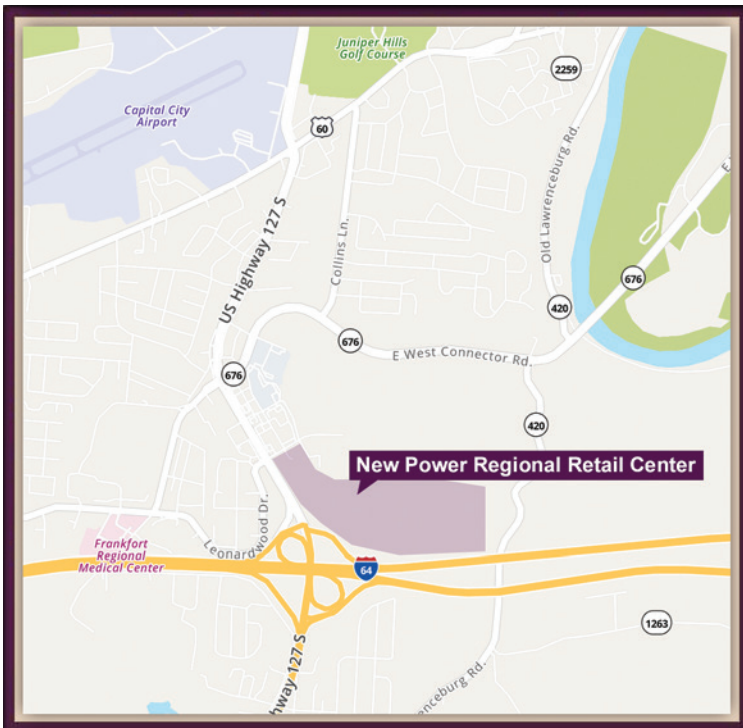


DEVELOPMENT OPPORTUNITIES & LAND FOR SALE FRANKFORT'S NEW POWER REGIONAL RETAIL CENTER

I-64 & Highway 127, Frankfort, Kentucky



OPPORTUNITIES

- * 45 Acres for Sale.
- * Outlots available for ground lease or build to suit along Lawrenceburg Road as part of the 50 Acres currently under development.
- * Located at the I-64 & Lawrenceburg Road interchange in Frankfort's primary retail trade area.
- * A new signalized intersection, revised exit ramps and road extensions are being added for easy access.
- * Frankfort, the capital, is situated 38 miles east of Louisville and 22 miles west of Lexington.



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Leasing Representative: **Jason Taylor**
jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

DEVELOPMENT OPPORTUNITIES & LAND FOR SALE FRANKFORT'S NEW POWER REGIONAL RETAIL CENTER

I-64 & Highway 127, Frankfort, Kentucky



< 38 MILES TO LOUISVILLE

22 MILES TO LEXINGTON >

PROPERTY SPECIFICS

Zoned:	Commercial
Total Land Area:	95 Acres
Total GLA:	TBD
Traffic Count:	50,071 (I-64)
Parking Spaces:	TBD

PROPERTY ADVANTAGES

Ideally located at exit 53 of Frankfort, Kentucky's capital, and between Kentucky's 2 largest cities, Louisville (38 miles east) and Lexington (22 miles west).

LOCATION

Located at: the busy intersection of Lawrenceburg Road & I-64 in Frankfort's busiest retail shopping area.

Strong and Growing Demographics:

	<u>3 mile</u>	<u>5 miles</u>	<u>7 miles</u>
Population Estimates:	16,743	35,891	51,150
Average Household Income:	\$71,507	\$68,853	\$73,574
Average Household Value:	\$300,298	\$254,231	\$247,358

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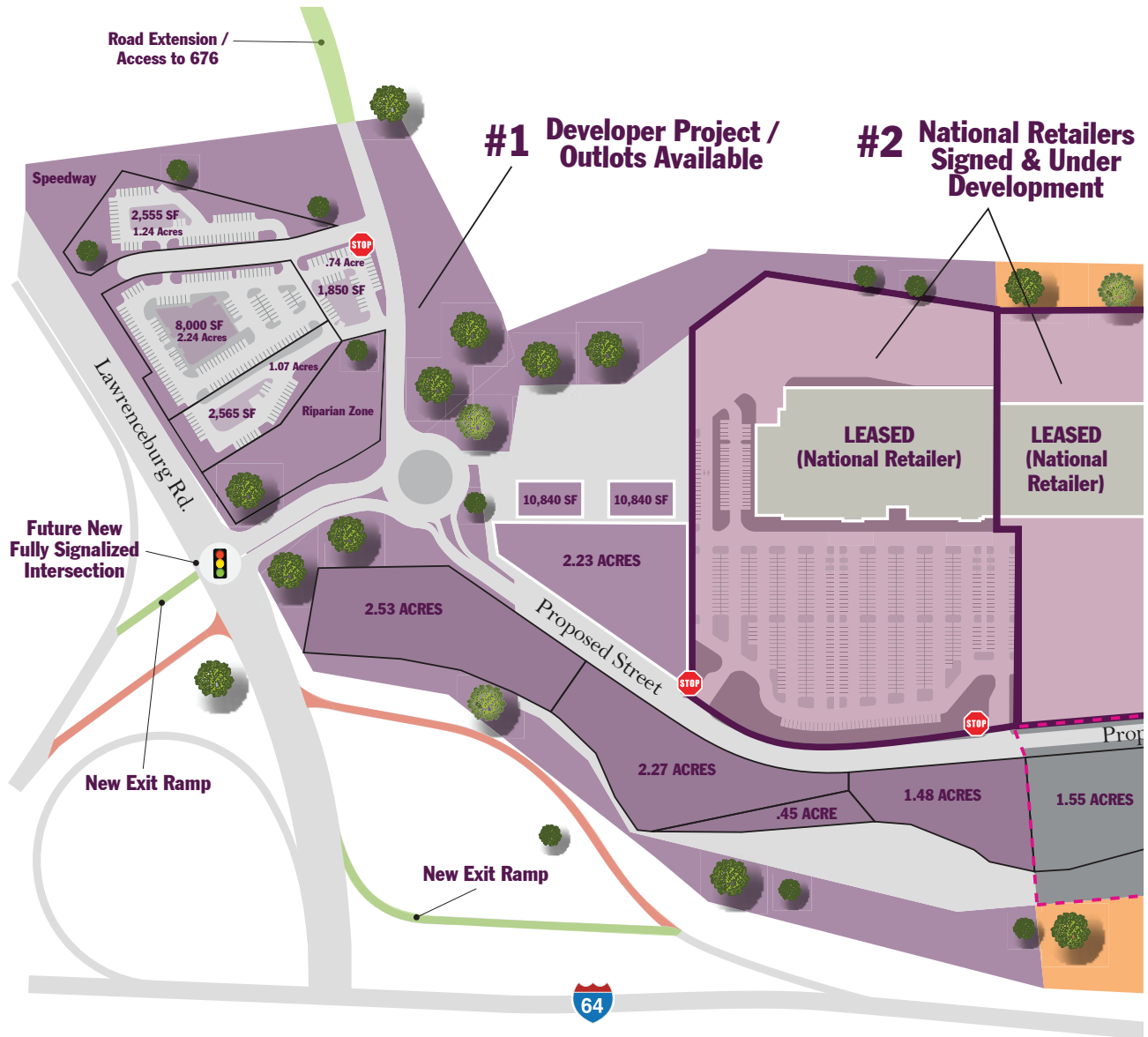
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DEVELOPMENT OPPORTUNITIES / AVAILABLE OUTLOTS

A VARIETY OF LOTS FOR DEVELOPMENT ARE UNDERWAY. STATE, CITY AND LOCAL AUTHORITIES CAME TOGETHER TO ADD MULTIPLE SIGNALIZED INTERSECTIONS, REROUTE EXIT RAMPS AND EXTEND ROADS FOR EASY ACCESS TO AREA.



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I-64 & Highway 127, Frankfort, Kentucky

LAND FOR SALE - 45 ACRES

**PROPOSED BUILDING LAYOUT WITH RETAIL OF 150,000 SF AND
RETAIL OPPORTUNITIES EXTENDING FROM SIGNED NATIONAL RETAILER
WITH VISIBILITY FROM I-64.**



< 38 MILES TO LOUISVILLE

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I-64 & Highway 127, Frankfort, Kentucky



SITE:

- Land For Sale - 45 Acres.
- 50 Acres Under Development.
- National Retailers Signed.
- Located Off I-64 (50,017 CPD)



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I-64 & Highway 127, Frankfort, Kentucky



MARKET OVERVIEW

PICTURESQUE FRANKFORT

Located in the capital city of the Commonwealth of Kentucky, Frankfort (Population 27,680) is the county seat of Franklin County. Frankfort abuts Interstate 64 (East and West) and is a 20-minute drive to Interstate 75 (North and South). Interstate 65 (North and South) passes through Louisville, to the west of Frankfort. Frankfort has a general aviation airport that also serves the National Guard. For commercial air travel, Lexington's Bluegrass Airport is less than 30 minutes away; international airports in Louisville and Cincinnati are also within a reasonable drive. Major employers in the area include Montaplast of North America Inc., Buffalo Trace Distillery, Topy Corp., Beam, Inc., and Nashville Wire Products, Inc. Not surprisingly in the state capital, public administration was the city's largest industry, accounting for 28 percent of the city's employed workforce. Frankfort is located in the Bluegrass region of Central Kentucky. The city is bisected by the Kentucky River, which makes an s-turn as it passes through the center of town. The river valley widens at this point, which creates four distinct parts of town. The valley within the city limits contains Downtown and South Frankfort districts, which lie opposite one another on the river. The suburban areas on either side of the valley are respectively referred to as the "West Side" and "East Side" (or "West Frankfort" and "East Frankfort").

GREAT SCHOOLS

Frankfort Independent School District serves the downtown neighborhoods including Downtown, South Frankfort, Bellepoint and Tanglewood. FIS operates The Early Learning Academy (a preschool), Second Street School (primary and middle grades), Frankfort High School, and Panther Transition Academy (a non-traditional high school program). Franklin County Public Schools serves the rest of the city and county, including seven elementary schools (Bridgeport, Collins Lane, Early Learning Village, Elkhorn, Hearn, Peaks Mill, Westridge), two middle schools (Bondurant, Elkhorn), and two high schools (Franklin County High School and Western Hills High School). There are several private schools in the area, including Capital Day School, Frankfort Christian Academy, and Good Shepherd Catholic School.



KENTUCKY STATE
UNIVERSITY



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MARKET OVERVIEW *(Continued)*

STATE CAPITOL

1904, the Kentucky General Assembly chose Frankfort (rather than Lexington or Louisville) as the location for the state capital and appropriated \$1 million for the construction of a permanent state capitol building, to be located in southern Frankfort. The official ground-breaking was August 14, 1905 and construction was completed in 1909 at a cost of \$1,180,434.80. The building was dedicated on June 2, 1910. The capitol was designed by Frank Mills Andrews, a distinguished and award-winning architect. He used the Beaux-Arts style and included many classical French interior designs. The staircases, for example, are replicas of those of the Opéra Garnier in Paris.



BOURBON BOOM

There is perhaps no place as well-known as Buffalo Trace Distillery and its contribution to the Bourbon Boom. As the oldest continuously operating distillery in the United States, Buffalo Trace distillery is based at a site which first started production in 1775. Records indicate that distilling started on the site that is now the Buffalo Trace Distillery in 1775 by Hancock Lee and his brother Willis Lee who died in 1776. The first distillery was constructed in 1812 by Harrison Blanton. In 1870 the distillery was purchased by Edmund H. Taylor and given its first name, the Old Fire Copper (O.F.C.) Distillery. Taylor sold the distillery eight years later to George T. Stagg along with the Old Oscar Pepper Distillery. This second distillery was sold within the year to James Graham, in order to add more land to the O.F.C. Distillery. In 1886, Stagg installed steam heating in the storage warehouses, the first climate-controlled warehouse for aging whiskey in the nation.

During Prohibition, the distillery was allowed to remain operational, in order to make whiskey for "medicinal purposes." In 2016, Buffalo Trace Distillery announced plans to expand operations with a capital investment of \$200 million.



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