

For Sublease

Retail/Warehouse

14,586 SF | \$5.50 SF/yr



Retail/Warehouse Facility

757 East Main Street
Frankfort, Kentucky 40601

Property Highlights

- GREAT SUBLEASE OPPORTUNITY!
- +/-14,586 SF two-story retail/warehouse facility
- 1 street-level overhead door in the retail space
- 1 drive-in door in the warehouse space
- Highly visible location at the corner of East Main Street and Lee Court
- Existing lease expires 7/31/21
- Frankfort, the Capital of the Commonwealth, is the midway point between Kentucky's two largest markets of Lexington and Louisville
- Frankfort is 19 miles west of Georgetown, 29 miles west of Lexington and 54 miles east of Louisville
- Rental Rate: \$5.50 PSF modified gross

OFFERING SUMMARY

Lease Rate	\$5.50 SF/yr (MG)
Building Size	14,586 SF
Existing Lease	Expires 7/31/21

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,602	\$53,633
5 Miles	40,512	\$66,382
10 Miles	60,897	\$69,739

For more information

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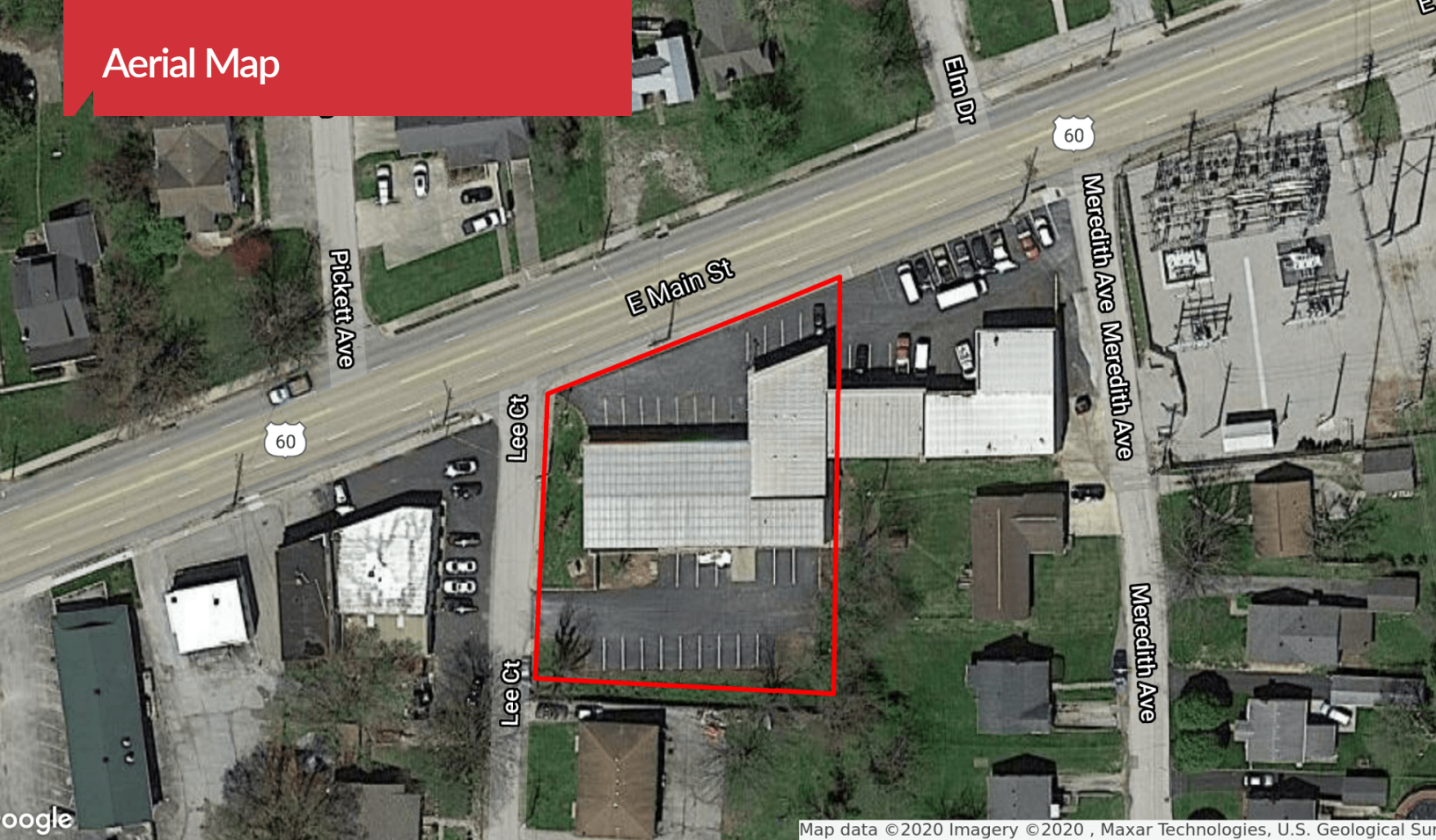


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Aerial Map

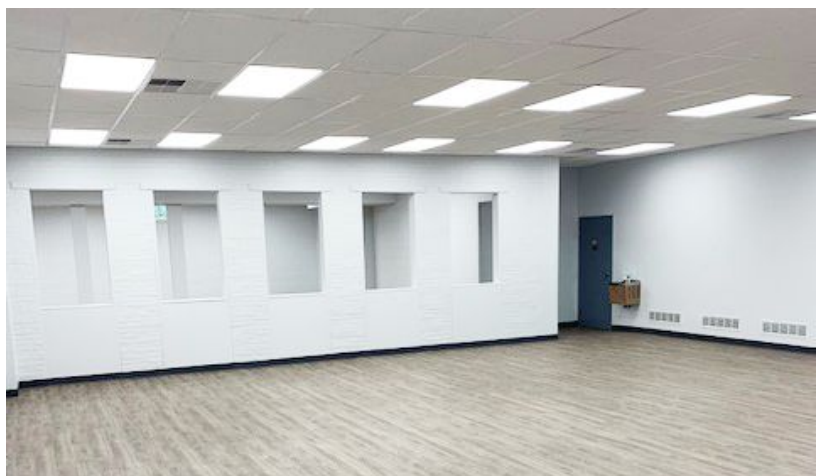
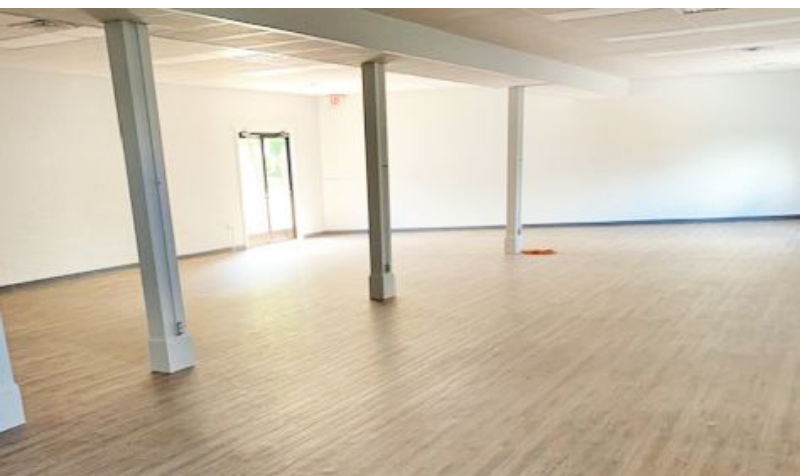


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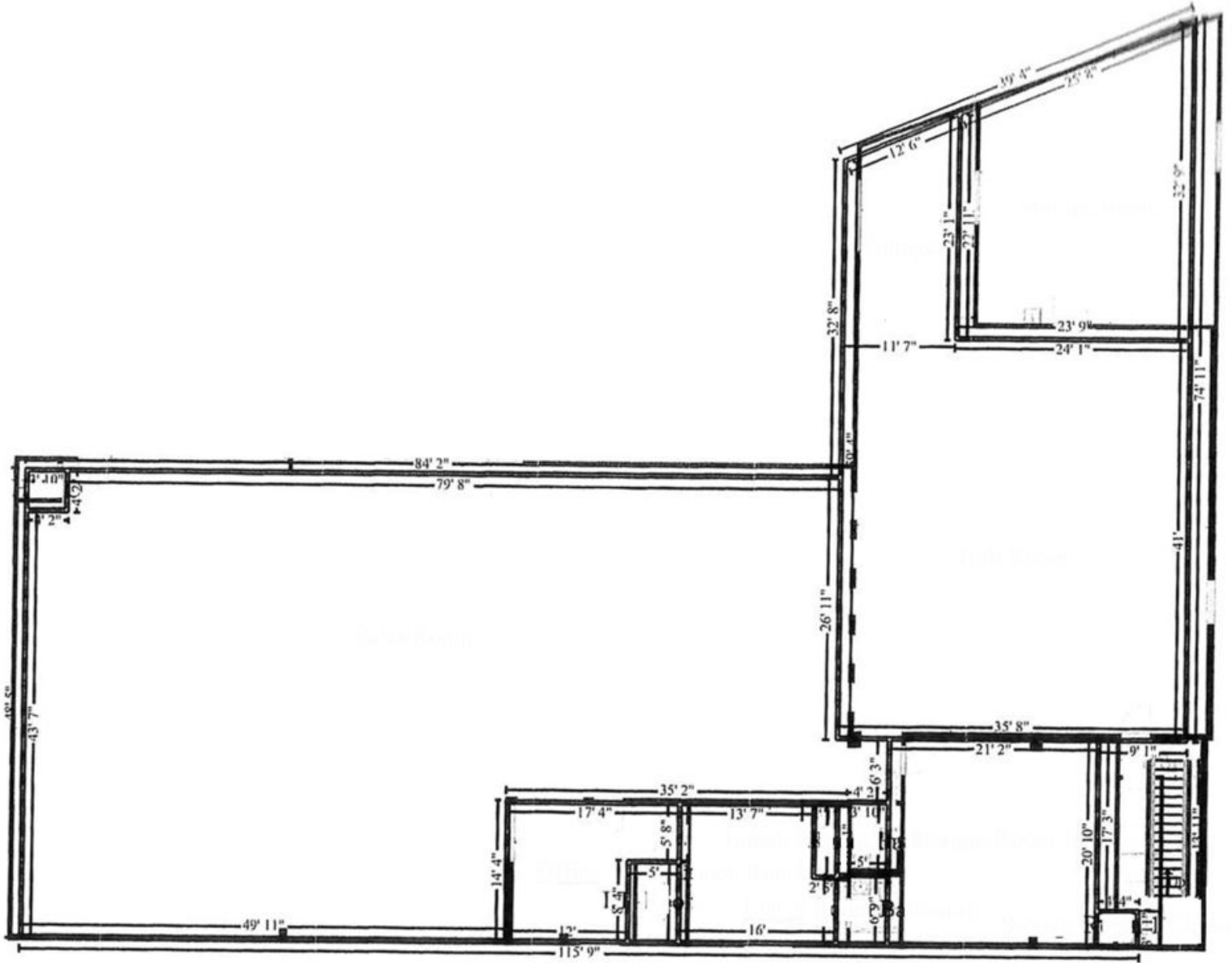


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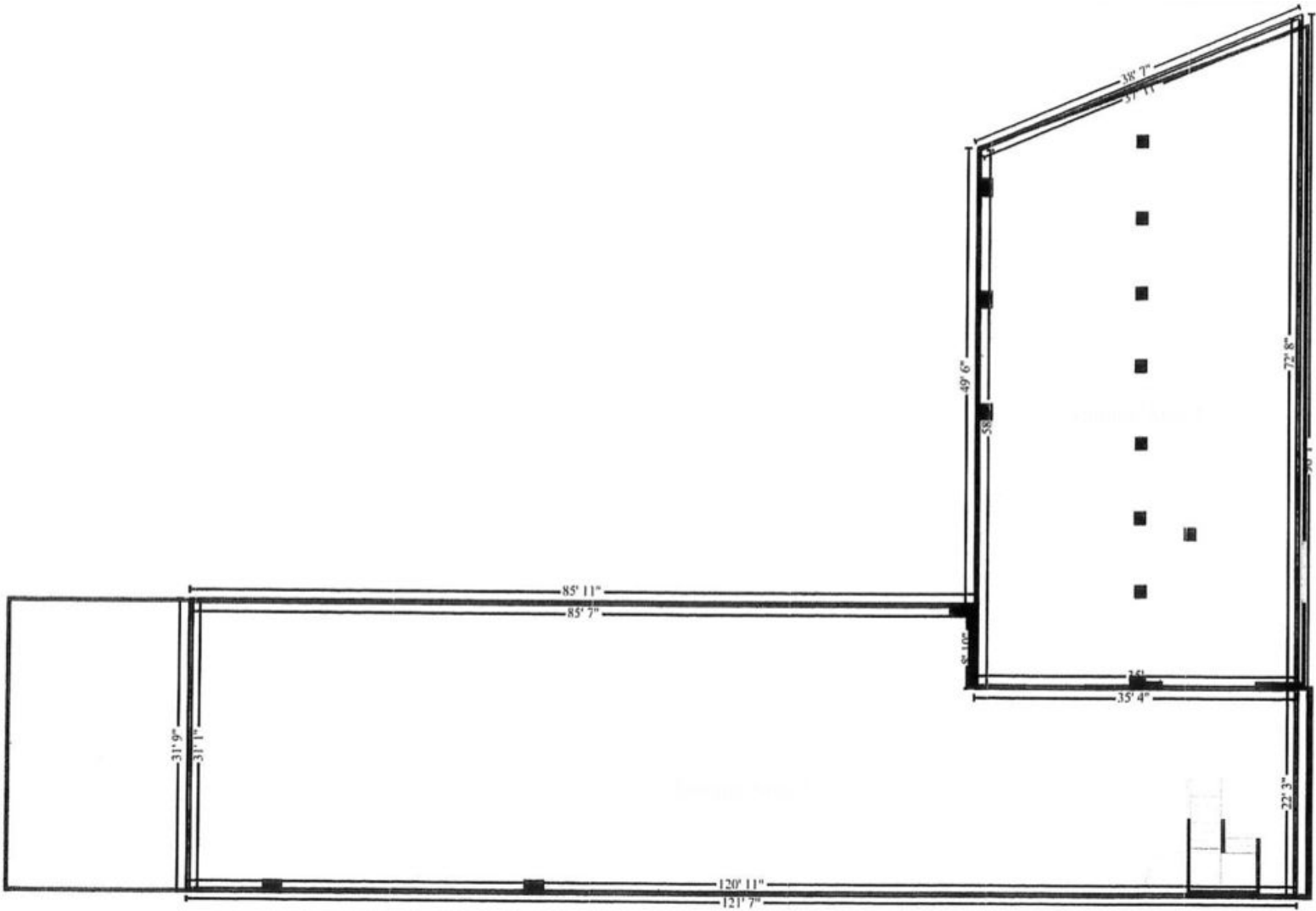
Additional Photos



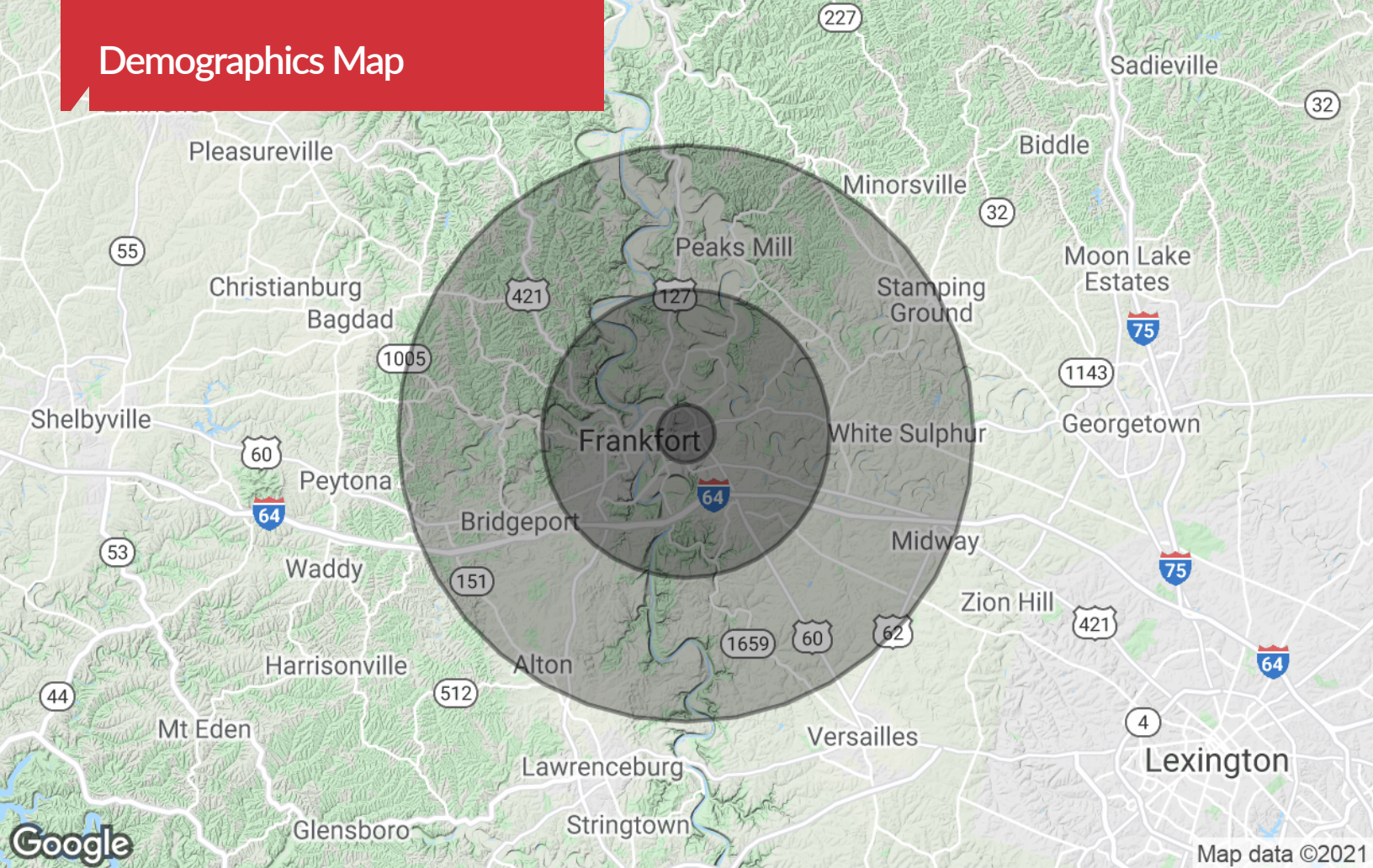
Floor Plan-Main Level



Floor Plan-Lower Level



Demographics Map



	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	8,602	40,512	60,897
MEDIAN AGE	32.4	37.6	38.5
MEDIAN AGE (MALE)	31.9	36.6	37.5
MEDIAN AGE (FEMALE)	32.6	38.5	39.4
Households & Income			
TOTAL HOUSEHOLDS	3,336	17,322	25,224
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$53,633	\$66,382	\$69,739
AVERAGE HOUSE VALUE	\$124,332	\$147,389	\$156,768
Race			
% WHITE	69.8%	82.2%	86.7%
% BLACK	26.3%	14.2%	10.3%
% ASIAN	0.7%	1.5%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.2%
% OTHER	2.9%	2.1%	1.7%
Ethnicity			
% HISPANIC	2.0%	3.0%	3.0%

* Demographic data derived from 2010 US Census