

**PARKSIDE CENTER**  
 7700 John Davis Drive  
 Frankfort, KY 40601

OWNED & OPERATED BY:  
**GNL** GLOBAL NET LEASE

**Anchor**  
 ASSOCIATES

**FOR LEASE**  
**1,400 SF - 15,000 SF**

**HIGHLIGHTS**

- 181,620 SF power center located off I-64 in Frankfort, KY with 1,400 SF - 15,000 SF available, plus outparcels available for lease
- Frankfort is the state capital located along the I-64 corridor between Lexington and Louisville
- Frankfort is home to the historic Buffalo Trace Distillery
- Population of 18,225 within a three mile radius with an average household income of \$104,020
- Parkside Center is located off I-64 & Versailles Road
- Retailers in the center include Kohl's, Michaels, Dick's Sporting Goods, Five Below, Ulta Beauty and TJ Maxx
- Restaurants in the area include Zaxby's Chicken Fingers, Buffalo Wild Wings, KFC, Taco Bell, Cattleman's Roadhouse, Jersey Mike's and Starbucks

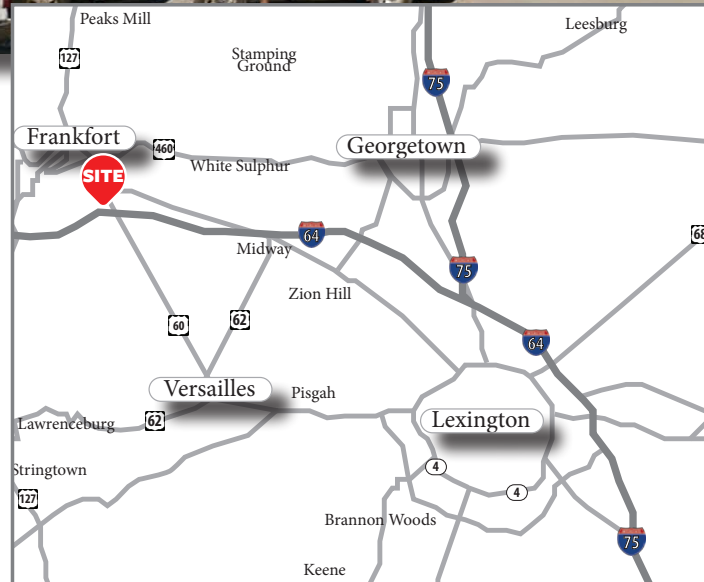
**TRAFFIC COUNTS**

- 24,826 VPD on Versailles Road
- 40,724 VPD on I-64

**DEMOGRAPHICS**

2024 Estimates	1 miles	3 miles	5 miles
Population	2,259	18,225	38,085
Households	1,052	7,749	16,859
Average HH Income	\$105,910	\$104,020	\$98,083
Daytime Employees	3,429	14,652	30,547

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**ANCHOR ASSOCIATES**

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A MEMBER OF  
**CHAINLINKS**  
 RETAIL ADVISORS



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Tenant	Suite	SF
Dick's Sporting Goods	A100	40,000
<b>AVAILABLE (80' X 110')</b>	<b>A200</b>	<b>8,820</b>
<b>AVAILABLE (60' X 70')</b>	<b>A300</b>	<b>4,200</b>
<b>AVAILABLE (20' X 70')</b>	<b>A400</b>	<b>1,400</b>
Family Allergy & Asthma	A420	2,800
Benchmark Physical Therapy	A460	1,400
<b>AVAILABLE (20' X 70')</b>	<b>A480</b>	<b>1,400</b>
<b>AVAILABLE (50' X 70')</b>	<b>A500</b>	<b>3,500</b>
<b>AVAILABLE (42' X 100')</b>	<b>A600</b>	<b>4,200</b>
<b>AVAILABLE (60' X 100')</b>	<b>A700</b>	<b>6,000</b>
Ulta	A800	10,388
Fifth Third Bank ATM	ATM	NA
TJ Maxx	C100	25,000
Michaels	C200	17,254
Maurice's	C300	5,000
Five Below	C400	8,178
AT&T	GH100	1,400

Tenant	Suite	SF
GNC	GH200	1,190
Sleep Outfitters	GH300	5,000
Aspen Dental	N100	3,200
Jersey Mike's	N200	1,500
Paradise Nails	N300	1,400
<b>COMING AVAILABLE JULY 2024</b>	<b>N400</b>	<b>1,400</b>
Koi Express	N500	1,400
Visionworks	N600	3,500
Buffalo Wild Wings	N900	4,916
Starbucks	OUT1	1,753
Dairy Queen	OUT2	3,000
Cattleman's Roadhouse	OUT3	5,767
Tire Discounters	OUT4	5,932
<b>Total GLA:</b>	<b>30,920 SF</b>	



RIVERFORD CROSSING  
 303 UPSCALE  
 MULTI-FAMILY UNITS

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