

**950 & 954
Louisville Road**



**950 & 954 Louisville Road
Franfort, KY 40601**

Mark Robbins

Principal

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ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

HIGHLIGHTS

- Ground Level with Basement
- Formerly a Coin Laundry and Furniture Store
- Excellent Ingress & Egress
- Corner of Louisville Road and Crystal Drive



Suite	Floor	Square Feet	Lease Type	Notes
950	1 & B	5,640	NNN	Ground floor and Basement
954	1 & B	5,640		Ground & Basement



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,942	20,330	41,140



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,039	\$68,072	\$72,202



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,319	8,801	17,485

PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	11,280
GLA (SF)	11,280
LAND SF	21,840
LAND ACRES	.5014
ZONING TYPE	02B Zone-C
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Commercial
EAST	Commercial

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Yes



Location

- Strategically located near the intersection of U.S. Hwy 127 By-Pass & Louisville Road, one of the busiest in Frankfort with an average daily traffic count of about 23,000.

Locator Map



Regional Map





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,817	19,702	39,058
2010 Population	4,908	19,776	39,606
2021 Population	4,942	20,330	41,140
2026 Population	4,996	20,710	41,939
2021 African American	403	2,930	5,124
2021 American Indian	27	95	147
2021 Asian	100	581	995
2021 Hispanic	214	684	1,803
2021 Other Race	61	255	834
2021 White	4,225	15,843	32,757
2021 Multiracial	127	622	1,274
2021-2026: Population: Growth Rate	1.10 %	1.85 %	1.95 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	99	970	1,483
\$15,000-\$24,999	242	803	1,364
\$25,000-\$34,999	341	1,237	1,896
\$35,000-\$49,999	280	1,307	2,519
\$50,000-\$74,999	470	1,630	3,819
\$75,000-\$99,999	344	1,232	2,811
\$100,000-\$149,999	311	931	2,223
\$150,000-\$199,999	175	416	878
\$200,000 or greater	56	277	492
Median HH Income	\$58,066	\$50,861	\$57,262
Average HH Income	\$74,039	\$68,072	\$72,202

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,516	9,590	17,961
2010 Total Households	2,315	8,551	16,831
2021 Total Households	2,319	8,801	17,485
2026 Total Households	2,341	8,967	17,817
2021 Average Household Size	2.07	2.13	2.25
2000 Owner Occupied Housing	1,331	4,577	10,049
2000 Renter Occupied Housing	1,017	4,131	6,587
2021 Owner Occupied Housing	1,283	4,631	10,483
2021 Renter Occupied Housing	1,036	4,170	7,002
2021 Vacant Housing	338	1,382	2,346
2021 Total Housing	2,657	10,183	19,831
2026 Owner Occupied Housing	1,322	4,849	10,900
2026 Renter Occupied Housing	1,019	4,118	6,917
2026 Vacant Housing	344	1,406	2,393
2026 Total Housing	2,685	10,373	20,210
2021-2026: Households: Growth Rate	0.95 %	1.85 %	1.90 %



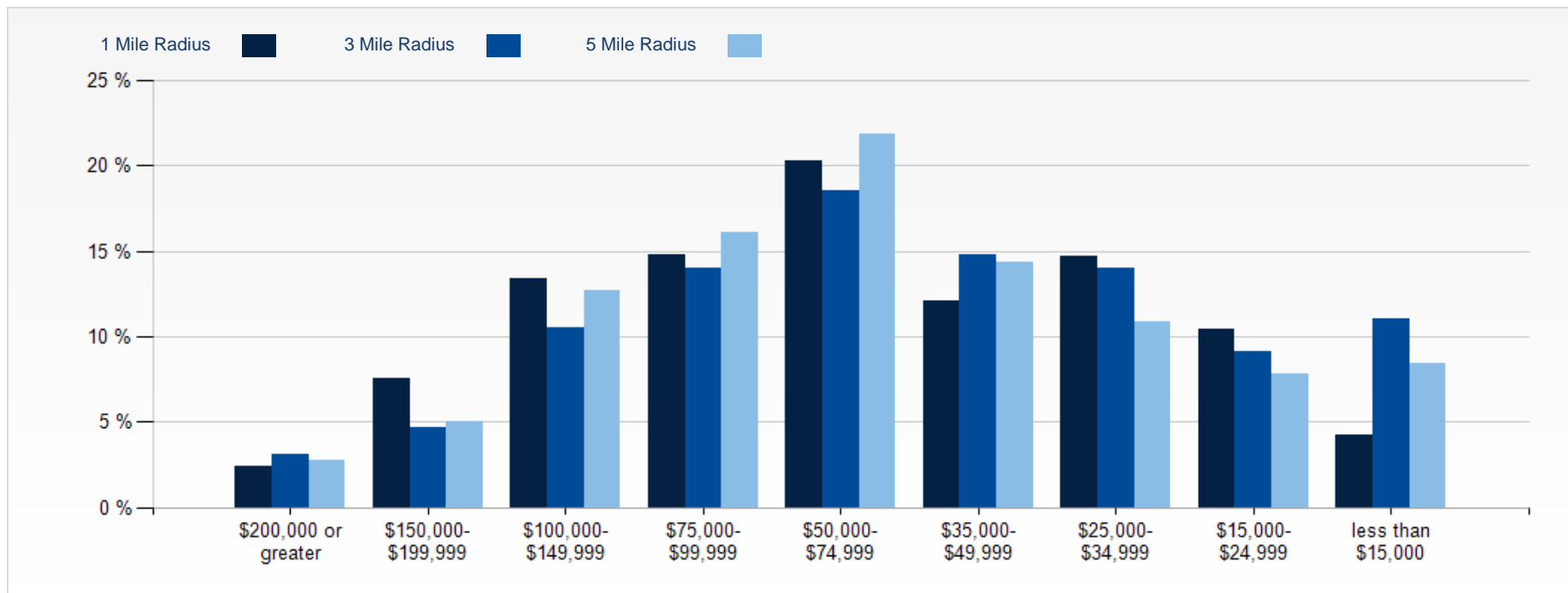
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	312	1,336	2,661
2021 Population Age 35-39	286	1,256	2,626
2021 Population Age 40-44	287	1,206	2,476
2021 Population Age 45-49	285	1,216	2,492
2021 Population Age 50-54	296	1,213	2,547
2021 Population Age 55-59	322	1,286	2,803
2021 Population Age 60-64	348	1,352	2,813
2021 Population Age 65-69	348	1,224	2,566
2021 Population Age 70-74	305	1,057	2,188
2021 Population Age 75-79	208	686	1,421
2021 Population Age 80-84	162	459	908
2021 Population Age 85+	199	573	1,008
2021 Population Age 18+	4,025	16,610	33,068
2021 Median Age	45	40	41

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,985	\$52,348	\$56,781
Average Household Income 25-34	\$69,914	\$67,416	\$69,397
Median Household Income 35-44	\$69,092	\$61,189	\$67,832
Average Household Income 35-44	\$81,624	\$78,454	\$82,107
Median Household Income 45-54	\$77,591	\$64,152	\$71,355
Average Household Income 45-54	\$92,873	\$82,765	\$85,650
Median Household Income 55-64	\$68,645	\$55,679	\$64,859
Average Household Income 55-64	\$82,683	\$73,246	\$79,193
Median Household Income 65-74	\$58,390	\$48,334	\$55,667
Average Household Income 65-74	\$72,650	\$61,527	\$68,191
Average Household Income 75+	\$49,581	\$50,824	\$52,300

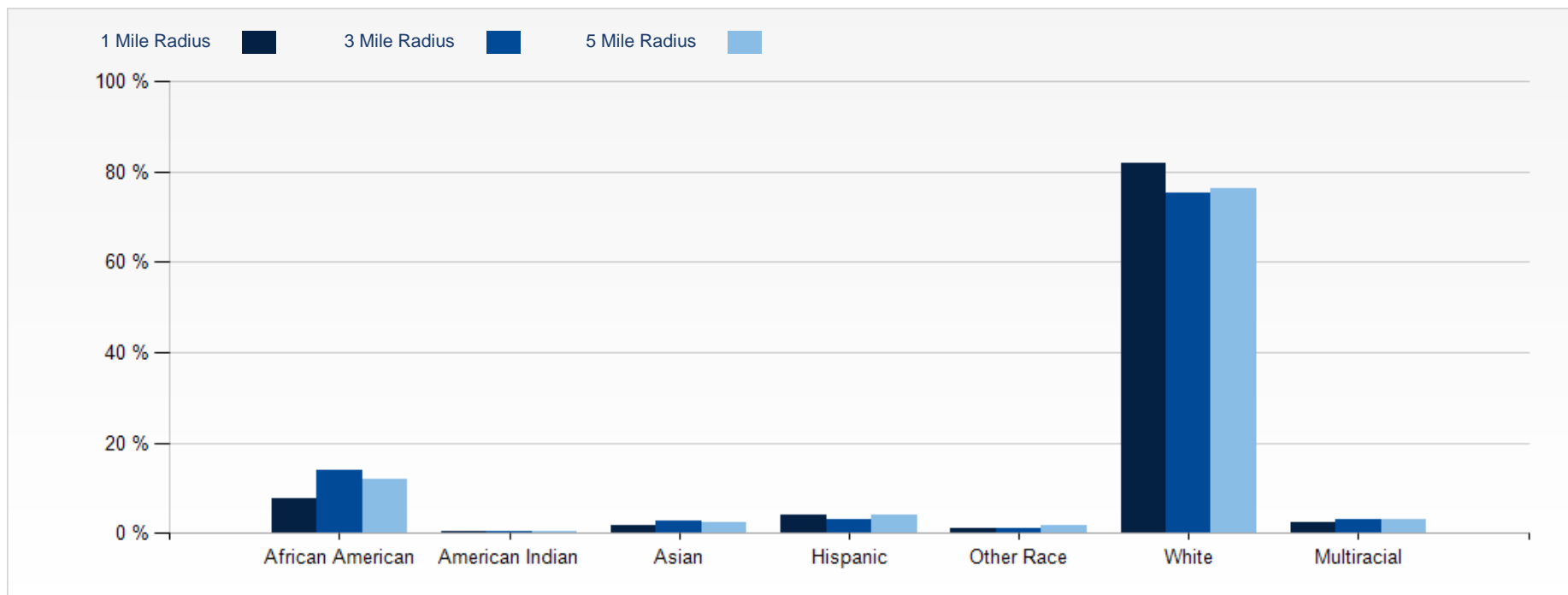
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	283	1,308	2,596
2026 Population Age 35-39	290	1,226	2,615
2026 Population Age 40-44	280	1,228	2,602
2026 Population Age 45-49	286	1,255	2,574
2026 Population Age 50-54	286	1,182	2,455
2026 Population Age 55-59	295	1,208	2,570
2026 Population Age 60-64	315	1,262	2,720
2026 Population Age 65-69	332	1,259	2,644
2026 Population Age 70-74	332	1,153	2,375
2026 Population Age 75-79	276	884	1,853
2026 Population Age 80-84	184	581	1,135
2026 Population Age 85+	205	613	1,080
2026 Population Age 18+	4,093	16,958	33,775
2026 Median Age	45	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,804	\$56,487	\$60,991
Average Household Income 25-34	\$77,450	\$73,959	\$75,759
Median Household Income 35-44	\$76,268	\$66,674	\$73,338
Average Household Income 35-44	\$88,778	\$85,911	\$89,642
Median Household Income 45-54	\$81,063	\$70,292	\$77,000
Average Household Income 45-54	\$101,496	\$92,003	\$94,818
Median Household Income 55-64	\$73,385	\$60,005	\$71,292
Average Household Income 55-64	\$87,995	\$80,290	\$87,784
Median Household Income 65-74	\$61,898	\$52,215	\$59,454
Average Household Income 65-74	\$80,140	\$67,912	\$75,709
Average Household Income 75+	\$55,337	\$56,541	\$58,269

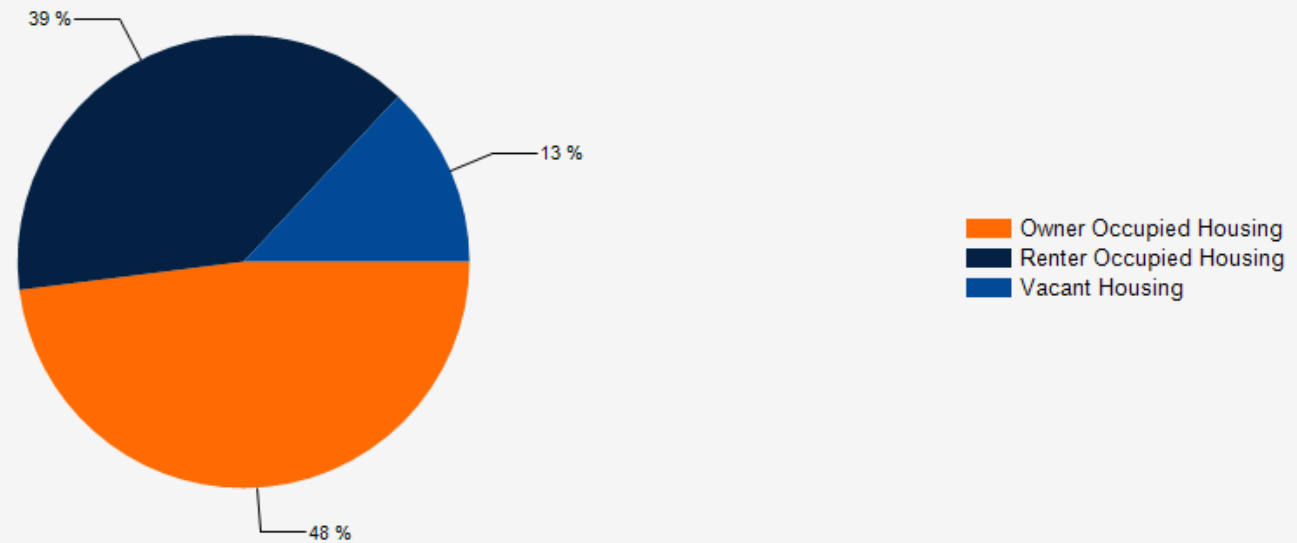
2021 Household Income



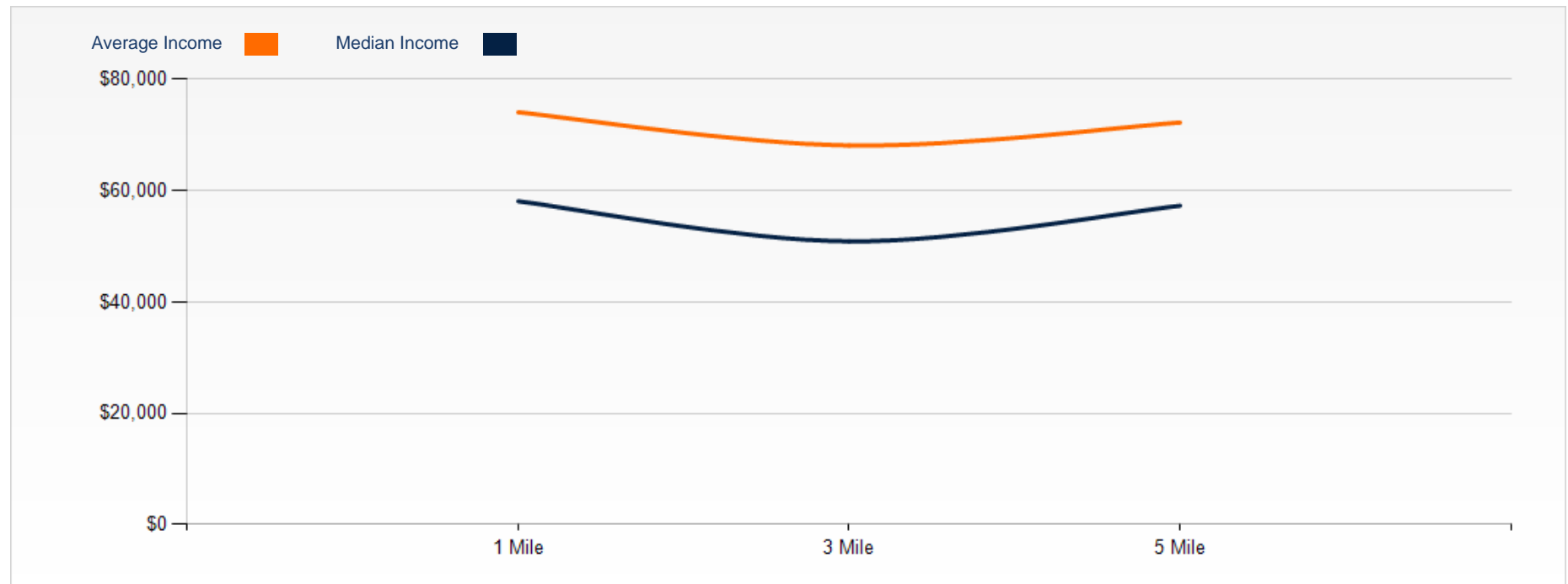
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

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