

# FRANKLIN SQUARE



# FRANKLIN SQUARE

## **PROPERTY DESCRIPTION**

Franklin Square is a neighborhood retail center in Frankfort, Kentucky, which is the state capitol. The retail center is located in a major retail corridor with excellent visibility from U.S. Highway 127 (Lawrenceburg Road). The retail center is located on an irregularly shaped land parcel consisting of 25.9 acres. There are three points of entry from U.S. Highway 127 South and all are signalized. In addition, there is an entrance from State Highway 676, which is on the north elevation. Franklin Square has a choice location within Frankfort's primary retail corridor less than one-quarter mile from the interchange at I-64. Located on the right side of Highway 127, the center is "on the way home" for numerous Frankfort residents.

Franklin Square is anchored by Kroger, which contains 50,499 square feet. Other prominent anchor tenants include J.C. Penney, Office Depot, Rite Aid, and Pier 1 Imports.

## **Frankfort Facts**

Frankfort is ideally located in the heart of Kentucky, approximately 50 miles southeast of Louisville and 30 miles northwest of Lexington, Kentucky's two largest metropolitan areas. I-64 travels through Frankfort/Franklin County providing access to several of the country's larger metro areas to include Chicago, Cincinnati, Cleveland, Columbus, Detroit, Indianapolis, Nashville, and St. Louis, all of which are within 350 miles from Frankfort. Frankfort, the largest community in Franklin County, has a population of approximately 27,400. The population of Franklin County is approximately 48,100 with a positive growth forecasted for the next 15 years. The median household income in Franklin County is \$50,300.

Given the status of state capitol, Frankfort has an employment base exceeding 31,000. With 38% of the workforce, Public Administration is the largest component of the area's industry following by Services with 26% and Trade, Transportation, and Utilities with 11%.

There are nearly 7,800 households within three miles, with a median home value of \$115,725 and an average household income of \$50,033. Within five miles there are approximately 15,200 households, and the median home value is \$112,300 and the median household income is \$50,300.



### Franklin Square General Location Information

- Frankfort, KY — Kentucky State Capital
- Strategically located just north of I-64 along US 127
  - Positioned in the heart of a retail corridor
    - 3 lights avail the property
- Located on the “going home” side of US 127
  - 35,000 A.D.T.

# 1303 Highway 127 S - Franklin Square



Location: Franklin Square  
 AKA 1303-1309 US Highway 127 S  
 Franklin County  
 Frankfort, KY 40601

Center Type: Community Center  
 Bldg Status: Built 1975

Total GLA: 264,387 SF  
 # of Bldgs: 2  
 Levels: 1  
 Land Area: 23.40 AC

Developer: -  
 Management: -  
 Recorded Owner: Franklin Square Investments, LLC  
 True Owner: Thieneman-Seay, LLC

Total Avail: 9,779 SF  
 % Leased: 96.3%  
 Max Contig: 6,100 SF  
 Smallest Space: 3,679 SF  
 Bldg Vacant: 9,779 SF

Features: Out Parcel, Restaurant, Signage, Signalized Intersection  
 Street Frontage: Highway 127 S (Curb Cuts 1, Primary), East West Connector (Curb Cuts 1)  
 Parking: 678 Surface Spaces

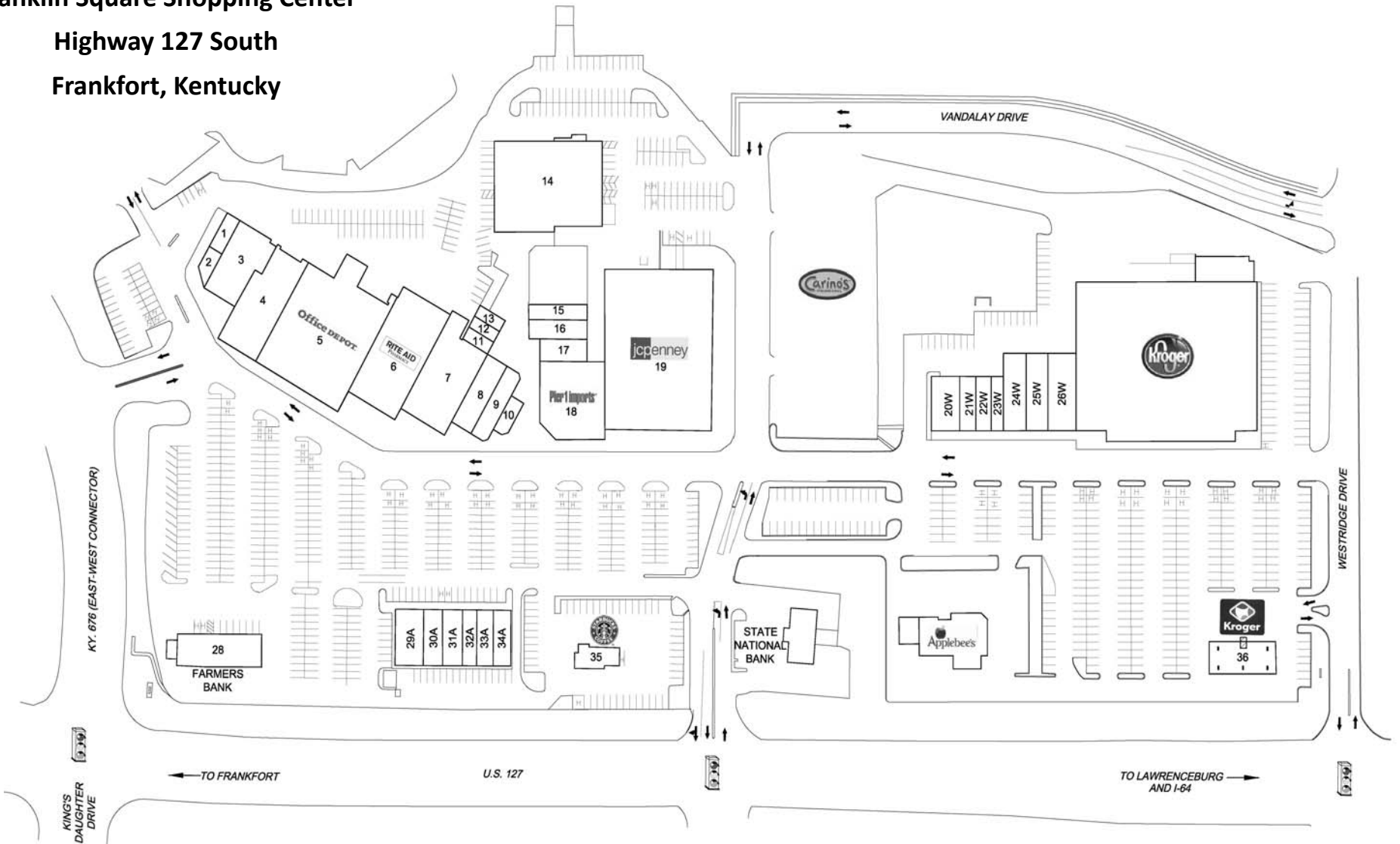
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P P 1 / Suite 102	3,679	3,679	3,679	\$17.00/nnn	Vacant	Negotiable	Direct
P P 1 / Suite 103	6,100	6,100	6,100	\$17.00/nnn	Vacant	Negotiable	Direct



# Franklin Square Shopping Center

Highway 127 South

Frankfort, Kentucky



- |  |                          |                               |                                 |
|--|--------------------------|-------------------------------|---------------------------------|
| #1: US Post Office                     | #10: Baskin Robbins      | #19: JC Penney                | #28: Farmers Bank               |
| #2: Penn Station East Coast Subs       | #11: Sun Tan City        | #20W: Kay Jewelers            | #29A: Qdoba                     |
| #3: Available (3,679 sf)               | #12: Sun Tan City        | #21W: Cato Fashions           | #30A: UPS Store                 |
| #4: Available (6,100 sf)               | #13: Sun Tan City        | #22W: Future Kroger Expansion | #31A: Concord Cleaners          |
| #5: Office Depot                       | #14: Chakeres Theatre    | #23W: Future Kroger Expansion | #32A: Supercuts                 |
| #6: Rite Aid                           | #15: State Beauty Supply | #24W: Future Kroger Expansion | #33A: Radio Shack               |
| #7: Hibbett Sporting Goods             | #16: LA Nails            | #25W: Future Kroger Expansion | #34A: Chiro One Wellness Center |
| #8: Advantage Optical and Vision First | #17: Curves for Women    | #26W: Future Kroger Expansion | #35: Starbucks                  |
| #9: Sun Tan City                       | #18: Pier 1 Imports      | #27W: Kroger                  | #36: Kroger Fuel                |

# Retail Occupancy Report

















Franklin Square  
1303 Highway 127 S  
Frankfort, KY 40601

Total GLA: 264,387 SF  
Occupied SF: 254,608 SF (96.3%)

	1 Mile	3 Mile	5 Mile
2010 Population	4,791	17,797	37,097
Daytime Employment	6,658	31,332	46,025
2010 Med HH Income	\$48,344	\$47,716	\$49,858

Property Address	Owner	% Owned	SF of Center Owned
1303-1309 US Highway 127 S	Franklin Square Investments, LLC	76.90%	203,317
1303 US Highway 127 S	Franklin Square Investments, LLC	23.10%	61,070

Tenants	Tenant Name	Anchor	Store Type	SF Occupied
	Hibbett Sports	Y	Sporting Goods	7,900
	JCPenney	Y	Dept Store	31,200
	Kroger	Y	Supermarket	50,499
	Office Depot	Y	Office Supply	20,000
	Pier 1 Imports	Y	Home Accessories	8,679
	Rite Aid	Y	Drug Store	11,025
	Advantage Optical	N	Optical	3,000
	Baskin Robbins	N	Ice Cream	1,000
	Cato	N	Ladies' Apparel	4,898
	Chakeres Theatres	N	Cinema	16,390
	Chiro One Wellness Center	N	-	2,100
	Concord Custom Cleaners	N	Cleaners	1,400
	Curves	N	Fitness	1,800
	Farmer's Bank	N	-	-
	Kay Jewelers	N	Jewelry/Watches	3,000
	Kroger Fuel Station	N	-	-
	LA Nails	N	Nail Salon	1,120
	Merle Norman	N	Health & Beauty Aids	1,400
	Penn Station East Coast Subs	N	Sub Sandwich	1,800
	Qdoba	N	Fast-food	2,800
	RadioShack	N	Consumer Electronics	2,000

## Retail Occupancy Report

	Starbucks	N	Coffee	1,645
	State Beauty Supply	N	-	1,600
	Sun Tan City	N	Tanning Salon	2,500
	Supercuts	N	Salon/Barber/Spa	1,680
	The UPS Store	N	Busin/Copy/PostServ	1,400
	United States Postal Service	N	Busin/Copy/PostServ	1,800

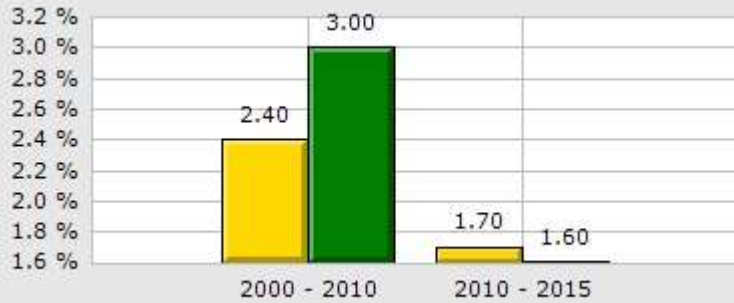
### Franklin Square

1303 Highway 127 S, Frankfort, KY 40601

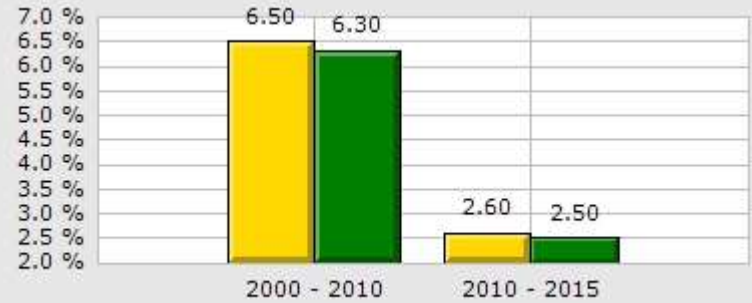
Type: Shopping Center/Community Center  
 County: Franklin

1 Mile  
 County

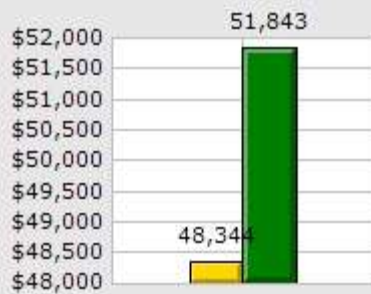
Population Growth



Household Growth



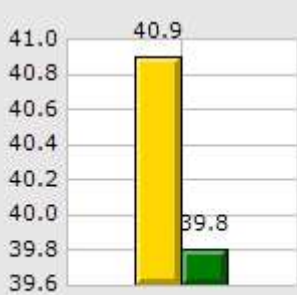
2010 Med Household Inc



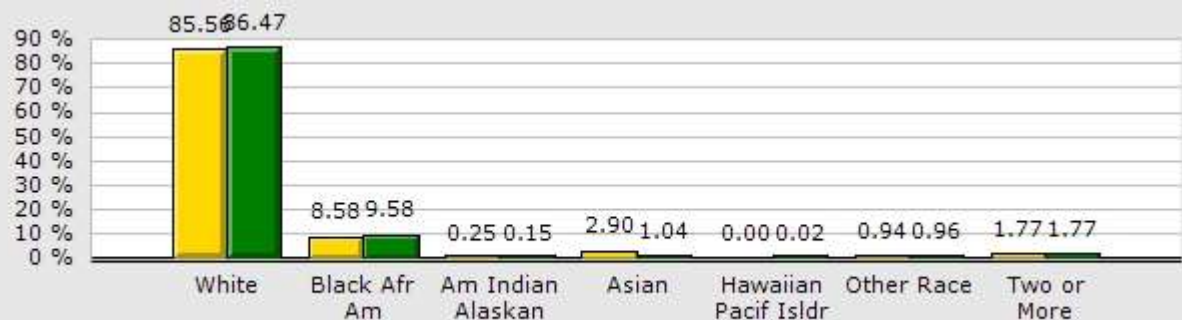
2010 Households by Household Income



2010 Median Age



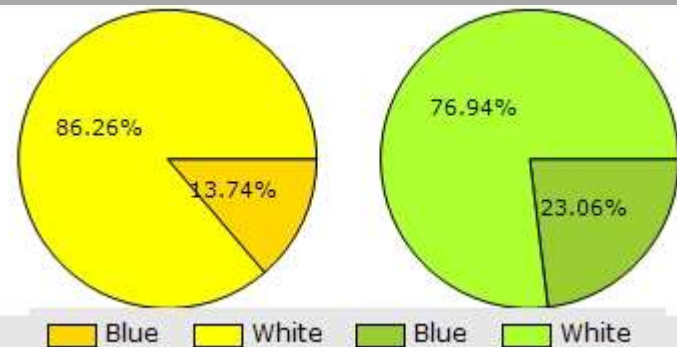
2010 Population by Race



2010 Renter vs. Owner



2010 Blue vs. White Collar



## Franklin Square

1303 Highway 127 S, Frankfort, KY 40601

Type: Shopping Center/Community Center  
County: Franklin

	1 Mile		County	
<b>Population</b>				
Growth 2000 - 2010	2.40%		3.00%	
Growth 2010 - 2015	1.70%		1.60%	
2010 Blue Collar	269	13.74%	4,425	23.06%
2010 White Collar	1,689	86.26%	14,767	76.94%
<b>2010 Population By Race</b>				
White	4,099	85.56%	42,473	86.47%
Black Afr Am	411	8.58%	4,708	9.58%
Am Indian Alaskan	12	0.25%	76	0.15%
Asian	139	2.90%	512	1.04%
Hawaiian Pacif Islldr	0	0.00%	12	0.02%
Other Race	45	0.94%	471	0.96%
Two or More	85	1.77%	868	1.77%
<b>Households</b>				
Growth 2000 - 2010	6.50%		6.30%	
Growth 2010 - 2015	2.60%		2.50%	
Renter Occupied	1,415	57.66%	7,579	35.81%
Owner Occupied	1,039	42.34%	13,585	64.19%
<b>2010 Households by HH Income</b>				
Income < \$35,000	866	35.29%	6,844	32.34%
Income \$35,000 - \$74,999	841	34.27%	7,883	37.25%
Income \$75,000 - \$149,999	642	26.16%	5,586	26.39%
Income \$150,000 - \$249,999	89	3.63%	694	3.28%
Income \$250,000+	16	0.65%	157	0.74%
<b>2010 Median Household Income</b>				
2010 Median Household Income	\$48,344		\$51,843	
<b>2010 Median Age</b>				
2010 Median Age	40.90		39.80	

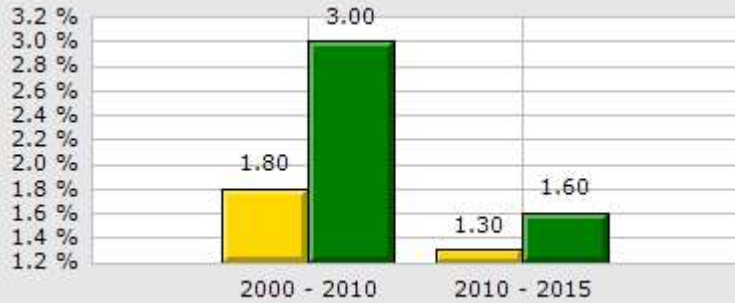
### Franklin Square

1303 Highway 127 S, Frankfort, KY 40601

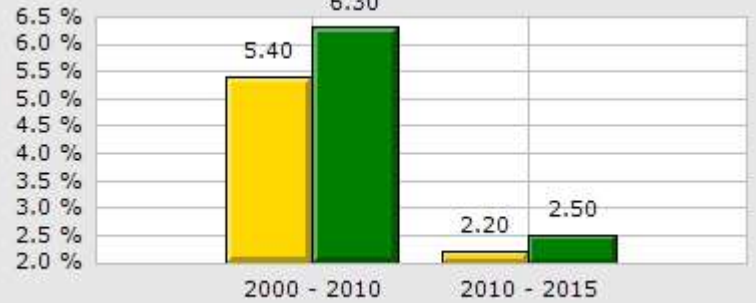
Type: Shopping Center/Community Center  
 County: Franklin

3 Mile  
 County

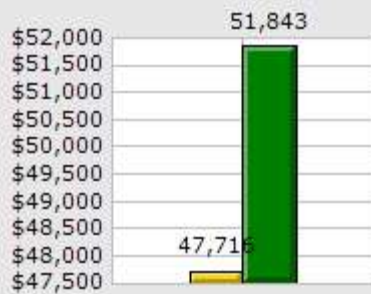
Population Growth



Household Growth



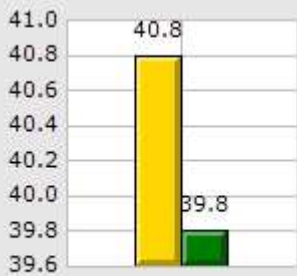
2010 Med Household Inc



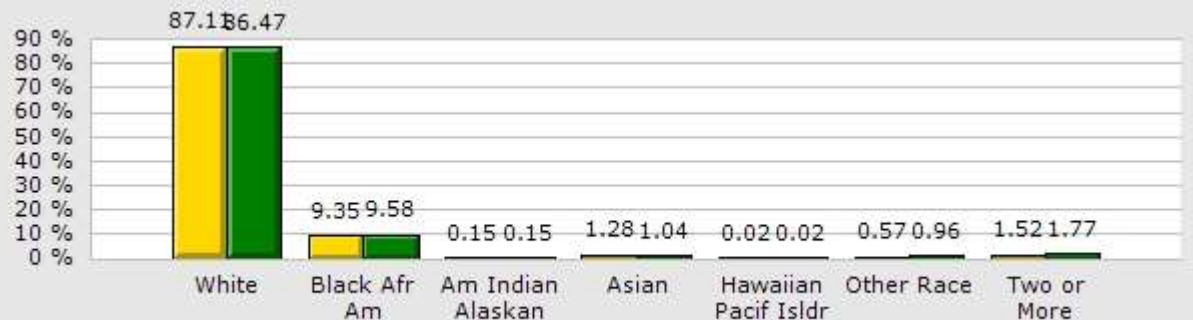
2010 Households by Household Income



2010 Median Age



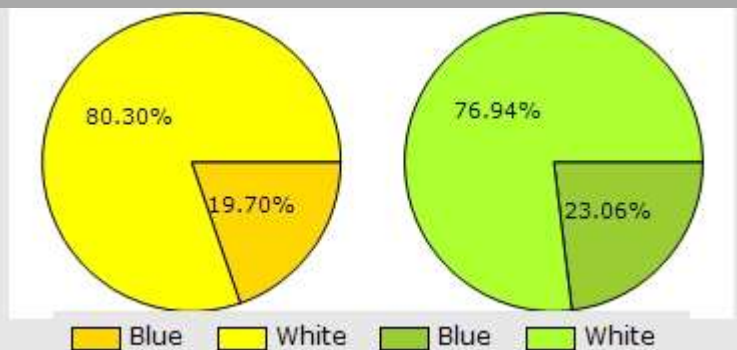
2010 Population by Race



2010 Renter vs. Owner



2010 Blue vs. White Collar



## Franklin Square

1303 Highway 127 S, Frankfort, KY 40601

Type: Shopping Center/Community Center  
County: Franklin

	3 Mile		County	
<b>Population</b>				
Growth 2000 - 2010	1.80%		3.00%	
Growth 2010 - 2015	1.30%		1.60%	
2010 Blue Collar	1,337	19.70%	4,425	23.06%
2010 White Collar	5,451	80.30%	14,767	76.94%
<b>2010 Population By Race</b>				
White	15,505	87.11%	42,473	86.47%
Black Afr Am	1,665	9.35%	4,708	9.58%
Am Indian Alaskan	26	0.15%	76	0.15%
Asian	227	1.28%	512	1.04%
Hawaiian Pacif Islldr	4	0.02%	12	0.02%
Other Race	101	0.57%	471	0.96%
Two or More	271	1.52%	868	1.77%
<b>Households</b>				
Growth 2000 - 2010	5.40%		6.30%	
Growth 2010 - 2015	2.20%		2.50%	
Renter Occupied	3,658	45.10%	7,579	35.81%
Owner Occupied	4,453	54.90%	13,585	64.19%
<b>2010 Households by HH Income</b>				
Income < \$35,000	2,843	35.06%	6,844	32.34%
Income \$35,000 - \$74,999	3,036	37.44%	7,883	37.25%
Income \$75,000 - \$149,999	1,904	23.48%	5,586	26.39%
Income \$150,000 - \$249,999	251	3.09%	694	3.28%
Income \$250,000+	76	0.94%	157	0.74%
2010 Median Household Income	\$47,716		\$51,843	
2010 Median Age	40.80		39.80	

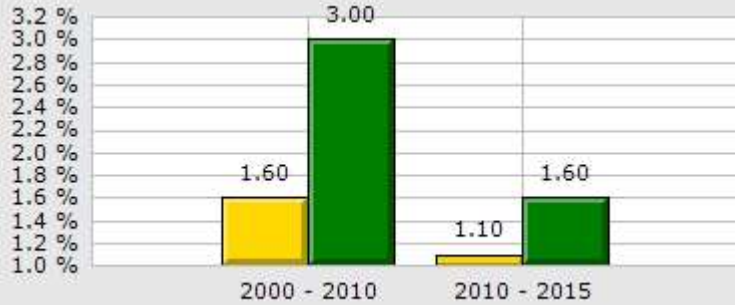
**Franklin Square**

1303 Highway 127 S, Frankfort, KY 40601

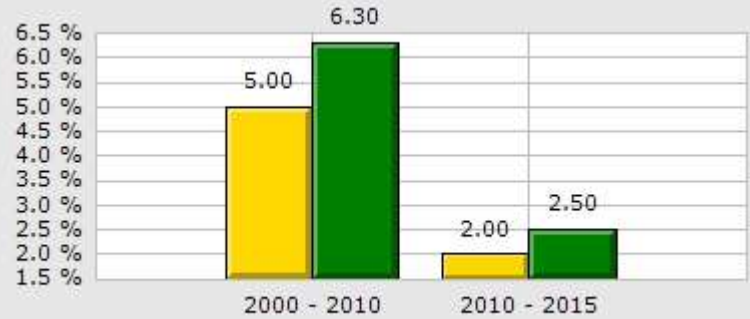
Type: Shopping Center/Community Center  
 County: Franklin

5 Mile  
 County

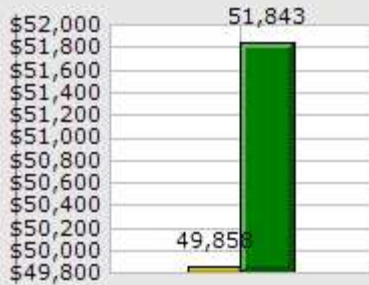
Population Growth



Household Growth



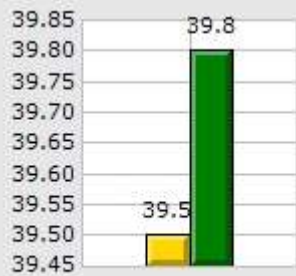
2010 Med Household Inc



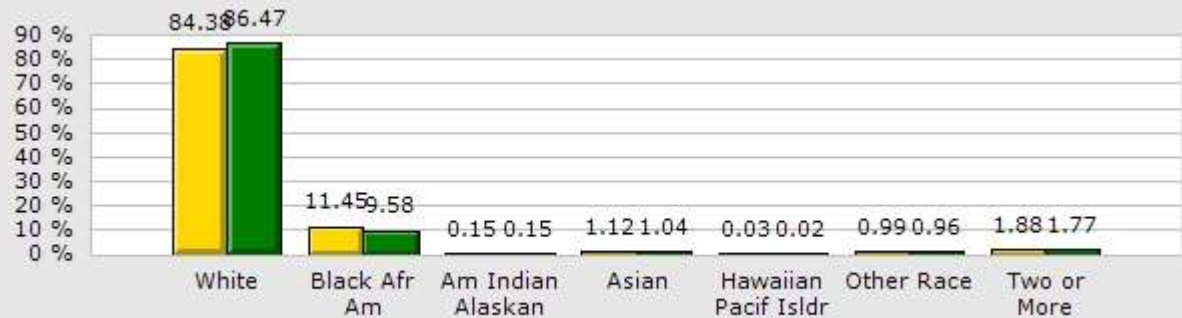
2010 Households by Household Income



2010 Median Age



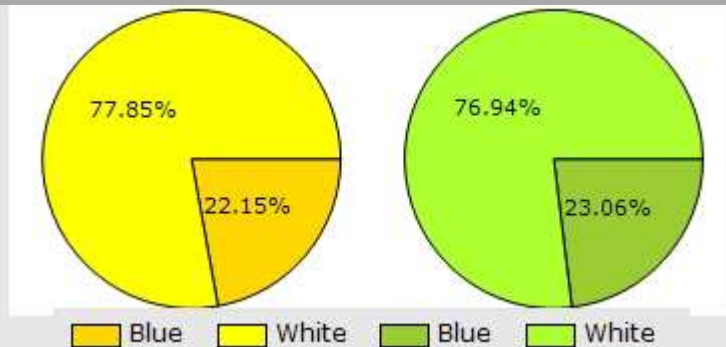
2010 Population by Race



2010 Renter vs. Owner



2010 Blue vs. White Collar



## Franklin Square

1303 Highway 127 S, Frankfort, KY 40601

Type: Shopping Center/Community Center  
County: Franklin

	5 Mile		County	
<b>Population</b>				
Growth 2000 - 2010	1.60%		3.00%	
Growth 2010 - 2015	1.10%		1.60%	
2010 Blue Collar	3,143	22.15%	4,425	23.06%
2010 White Collar	11,044	77.85%	14,767	76.94%
<b>2010 Population By Race</b>				
White	31,304	84.38%	42,473	86.47%
Black Afr Am	4,247	11.45%	4,708	9.58%
Am Indian Alaskan	56	0.15%	76	0.15%
Asian	414	1.12%	512	1.04%
Hawaiian Pacif Islldr	10	0.03%	12	0.02%
Other Race	367	0.99%	471	0.96%
Two or More	699	1.88%	868	1.77%
<b>Households</b>				
Growth 2000 - 2010	5.00%		6.30%	
Growth 2010 - 2015	2.00%		2.50%	
Renter Occupied	6,473	39.72%	7,579	35.81%
Owner Occupied	9,825	60.28%	13,585	64.19%
<b>2010 Households by HH Income</b>				
Income < \$35,000	5,561	34.12%	6,844	32.34%
Income \$35,000 - \$74,999	6,084	37.33%	7,883	37.25%
Income \$75,000 - \$149,999	4,000	24.54%	5,586	26.39%
Income \$150,000 - \$249,999	520	3.19%	694	3.28%
Income \$250,000+	132	0.81%	157	0.74%
<b>2010 Median Household Income</b>				
2010 Median Household Income	\$49,858		\$51,843	
<b>2010 Median Age</b>				
2010 Median Age	39.50		39.80	

# Consumer Spending Report

## Franklin Square

1303 Highway 127 S, Frankfort, KY 40601

Building Type: Shopping Center  
 Center Type: Community Center  
 Center GLA: 264,387 SF  
 Year Built: 1975  
 Total Available: 9,779 SF  
 % Leased: 96.3%  
 Rent/SF/Yr: \$17.04



2010 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$79,895</b>	<b>\$261,145</b>	<b>\$535,510</b>
<b>Total Apparel</b>	<b>\$2,770</b>	<b>\$8,883</b>	<b>\$18,162</b>
Women's Apparel	1,119	3,601	7,366
Men's Apparel	651	2,093	4,285
Girl's Apparel	235	781	1,613
Boy's Apparel	190	628	1,290
Infant Apparel	209	671	1,369
Footwear (excl. Infants)	449	1,440	2,941
Other Apparel Prod/Services	366	1,108	2,237
<b>Total Entertainment</b>	<b>\$7,349</b>	<b>\$23,806</b>	<b>\$48,876</b>
Sports and Recreation	299	988	2,039
TV, Radio and Sound Equipment	2,719	8,816	18,003
Reading Materials	341	1,102	2,260
Travel	3,898	12,604	25,970
Photographic Equipment	91	295	604
<b>Total Food At Home</b>	<b>\$6,776</b>	<b>\$21,762</b>	<b>\$44,484</b>
Cereal Products	415	1,331	2,717
Bread & Bakery Products	901	2,932	6,008
Seafood	352	1,102	2,248
Meat/Poultry/Fish/Eggs	2,287	7,350	15,021
Dairy Products	1,096	3,549	7,265
Fruits and Vegetables	1,726	5,498	11,226
<b>Total Food Away From Home</b>	<b>\$6,627</b>	<b>\$21,407</b>	<b>\$43,772</b>
Breakfast and Brunch	658	2,082	4,250
Dinner	3,072	9,946	20,352
Lunch	2,193	7,111	14,518
Snacks and Non Alcoholic Bev	506	1,605	3,274
Catered Affairs	199	664	1,378

## Consumer Spending Report

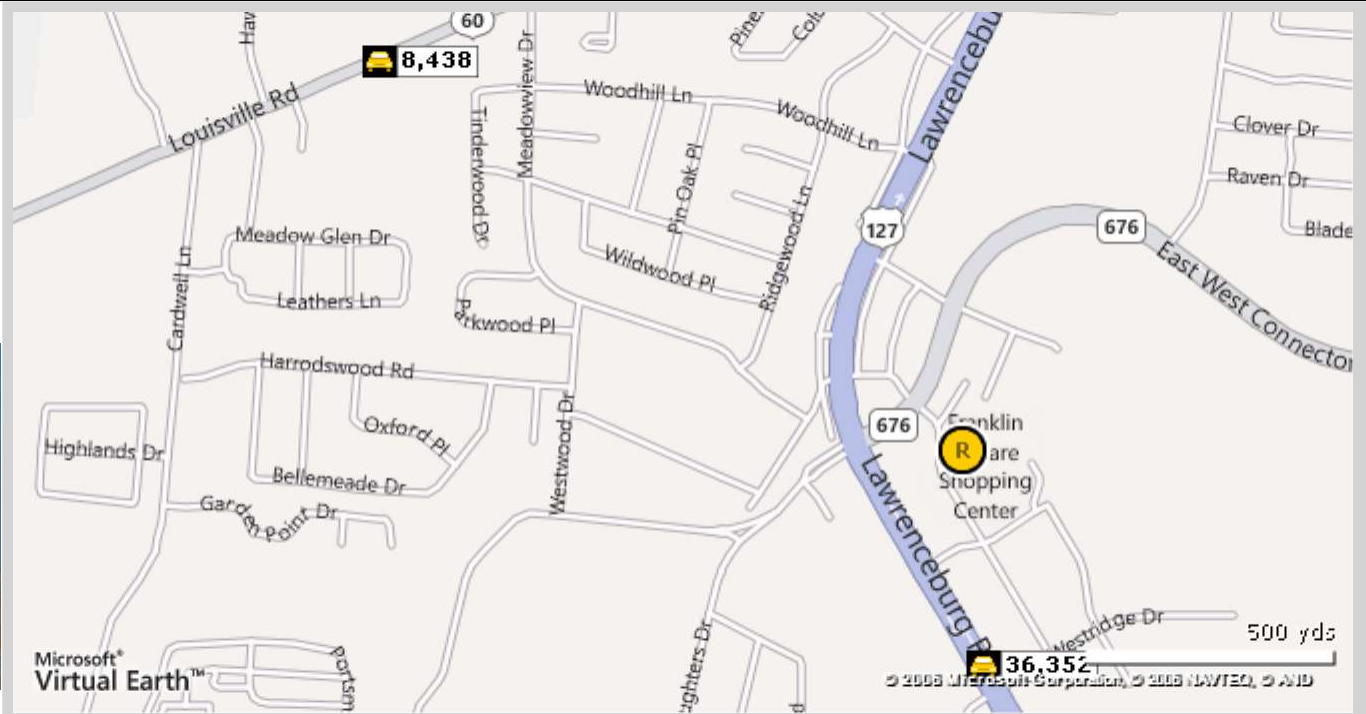
<b>Franklin Square</b>			
1303 Highway 127 S, Frankfort, KY 40601			
Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
<b>Total Alcoholic Beverages</b>	<b>\$1,287</b>	<b>\$4,089</b>	<b>\$8,317</b>
Alcoholic Bev. at Home	729	2,326	4,738
Alcoholic Bev. away from Home	558	1,763	3,580
<b>Total Furniture/Appliances</b>	<b>\$7,169</b>	<b>\$23,375</b>	<b>\$48,019</b>
Bedroom Furniture	394	1,268	2,581
Living Room Furniture	619	2,001	4,114
Other Living & Family Room Furniture	160	532	1,095
Other Furniture	76	256	535
Major Appliances	628	2,104	4,353
Small Appliances	1,487	4,809	9,851
Misc Household Equipment	3,804	12,406	25,488
<b>Total Transportation/Maint.</b>	<b>\$17,871</b>	<b>\$59,030</b>	<b>\$121,175</b>
New Autos/Trucks/Vans	4,531	15,090	31,102
Used Vehicles	4,560	14,932	30,504
Purchase of RVs or Boats	534	1,779	3,706
Gasoline	6,109	20,253	41,553
Diesel Fuel	102	357	745
Automotive Maintenance/Repair	2,034	6,619	13,564
<b>Total Health Care</b>	<b>\$3,439</b>	<b>\$11,435</b>	<b>\$23,491</b>
Medical Services	1,982	6,561	13,480
Prescription Drugs	1,116	3,753	7,709
Medical Supplies	341	1,121	2,302
<b>Total Education/Day Care</b>	<b>\$5,986</b>	<b>\$19,575</b>	<b>\$40,147</b>
Education	2,669	8,704	17,835
Room and Board	247	847	1,757
Tuition/School Supplies	2,355	7,670	15,713
Day Care, Nursery & Preschool	715	2,355	4,842

# Traffic Count Report

## Franklin Square

1303 Highway 127 S, Frankfort, KY 40601

Building Type: Shopping Center  
 Center Type: Community Center  
 Center GLA: 264,387 SF  
 Year Built: 1975  
 Total Available: 9,779 SF  
 % Leased: 96.3%  
 Rent/SF/Yr: \$1.42



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lawrenceburg Rd	Leonardwood Rd	0.04 S	2010	36,352	MPSI	.26
2 United States Highway 60	Westview Dr	0.17 SW	2010	8,438	MPSI	.82