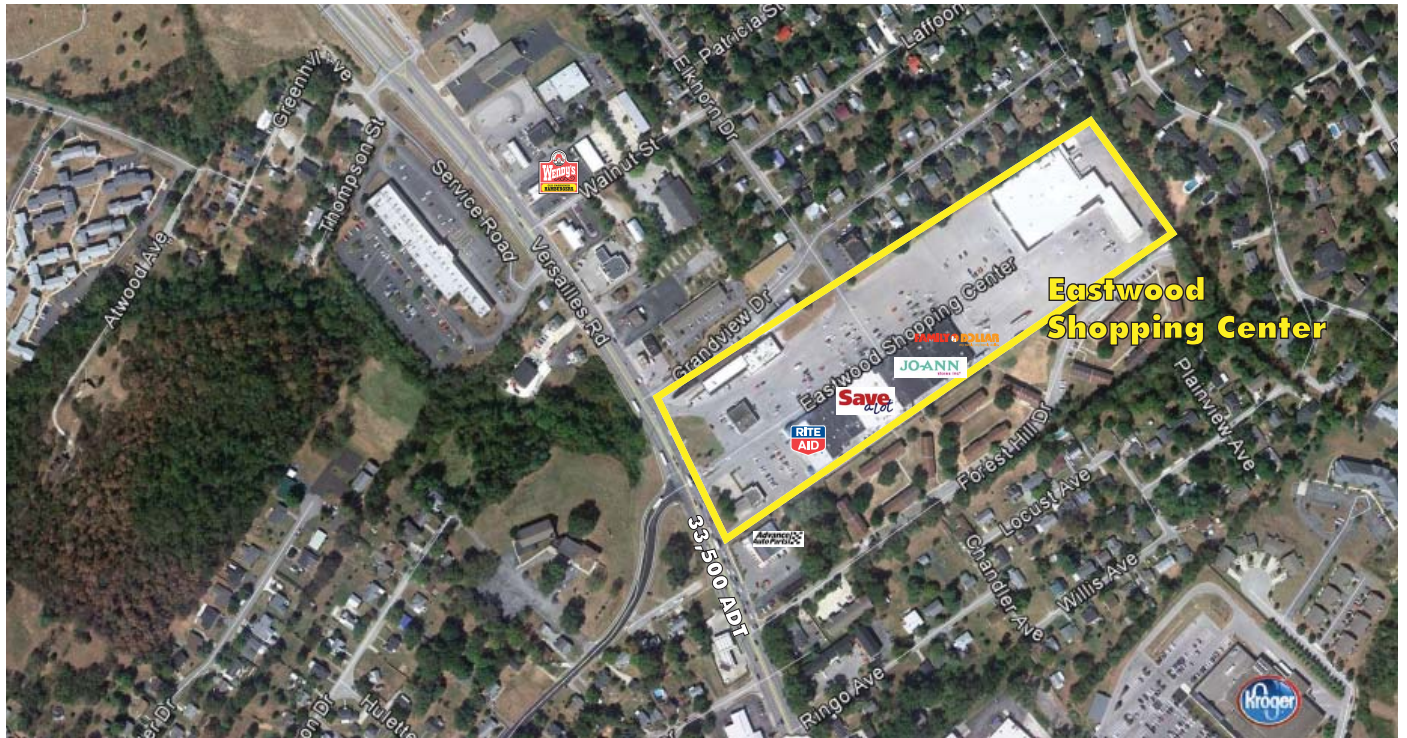
6060 Dutchmans Lane | Suite 100 | Louisville, KY 40205

CBRE

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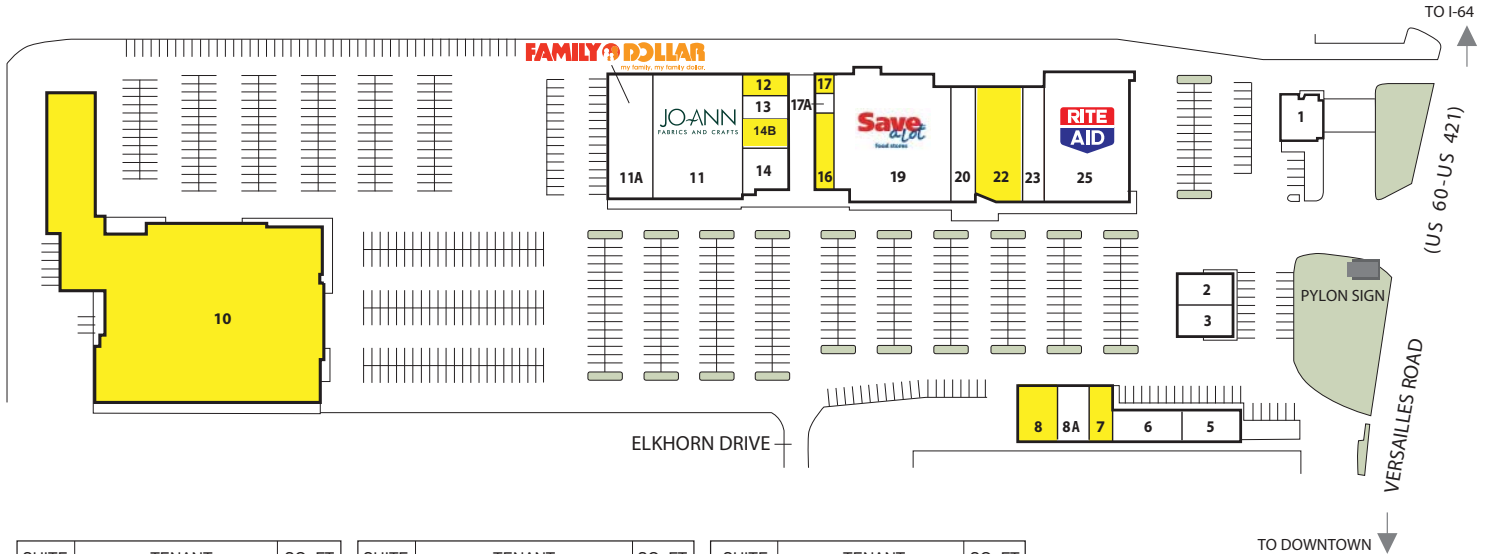


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SHOPPING CENTER PLAN



SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
1	State National Bank	2,000	10	AVAILABLE	56,972	17	AVAILABLE	432
2	Concord Custom Cleaners	2,125	11	Jo-Ann Fabrics and Crafts	13,071	17A	Eastwood Barber Shop	433
3	Subway	1,900	11A	Family Dollar	6,480	19	Save-A-Lot Food Stores	18,000
5	Farrell-Calhoun Paints	2,275	12	AVAILABLE	1,250	20	China Wok	3,200
6	Doo Wop Shop	2,618	13	H&R Block	1,250	22	AVAILABLE	5,738
7	AVAILABLE	1,500	14	Talley Consignments	2,500	23	Heil Beauty Systems	3,000
8	AVAILABLE	2,100	14B	AVAILABLE	1,250	25	Rite Aid	12,420
8A	National Cash Advance	2,100	16	AVAILABLE	2,000	TOTAL SQ. FT.		144,614



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
2014 Estimated Population	8,486	25,404	38,246
2019 Projected Population	8,763	25,937	39,268
2010 Census Population	8,271	25,036	37,485
2000 Census Population	7,457	24,808	36,506
Growth 2010-2014	2.59%	1.47%	2.03%
Growth 2014-2019	3.26%	2.10%	2.67%
2014 Estimated Households	3,768	10,696	16,374
- Income Less than \$15,000	338 (9.0%)	1,248 (11.7%)	2,101 (12.8%)
- Income \$15,000 to \$24,999	498 (13.2%)	1,283 (12.0%)	1,901 (11.6%)
- Income \$25,000 to \$34,999	496 (13.2%)	1,369 (12.8%)	2,038 (12.4%)
- Income \$35,000 to \$49,999	770 (20.4%)	2,054 (19.2%)	3,038 (18.6%)
- Income \$50,000 to \$74,999	712 (18.9%)	1,829 (17.1%)	2,732 (16.7%)
- Income \$75,000 to \$99,999	503 (13.3%)	1,351 (12.6%)	1,943 (11.9%)
- Income \$100,000 to \$149,999	353 (9.4%)	1,128 (10.5%)	1,836 (11.2%)
- Income \$150,000 to \$199,999	73 (1.9%)	280 (2.6%)	473 (2.9%)
- Income \$200,000 - \$249,999	12 (.3%)	73 (.7%)	138 (.8%)
- Income \$250,000 - \$499,999	12 (.3%)	71 (.7%)	148 (.9%)
- Income \$500,000 and over	0	10 (.1%)	26 (.2%)
2014 Est. Average Household Income	\$55,472	\$58,182	\$59,746
2019 Prj. Average Household Income	\$47,599	\$49,734	\$50,693
2000 Cen. Avg. Household Income	\$53,623	\$49,624	\$50,180
2014 Est. Average Household Size	2.26	2.24	2.23
2014 Est. Median Household Income	\$45,424	\$45,202	\$45,221
2019 Prj. Median Household Income	\$38,087	\$38,044	\$37,759
2000 Cen. Median Household Income	\$43,186	\$38,281	\$38,911
Employees	3,614	28,770	38,300
Establishments	347	1,528	2,114

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