



PROPERTY DETAILS

PROPERTY TYPE

Retail Center

BUILDING SIZE

30,919 SqFt

OCCUPANCY

100%

ACQUISITION DATE

May 2021

CASH-ON-CASH

29.4%

AVERAGE
INVESTOR
RETURN



EXPLORE
INVESTMENTS

SCHEDULE A CALL

Frankfort Depot

Frankfort, KY

This retail property is located in Frankfort, Kentucky, offering significant advantages due to its strategic location.

Situated next to a corporate-owned Kroger store and close to the exit from I-64, the property benefits from infrastructural improvements by the city of Frankfort, enhancing its accessibility and appeal.

KEY HIGHLIGHTS

- **Strategic Location:** It is positioned adjacent to a high-traffic Kroger store and near an I-64 exit undergoing city-funded infrastructure enhancements. This ensures high visibility and easy access, attracting both local shoppers and those passing through Frankfort.
- **Community and Economic Context:** Frankfort, as a college town with a significant presence of state officials, provides a steady flow of potential customers from both the student body and government employees, contributing to the retail vibrancy of the area.
- **Occupancy:** The property maintains a 100% occupancy rate, underscoring its desirability and the effectiveness of its location and tenant mix.
- **Nearby Developments:** Proximity to government offices suggests a stable and potentially growing customer base, beneficial for long-term retail success.

This retail property presents a compelling opportunity, delivering both stability and strong financial returns.

Investors have received above average cash-on-cash returns, leveraging both the stability of long-term tenants and the economic growth of the surrounding area, making this an attractive investment.