



# Aerial and demographics

| Demographics     | 5 Mile Radius  |
|------------------|----------------|
| Population       | 37,867         |
| Total Households | 16,219         |
| Avg. HH Income   | \$66,545       |
| Median Age       | 40.8           |
| Demographics     | 7 Mile Radius  |
| Population       | 47,026         |
| Total Households | 19,794         |
| Avg. HH Income   | \$67,325       |
| Median Age       | 41.2           |
| Demographics     | 10 Mile Radius |
| Population       | 73,971         |
| Total Households | 30,373         |
| Avg. HH Income   | \$70,140       |
| Median Age       | 40.9           |

Source: ESRI 2018



# Parkside Center

Dick's Sporting Goods, Kohl's, Michaels, Ulta

## Community Center at a glance

- Parkside Center is located in Frankfort, Kentucky, which is the only retail hub along the I-64 corridor between Lexington and Louisville
- The property of 181,620 s.f. is a new retail development consisting of available retail space and outlot parcels available for lease or build-to-suit
- Frankfort is the capital of Kentucky with a diverse and thriving economy driven by state government offices, education, manufacturing, distilling, and tourism
- The state capital employs 20,000 people and the nearby Kentucky State University has approximately 3,000 students
- Additionally, Frankfort is located in "horse country" where the equine industry provides a \$3 billion impact to the states economy

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Owned and Operated By  
**American  
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# Parkside Center Site Plan



| Tenant                     | Suite # | s.f.   |
|----------------------------|---------|--------|
| Dick's Sporting Goods      | A100    | 40,000 |
| AVAILABLE                  | A200    | 8,820  |
| AVAILABLE                  | A300    | 1,400  |
| AVAILABLE                  | A320    | 1,400  |
| AVAILABLE                  | A340    | 1,400  |
| AVAILABLE                  | A400    | 1,400  |
| Family Allergy & Asthma    | A420    | 2,800  |
| Benchmark Physical Therapy | A460    | 1,400  |
| AVAILABLE                  | A480    | 1,400  |
| AVAILABLE                  | A500    | 3,500  |
| AVAILABLE                  | A600    | 4,200  |
| AVAILABLE                  | A700    | 6,000  |
| Ulta Salon                 | A800    | 10,388 |
| Fifth Third Bank ATM       | ATM     | -      |
| TJ Maxx                    | C100    | 25,000 |
| Michaels #1066             | C200    | 17,254 |
| AVAILABLE                  | C300    | 5,000  |
| Five Below                 | C400    | 8,178  |
| AT&T                       | GH100   | 1,400  |
| AVAILABLE                  | GH200   | 1,190  |
| Sleep Outfitters           | GH300   | 5,000  |
| Aspen Dental               | N100    | 3,200  |
| Sprint                     | N200    | 1,500  |
| Paradise Nails             | N300    | 1,400  |
| Planet Salon               | N400    | 1,400  |
| Koi Express                | N500    | 1,400  |
| Visionworks                | N600    | 3,500  |
| Buffalo Wild Wings         | N900    | 4,916  |
| Starbucks                  | OUT1    | 1,753  |
| Dairy Queen Grill & Chill  | OUT2    | 3,000  |
| Cattleman's Roadhouse      | OUT3    | 5,767  |
| Tire Discounters           | OUT4    | 5,932  |
| Total GLA: 182,298 s.f.    |         |        |

| Tenant                 | Suite #   | Acres |
|------------------------|-----------|-------|
| AVAILABLE - Lease/BTS  | Outparcel | 7.26  |
| AVAILABLE - Lease/BTS  | Outparcel | 0.86  |
| AVAILABLE - Lease/BTS  | Outparcel | 2.12  |
| AVAILABLE - Lease/BTS  | Outparcel | 1.00  |
| AVAILABLE - Lease/BTS  | Outparcel | 1.54  |
| Total GLA: 12.78 Acres |           |       |

