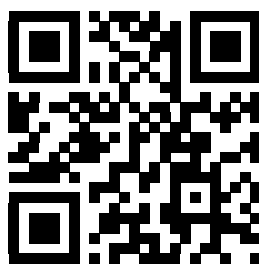


# Franklin Square

Frankfort, Kentucky



*View Available Space*



Use your phone's camera to scan the QR code. Or download a QR code scanner app.



For more information call (502) 550-0706  
or visit [rjthieneman.com/commercial](http://rjthieneman.com/commercial)

**RJTHIENEMAN**  
DEVELOPMENT • INVESTMENT • MANAGEMENT



## Franklin Square

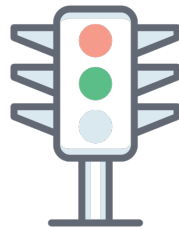
Anchored by top national and regional retailers, Franklin Square offers quality restaurant, office and retail space in the Frankfort, Kentucky area. The center's close proximity to I-64 and US 127 allows it to easily serve seven surrounding counties, making it the dominant retail destination for the area.

<b>LOCATION</b>	1303 US Highway 127 S.	<b>OTHER TENANTS</b> Hibbett Sports, Sun Tan City, Baskin Robbins, Concord Cleaners, LA Nails, Unstoppable Nutrition, Penn Station East Coast Subs, Qdoba, Supercuts, US Postal Service, CATO, Kay Jewelers, Feeders Supply, Franklin Square Cinemas, The UPS Store, Army Marine Corps Recruiting Center, Buff City Soap, Tropical Smoothie Cafe, Popshelf, Mortenson Family Dental, Five Below
<b>AVAILABLE</b>	2,697 Sq. Ft.	
<b>ANCHOR TENANTS</b>	Kroger, JCPenney, Staples	
<b>OUTLOTS</b>	Starbucks, Applebee's, Johnny Carinos, Whitaker Bank, WesBanco and Kroger Fuel	



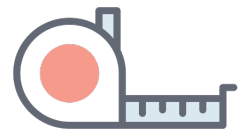
**LOCATION**

1303 US Highway 127 S  
Frankfort, KY 40601



**TRAFFIC COUNTS**

Lawrenceburg Rd : 32,912  
East-West Connector : 17, 618



**TOTAL SQ. FOOTAGE**

217, 877 Sq. Ft.



**ACCESS**

7 Entrance Points



**PARKING**

678 Spaces



## NEARBY COMPETITORS



## TRAFFIC

AVG Daily Volume

AVG Daily Volume

LAWRENCEBURG RD/ WEST RIDGE DR	32,912	EAST-WEST CONNECTOR/ OLD LAWRENCEBURG RD	17,618
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## AERIAL VIEWS



# FRANKLIN SQUARE

1303 US Highway 127 S  
Frankfort, KY 40601



SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT
100	US Post Office	1,800	108	Buff City Soap	3,110	401	Qdoba	2,800	501	Kay Jewelers	2,897
101	Penn Station East Coast Subs	1,800	109	Sun Tan City	4,990	402	The UPS Store	1,120	502	CATO	4,151
102	Mortenson Family Dental	3,044	111	Baskin Robbins	1,000	403	Concord Cleaners	1,400	503	Kroger	73,110
103	Five Below	9,084	200	Franklin Square Cinemas	16,390	404	Supercuts	1,680	504	Kroger Fuel	n/a
104	Landlord Space	9,084	301	Unstoppable Nutrition	1,600	405	Tropical Smoothie Cafe	2,100			
105	Staples	11,025	302	LA Nails	2,000	406	Army Marine Recruitment	2,100			
106	Popshelf	7,900	305	Feeders Supply	10,670	1301	WesBanco	n/a			
107	Hibbett Sports		306	JCPenney	31,200	1303	Starbucks	1,645			

AN  
**RJTHIENEMAN**  
PROPERTY

AVAILABLE  LEASED  N.A.P. (NOT A PART)



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## POPULATION

	1 mile	3 miles	5 miles
<b>2025 PROJECTION</b>	5,242	18,860	39,553
<b>2020 ESTIMATE</b>	5,120	18,472	38,720
<b>2010 CENSUS</b>	4,842	17,764	37,167
<b>GROWTH 2020-2025</b>	2.38%	2.10%	2.15%
<b>GROWTH 2010-2020</b>	5.74%	3.99%	4.18%

## 2020 POPULATION BY RACE

	1 mile	3 miles	5 miles
<b>WHITE</b>	4,205	15,417	31,819
<b>BLACK</b>	472	1,965	4,787
<b>AM. INDIAN &amp; ALASKAN</b>	29	80	157
<b>ASIAN</b>	296	567	880
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	0	4	10
<b>OTHER</b>	117	439	1,068

## POPULATION BY HISPANIC ORIGIN

	1 mile	3 miles	5 miles
<b>NON-HISPANIC</b>	4,928	17,960	37,322
<b>HISPANIC</b>	192	512	1,398





## HOUSEHOLDS

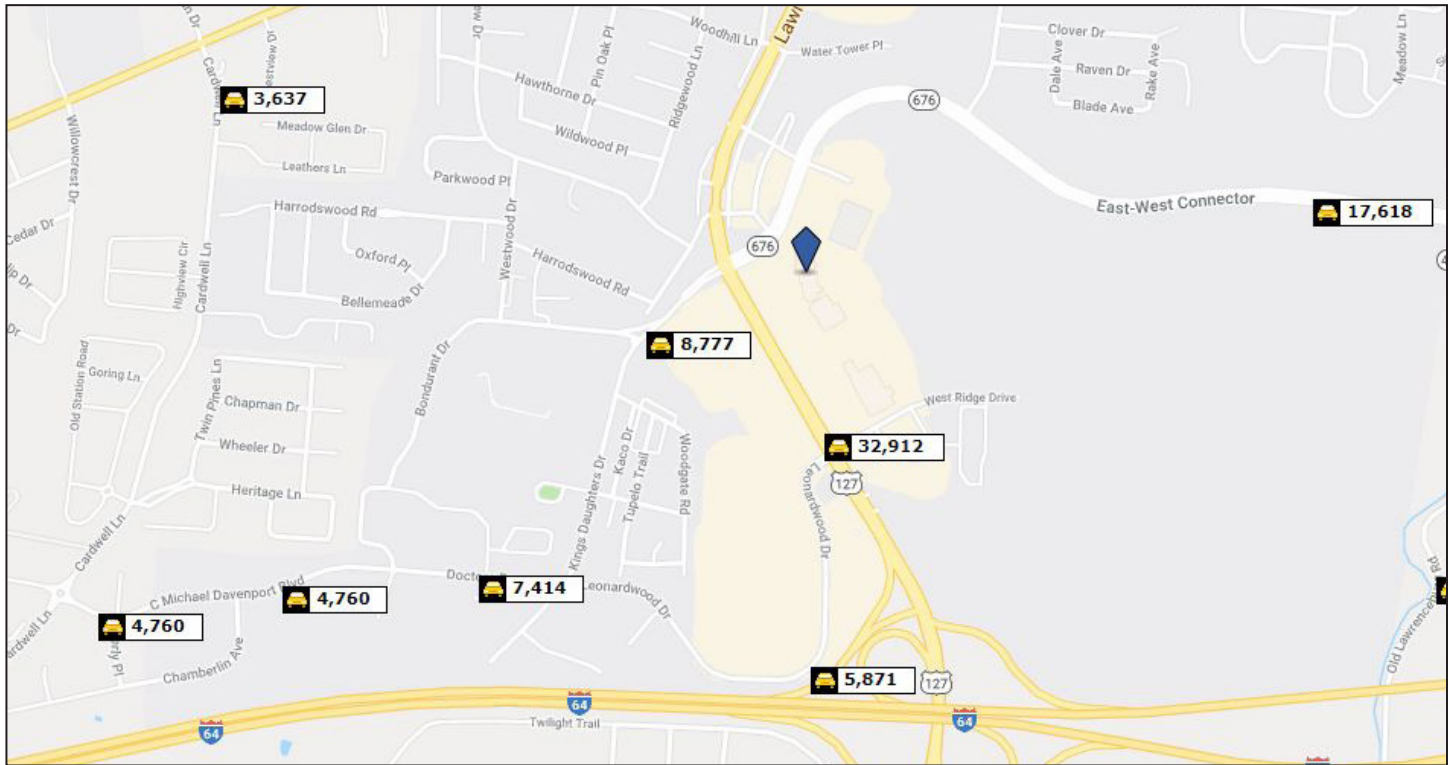
	1 mile	3 miles	5 miles
<b>2025 PROJECTION</b>	2,442	8,294	16,792
<b>2020 ESTIMATE</b>	2,386	8,116	16,427
<b>2010 CENSUS</b>	2,257	7,759	15,691
<b>GROWTH 2020-2025</b>	2.35%	2.19%	2.22%
<b>GROWTH 2010-2020</b>	5.72%	4.60%	4.69%

## 2020 HOUSEHOLDS BY HH INCOME

	1 mile	3 miles	5 miles
<\$25,000	395	1,506	2,840
\$25,000 - \$50,000	779	2,354	4,629
\$50,000 - \$75,000	477	1,565	3,485
\$75,000 - \$100,000	248	1,069	2,221
\$100,000 - \$125,000	222	736	1,462
\$125,000 - \$150,000	102	270	740
\$150,000 - \$200,000	103	395	677
\$200,000+	60	222	374
<b>2020 AVG HOUSEHOLD INCOME</b>	\$66,426	\$68,564	\$68,366
<b>2020 MED HOUSEHOLD INCOME</b>	\$50,653	\$53,126	\$55,145



## AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	<b>LAWRENCEBURG RD</b>	WEST RIDGE DR	.04 SE	2018	32,912	MPSI	.25
2	<b>LAWRENCEBURG RD</b>	SPRINGHILL DR	.06 SW	2018	27,783	MPSI	.51
3	<b>EAST-WEST CONNECTOR</b>	OLD LAWRENCEBURG RD	.21 E	2018	17,618	MPSI	.78
4	<b>KINGS DAUGHTERS DR</b>	BONDURANT DR	.02 SW	2015	8,777	AADT	.27





# connecting PEOPLE AND PLACES

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman’s efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.

