

# 201 Limestone Drive

201 Limestone Drive  
Frankfort, KY 40601



**Mark Robbins**

Principal

(615) 473-7731

[mrobbins@robbins-properties.com](mailto:mrobbins@robbins-properties.com)

Lic: TN 216285



## ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

# THE SPACE

Location	201 Limestone Drive, Frankfort, KY, 40601
COUNTY	Franklin
Cross Street	East-West Connector
Traffic Count	18700
Square Feet	8771
Lease Type	NNN



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,789	18,711	39,660



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,792	\$71,915	\$71,706



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,754	8,143	16,802

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	8,771
GLA (SF)	8,771
LAND SF	180,426
LAND ACRES	4.142
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	49
PARKING RATIO	5.6/1000
NUMBER OF PADS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Commerical
EAST	Land
WEST	Commercial

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes





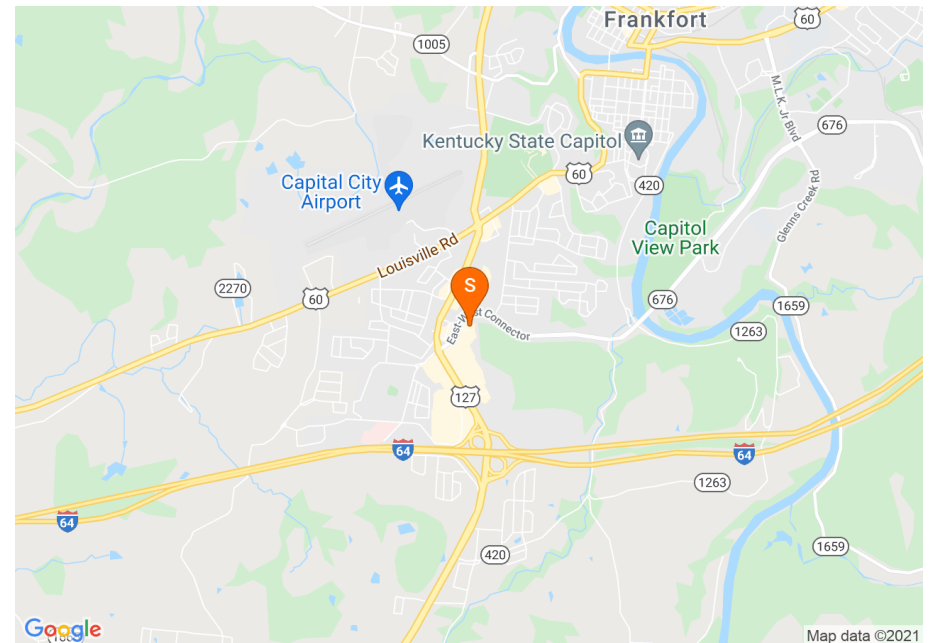
## Location

- Located at the signalized intersection of Limestone Drive and East-West Connector, this high traffic location is just off I-64 with many national and regional retailers and restaurants.

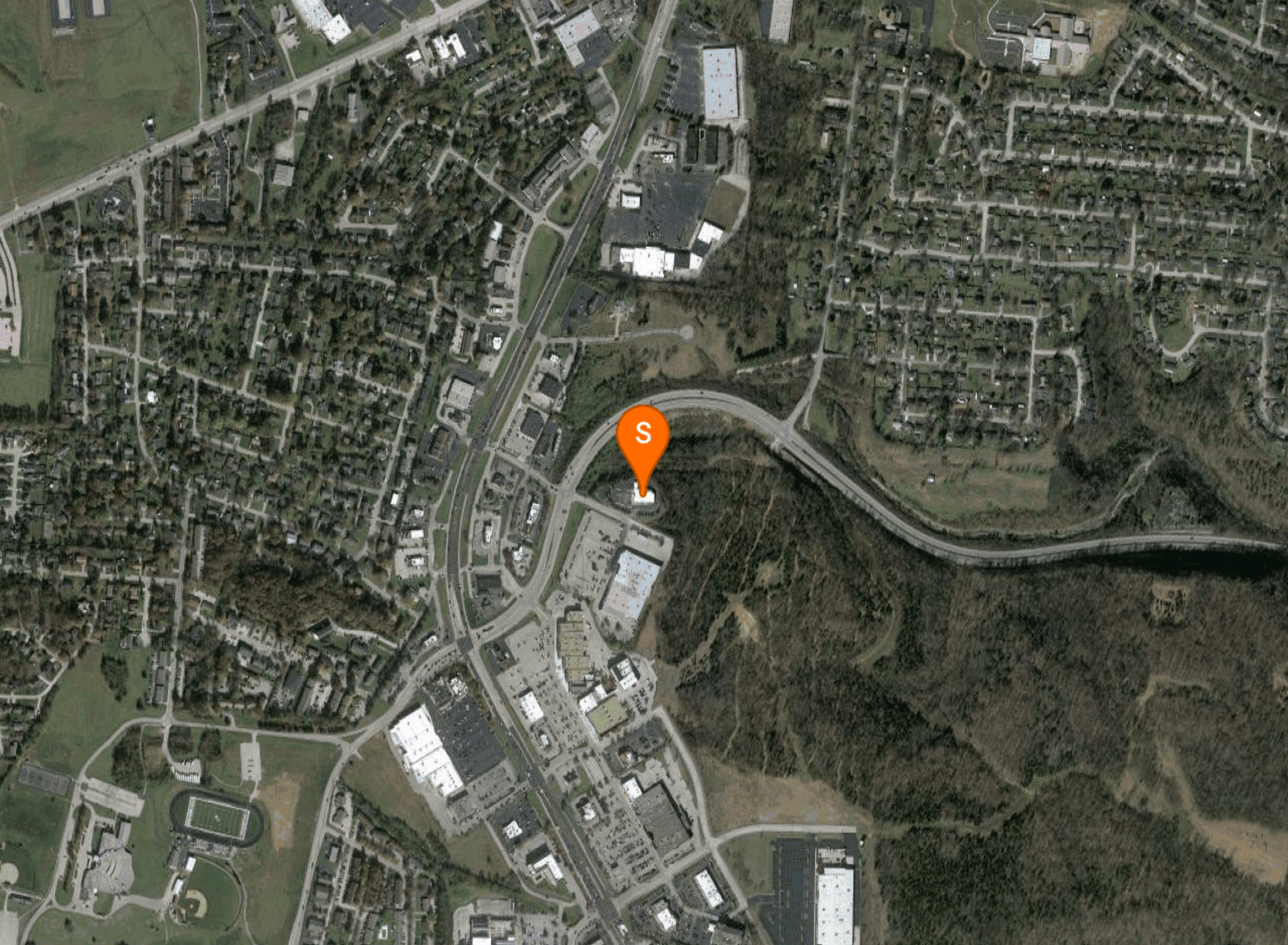
Locator Map



Regional Map









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,282	18,067	37,606
2010 Population	5,654	18,396	38,320
2021 Population	5,789	18,711	39,660
2026 Population	5,882	18,997	40,371
2021 African American	543	2,132	4,926
2021 American Indian	35	76	144
2021 Asian	303	577	956
2021 Hispanic	281	592	1,681
2021 Other Race	100	221	757
2021 White	4,658	15,180	31,635
2021 Multiracial	151	521	1,233
2021-2026: Population: Growth Rate	1.60 %	1.50 %	1.80 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	166	737	1,458
\$15,000-\$24,999	288	709	1,168
\$25,000-\$34,999	530	1,103	1,902
\$35,000-\$49,999	300	1,204	2,524
\$50,000-\$74,999	491	1,512	3,642
\$75,000-\$99,999	403	1,208	2,689
\$100,000-\$149,999	349	911	2,128
\$150,000-\$199,999	142	484	841
\$200,000 or greater	84	275	450
Median HH Income	\$53,348	\$53,750	\$56,891
Average HH Income	\$70,792	\$71,915	\$71,706

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,819	8,619	17,219
2010 Total Households	2,705	7,982	16,235
2021 Total Households	2,754	8,143	16,802
2026 Total Households	2,796	8,269	17,097
2021 Average Household Size	2.06	2.15	2.25
2000 Owner Occupied Housing	1,213	4,375	9,800
2000 Renter Occupied Housing	1,431	3,549	6,164
2021 Owner Occupied Housing	1,240	4,475	10,139
2021 Renter Occupied Housing	1,513	3,668	6,663
2021 Vacant Housing	327	1,121	2,117
2021 Total Housing	3,081	9,264	18,919
2026 Owner Occupied Housing	1,289	4,652	10,529
2026 Renter Occupied Housing	1,507	3,617	6,569
2026 Vacant Housing	332	1,134	2,147
2026 Total Housing	3,128	9,403	19,244
2021-2026: Households: Growth Rate	1.50 %	1.55 %	1.75 %



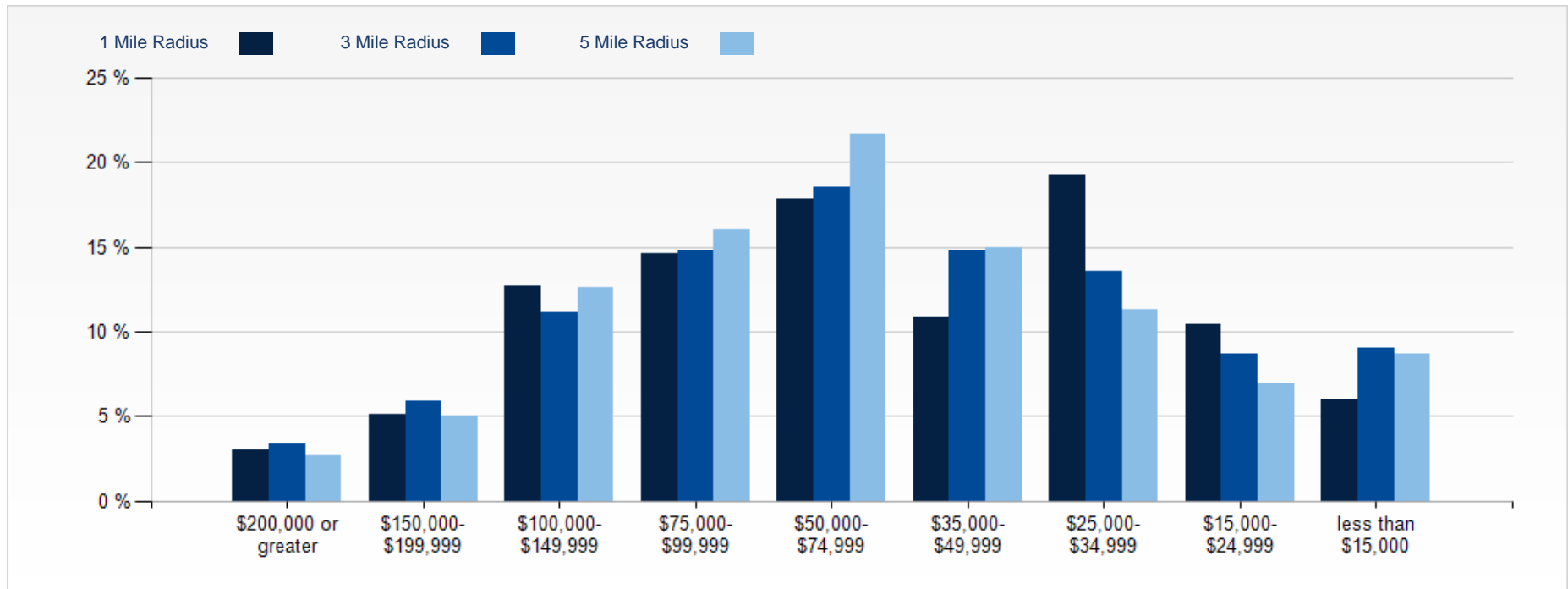
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	419	1,201	2,564
2021 Population Age 35-39	347	1,177	2,533
2021 Population Age 40-44	324	1,144	2,400
2021 Population Age 45-49	338	1,162	2,414
2021 Population Age 50-54	319	1,136	2,481
2021 Population Age 55-59	356	1,247	2,726
2021 Population Age 60-64	372	1,279	2,692
2021 Population Age 65-69	376	1,159	2,456
2021 Population Age 70-74	335	1,040	2,094
2021 Population Age 75-79	215	646	1,358
2021 Population Age 80-84	165	425	857
2021 Population Age 85+	269	546	961
2021 Population Age 18+	4,705	15,264	31,901
2021 Median Age	43	42	41

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,878	\$53,513	\$56,505
Average Household Income 25-34	\$69,053	\$69,483	\$69,237
Median Household Income 35-44	\$61,175	\$66,834	\$67,815
Average Household Income 35-44	\$78,405	\$83,813	\$81,723
Median Household Income 45-54	\$75,827	\$70,784	\$70,956
Average Household Income 45-54	\$89,431	\$87,099	\$84,943
Median Household Income 55-64	\$61,443	\$60,638	\$64,197
Average Household Income 55-64	\$72,862	\$78,064	\$78,238
Median Household Income 65-74	\$53,936	\$51,609	\$54,790
Average Household Income 65-74	\$64,436	\$64,973	\$67,021
Average Household Income 75+	\$62,092	\$53,033	\$51,972

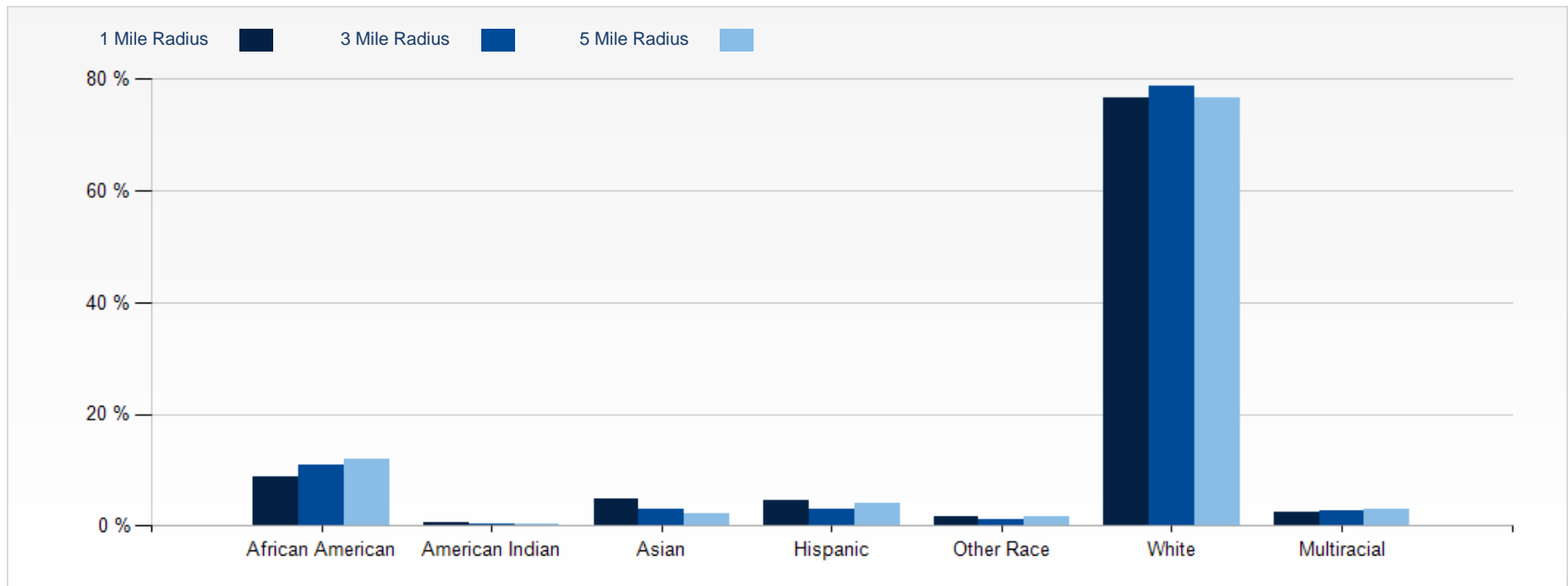
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	392	1,146	2,520
2026 Population Age 35-39	362	1,129	2,519
2026 Population Age 40-44	317	1,157	2,506
2026 Population Age 45-49	341	1,188	2,485
2026 Population Age 50-54	310	1,132	2,378
2026 Population Age 55-59	329	1,147	2,493
2026 Population Age 60-64	353	1,204	2,628
2026 Population Age 65-69	362	1,177	2,519
2026 Population Age 70-74	365	1,097	2,275
2026 Population Age 75-79	274	860	1,771
2026 Population Age 80-84	197	551	1,092
2026 Population Age 85+	285	585	1,026
2026 Population Age 18+	4,806	15,565	32,522
2026 Median Age	43	43	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,988	\$57,735	\$60,690
Average Household Income 25-34	\$76,265	\$76,084	\$75,618
Median Household Income 35-44	\$68,724	\$73,598	\$73,392
Average Household Income 35-44	\$85,527	\$91,966	\$89,277
Median Household Income 45-54	\$78,651	\$77,063	\$76,783
Average Household Income 45-54	\$96,199	\$97,003	\$94,062
Median Household Income 55-64	\$65,341	\$66,425	\$70,482
Average Household Income 55-64	\$77,978	\$86,033	\$86,691
Median Household Income 65-74	\$57,251	\$55,323	\$58,517
Average Household Income 65-74	\$70,843	\$72,197	\$74,331
Average Household Income 75+	\$67,899	\$59,231	\$58,013

## 2021 Household Income

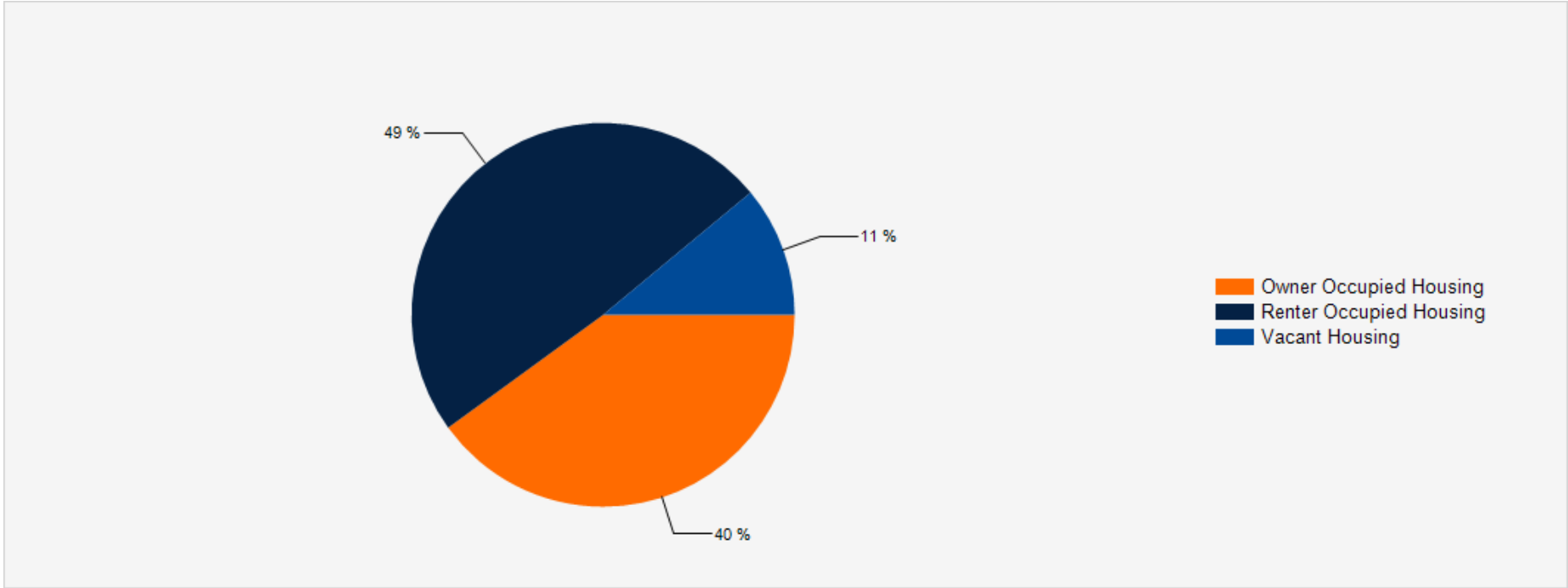


## 2021 Population by Race

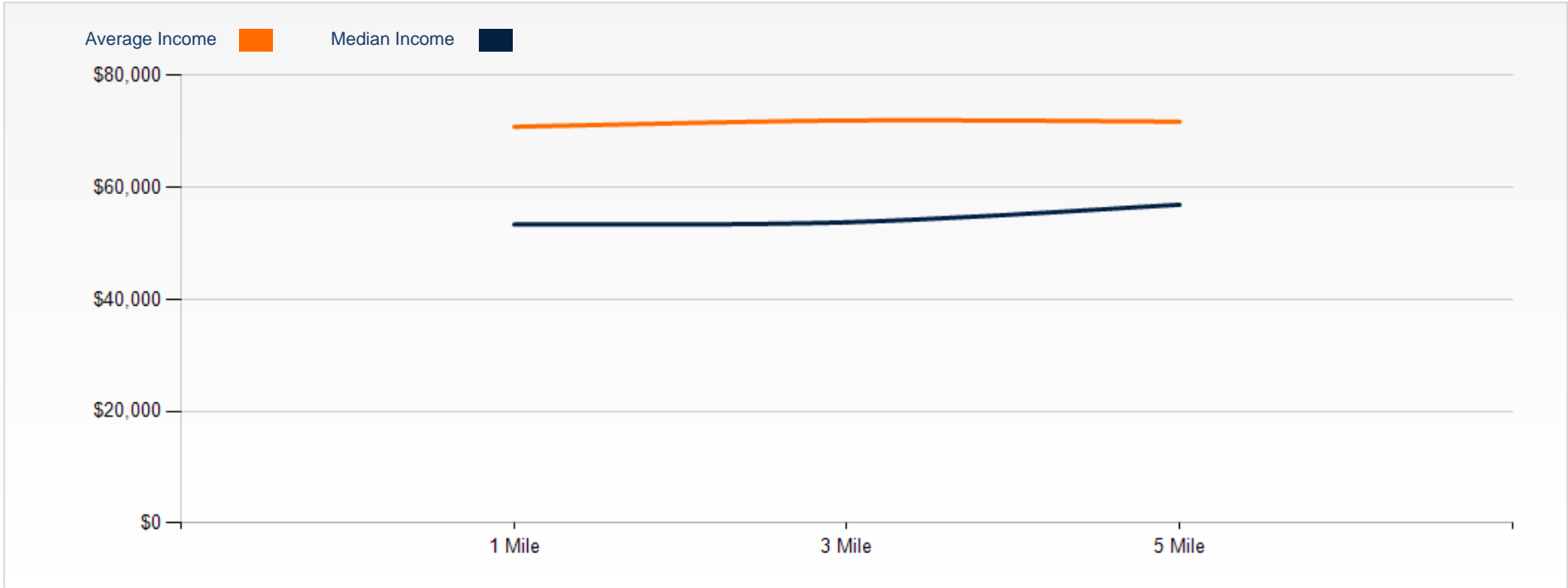




2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Robbins Properties and it should not be made available to any other person or entity without the written consent of Robbins Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Robbins Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Robbins Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Robbins Properties has not verified, and will not verify, any of the information contained herein, nor has Robbins Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Mark Robbins**

Principal

(615) 473-7731

[mrobbins@robbins-properties.com](mailto:mrobbins@robbins-properties.com)

Lic: TN 216285



# ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES