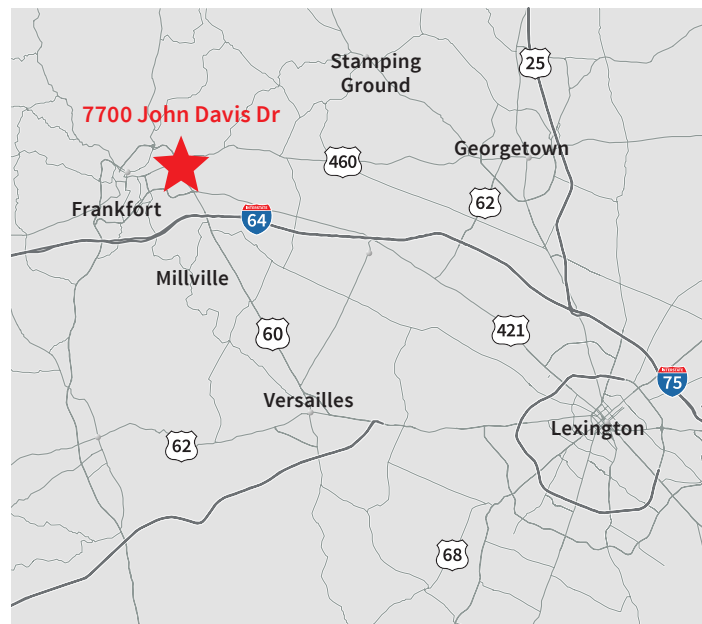




Aerial and demographics

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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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 (Coming Soon)	A460	1,400
GNC	A480	1,400
The Children's Place	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
Jack's Pets	C300	5,000
Five Below (Coming Soon)	C400	8,178
AT&T	GH100	1,400
AVAILABLE	GH200	1,190
Sleep Outfitters (Coming Soon)	GH300	5,000
Aspen Dental	N100	3,200
Sprint	N200	1,500
Paradise Nails	N300	1,400
Planet Salon	N400	1,400
Koi Express (Coming Soon)	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

