

PROPERTY DETAILS

PROPERTY TYPE

Retail Center

BUILDING SIZE 30,919 SqFt

OCCUPANCY

ACQUISITION DATEMay 2021

cash-on-cash 29.4%

AVERAGE INVESTOR RETURN



Practice medicine by choice, not obligation.

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.