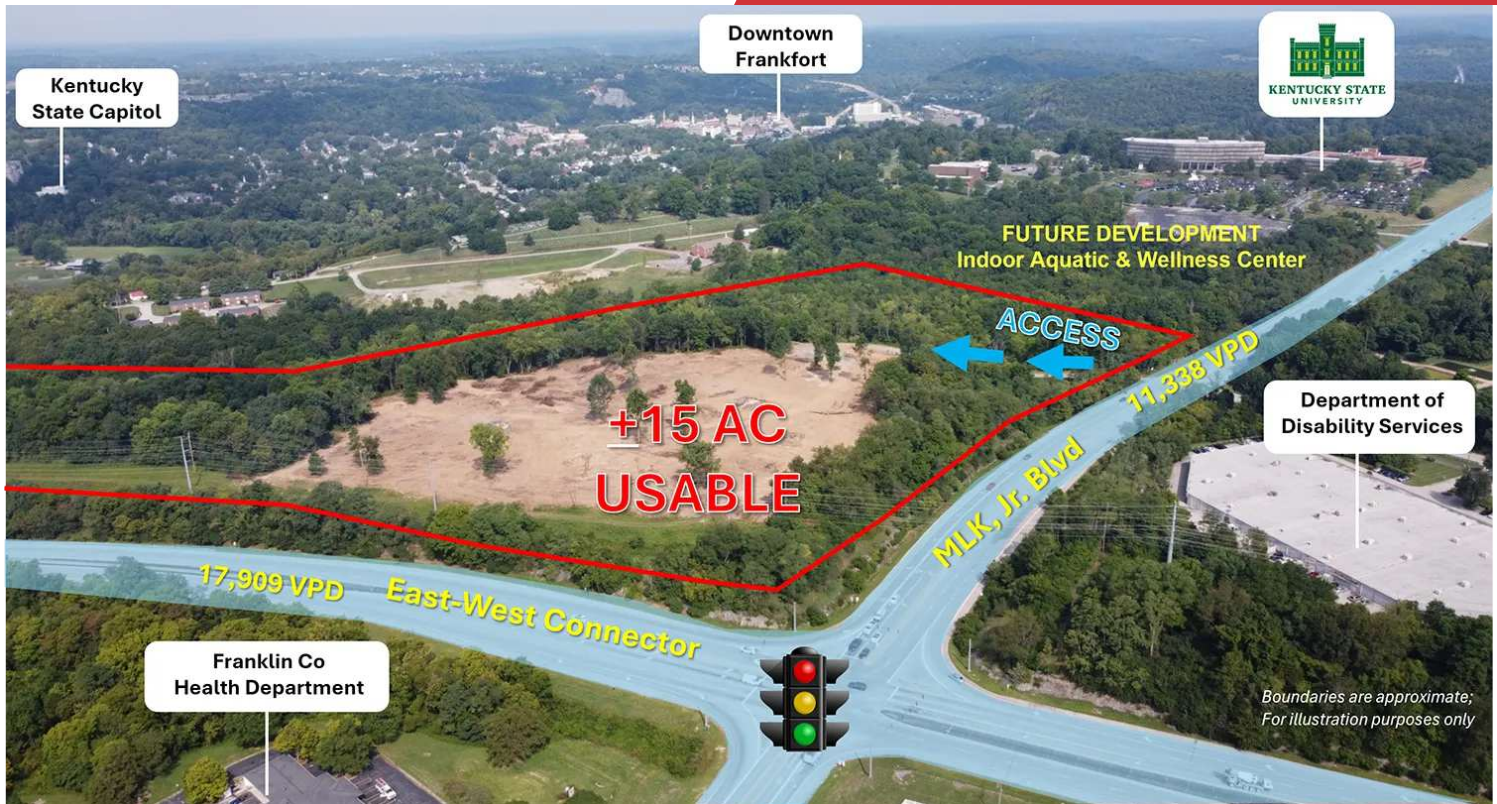




Development Land

101 Martin Luther King Jr. Boulevard
Frankfort, Kentucky 40601

Property Highlights

- ±42.36 AC commercial development opportunity
- ±15 acres of usable development land
- Located at the signalized intersection of Martin Luther King Jr. Boulevard and East-West Connector
- Zoned CL (Limited Commercial) allowing a wide variety of commercial uses
- Potential for +/-245 senior living or multifamily apartment units
- Surrounded by established residential neighborhoods, healthcare providers, and commercial businesses
- Nearby businesses include Expree Credit Union, Franklin County Health Department, and other professional services
- Frankfort benefits from a consistent government workforce and visitor base, while Kentucky State University, Buffalo Trace Distillery, and the historic downtown district provides demand for retail, restaurant, hospitality, office, and adaptive reuse

Offering Summary

Sale Price:	\$1,400,000
Lot Size:	42.36 AC with +/-15 AC usable
Zoning:	CL, Limited Commercial

For More Information

Jamie Adams, SIOR, CCIM

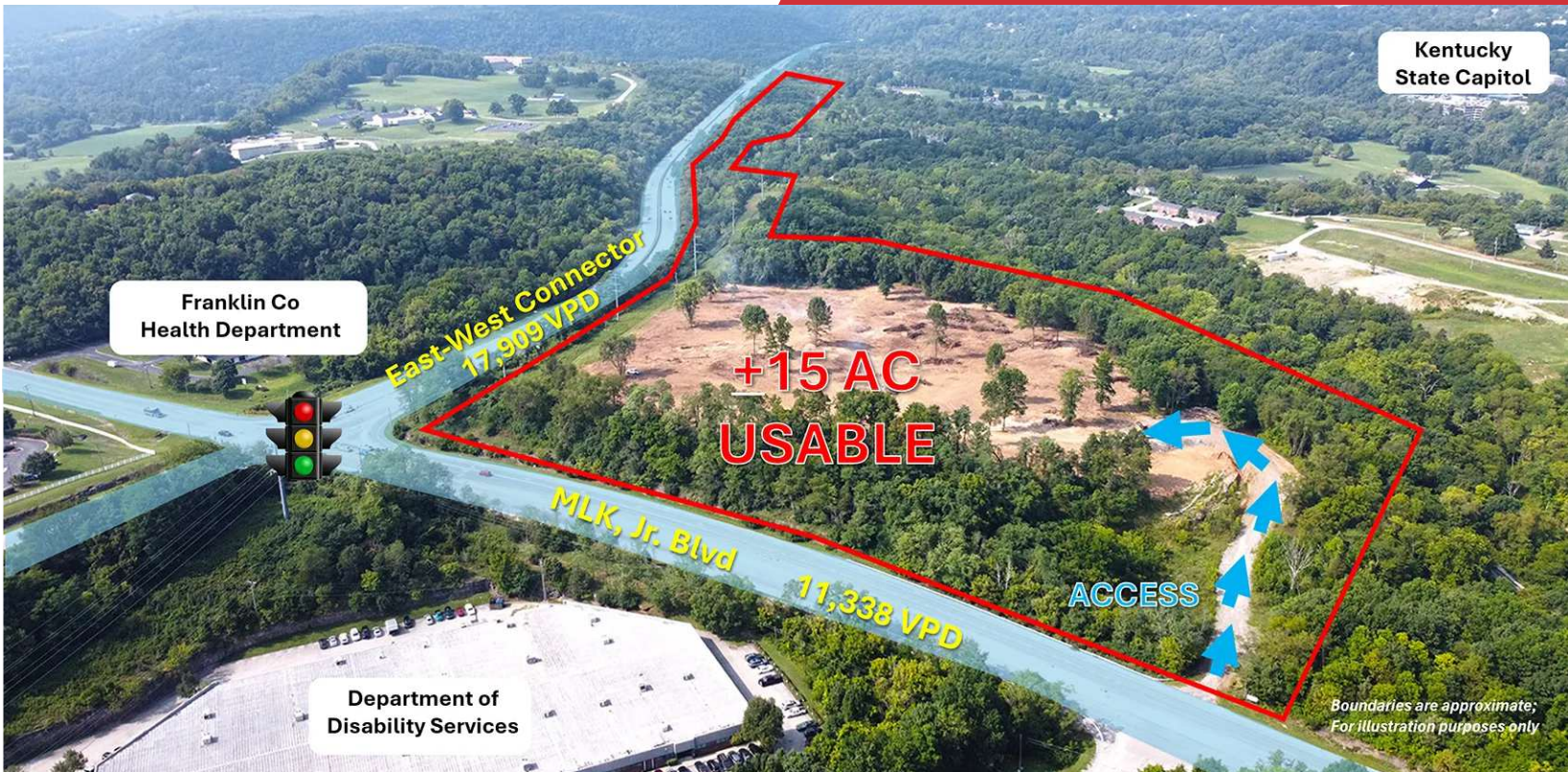
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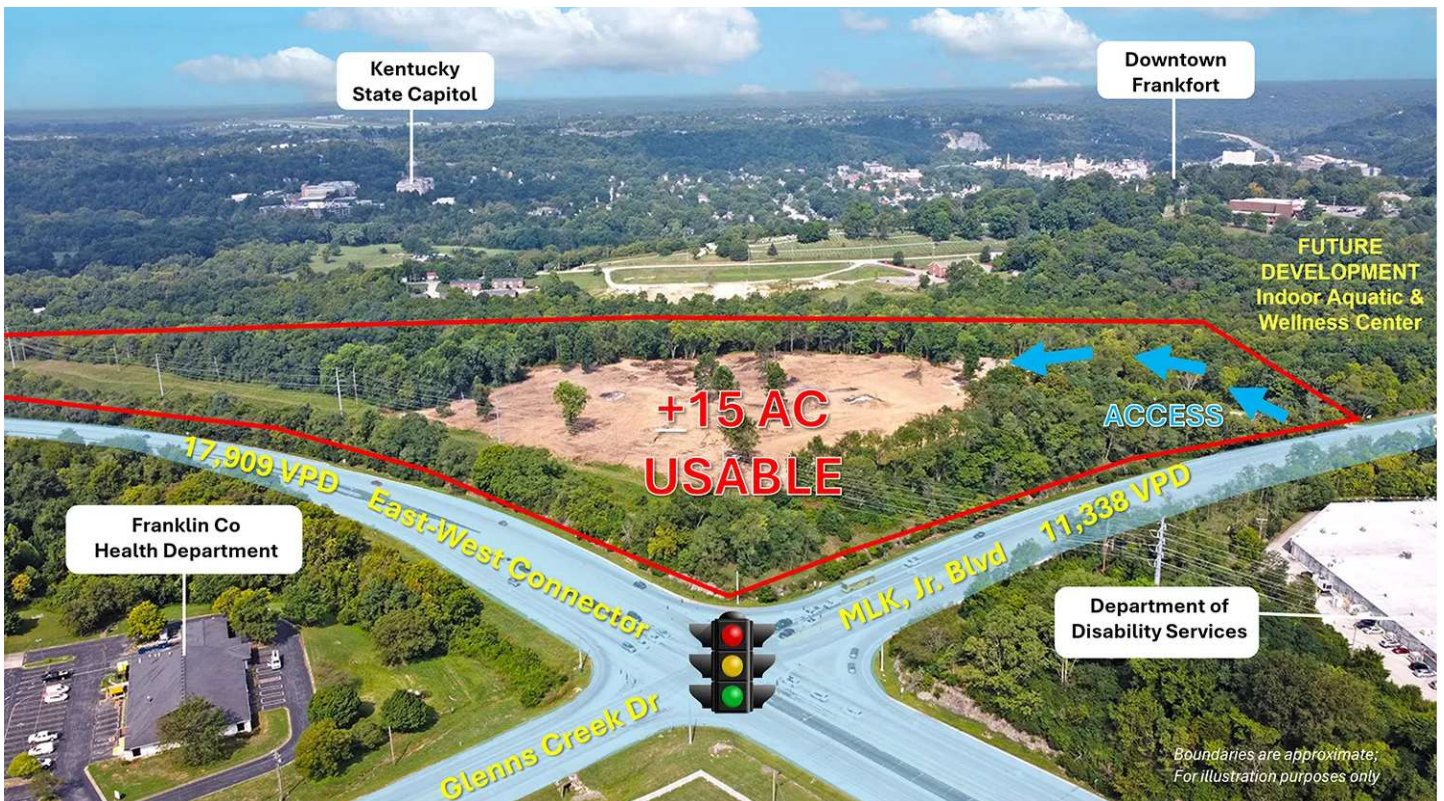
jadams@naiisaac.com | KY #216464

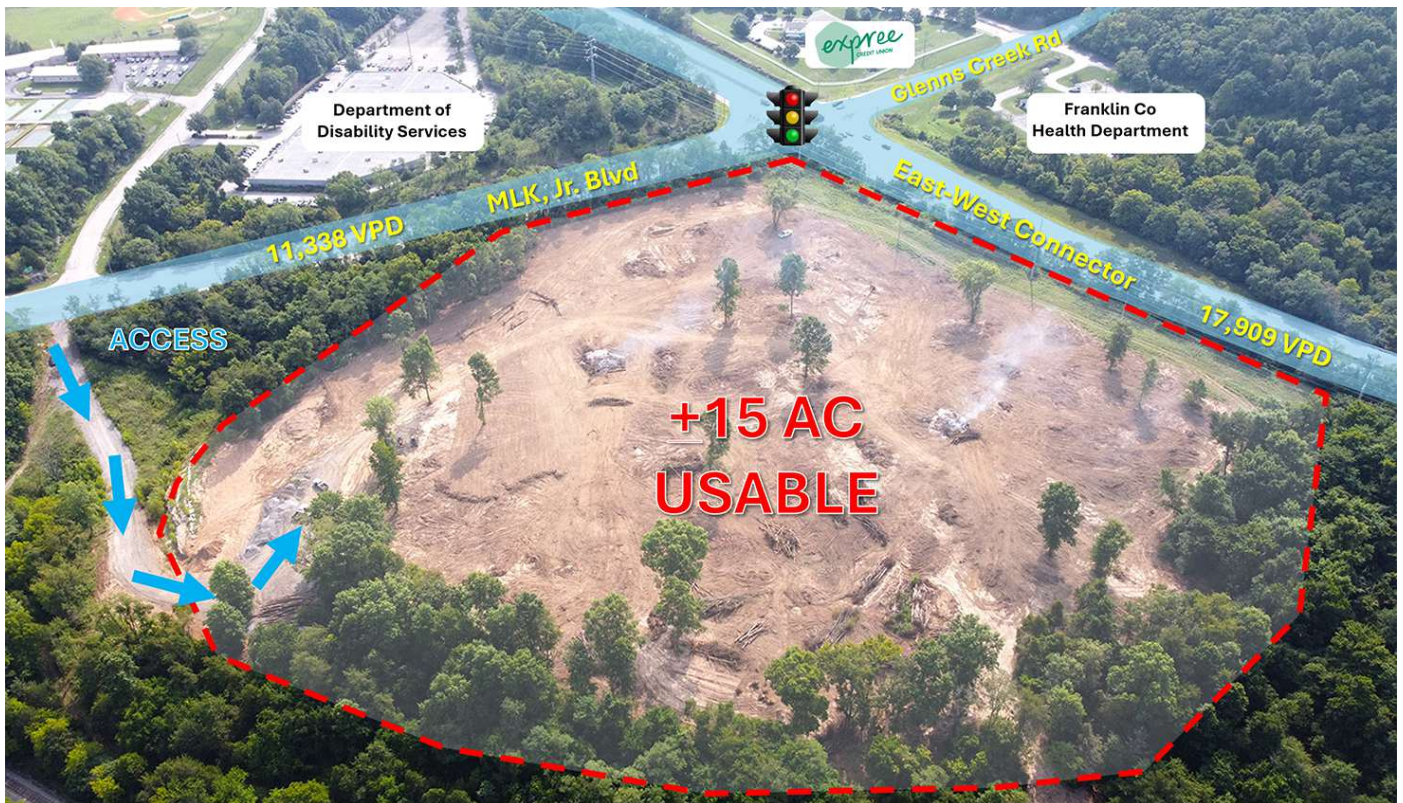
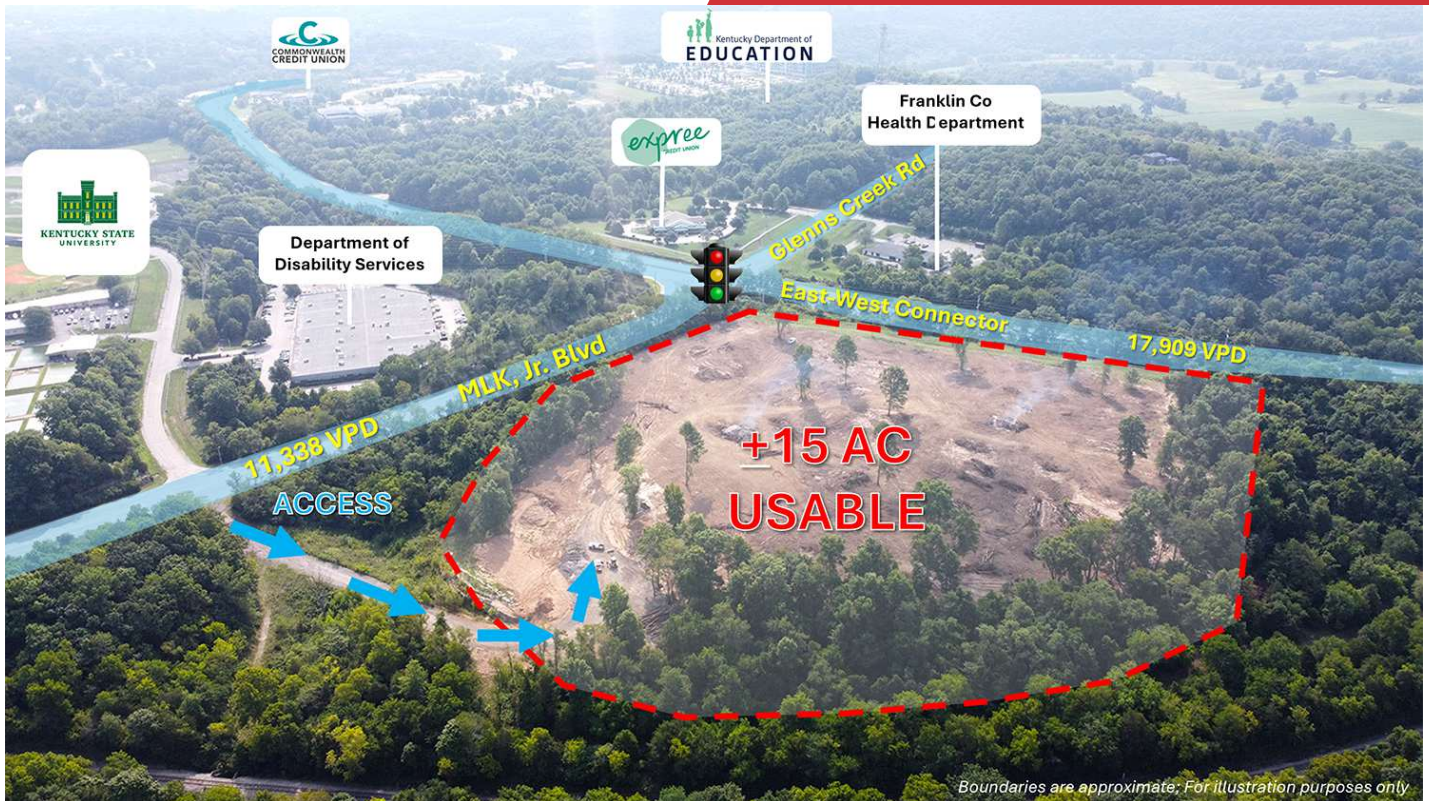
J.L. Cannady, CCIM

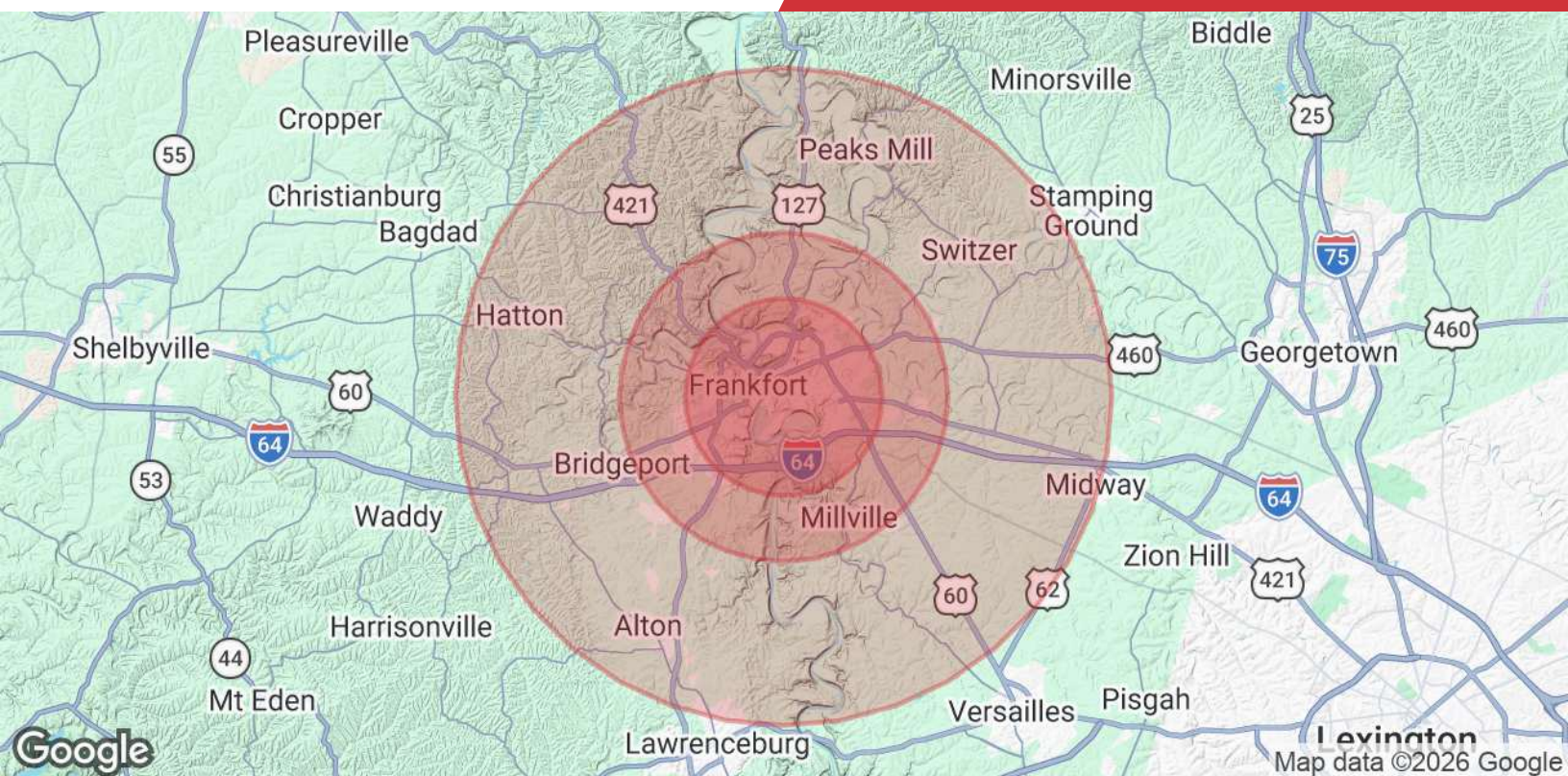
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jlcanady@naiisaac.com | KY #218275









Population

	3 Miles	5 Miles	10 Miles
Total Population	31,062	41,034	57,283
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	13,601	17,744	24,111
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$83,145	\$90,518	\$94,707
Average House Value	\$202,289	\$224,397	\$246,139

Demographics data derived from STDB 2025