

930 LOUISVILLE  
ROAD

930 Louisville Road | Frankfort, KY



Dahlem



# THE SPACE

Location	930 Louisville Road Frankfort, KY 40601
Square Feet	1,500
Annual Rent PSF	\$23.00
Lease Type	NNN

Notes Available August 1, 2025

# HIGHLIGHTS

- Great Visibility & Access
- Convenient Parking
- Shared Site With Jimmy Johns & OMG Donuts



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,115	21,477	42,228

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$86,470	\$79,894	\$83,884

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,861	9,527	18,258



# SUBJECT PROPERTY

FRANKFORT, KY

## FRANKFORT



FRANKFORT HIGH SCHOOL



Juniper Hill Golf Course

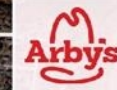
LOUISVILLE RD



Capital City Airport



KENTUCKY STATE POLICE



COMING SOON!!!  
Paddocks of Frankfort - New \$150M,  
mixed used development,  
anchored by Target





# DEVELOPMENT PLAN CERTIFICATIONS

**CERTIFICATE OF APPROVAL**  
I HEREBY CERTIFY THAT THE FINAL DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE REGULATIONS FOR FRANKLIN COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED HEREON OR IN THE MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED AS THE OFFICIAL PLAN FOR WHICH BUILDING PERMITS MAY BE ISSUED.

CHAIRMAN, FRANKFORT-FRANKLIN CO. PLANNING COMMISSION OR DESIGNEE DATE

**CERTIFICATION BY REVIEW AGENCIES**  
I (WE) HEREBY CERTIFY THAT THESE PLANS HAVE BEEN REVIEWED BY OUR AGENCY AND THAT THE IMPROVEMENTS SHOWN HEREIN MEET OR EXCEED ALL THE REQUIREMENTS OF OUR AGENCY (AGENCIES) AND BUILDING PERMITS MAY BE ISSUED PURSUANT TO THESE PLANS.

FRANKFORT PLANT BOARD-ELECTRIC DATE  
FRANKFORT PLANT BOARD-WATER DATE  
FRANKFORT PLANT BOARD-TELECOM DATE  
FRANKFORT FIRE DEPARTMENT DATE  
PUBLIC WORKS DEPARTMENT DATE  
COLUMBIA GAS DATE  
AT&T DATE

**CERTIFICATION OF AGREEMENT**  
I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS FINAL DEVELOPMENT PLAN WITH MY (OUR) FREE CONSENT, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED HEREON OR IN THE MINUTES OF THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION. I (WE) FURTHERMORE UNDERSTAND THAT BUILDING PERMITS FOR CONSTRUCTION CAN ONLY BE ISSUED FOLLOWING THIS PLAN AND THAT AMENDMENTS TO THE PLAN CAN BE MADE ONLY BY OFFICIAL COMMISSION ACTION.

OWNER DATE

**ROADWAY ENTRANCE CERTIFICATION**  
I CERTIFY THAT AN ENTRANCE FROM THE PROPOSED DEVELOPMENT MAY BE GRANTED ONTO THE CITY STREET, COUNTY ROAD, OR STATE HIGHWAY SHOWN ON THE PLAN DESCRIBED HEREON. HOWEVER, AN ENTRANCE PERMIT FOR EACH LOT WILL BE REQUIRED AFTER STRUCTURE LOCATION IS ESTABLISHED.

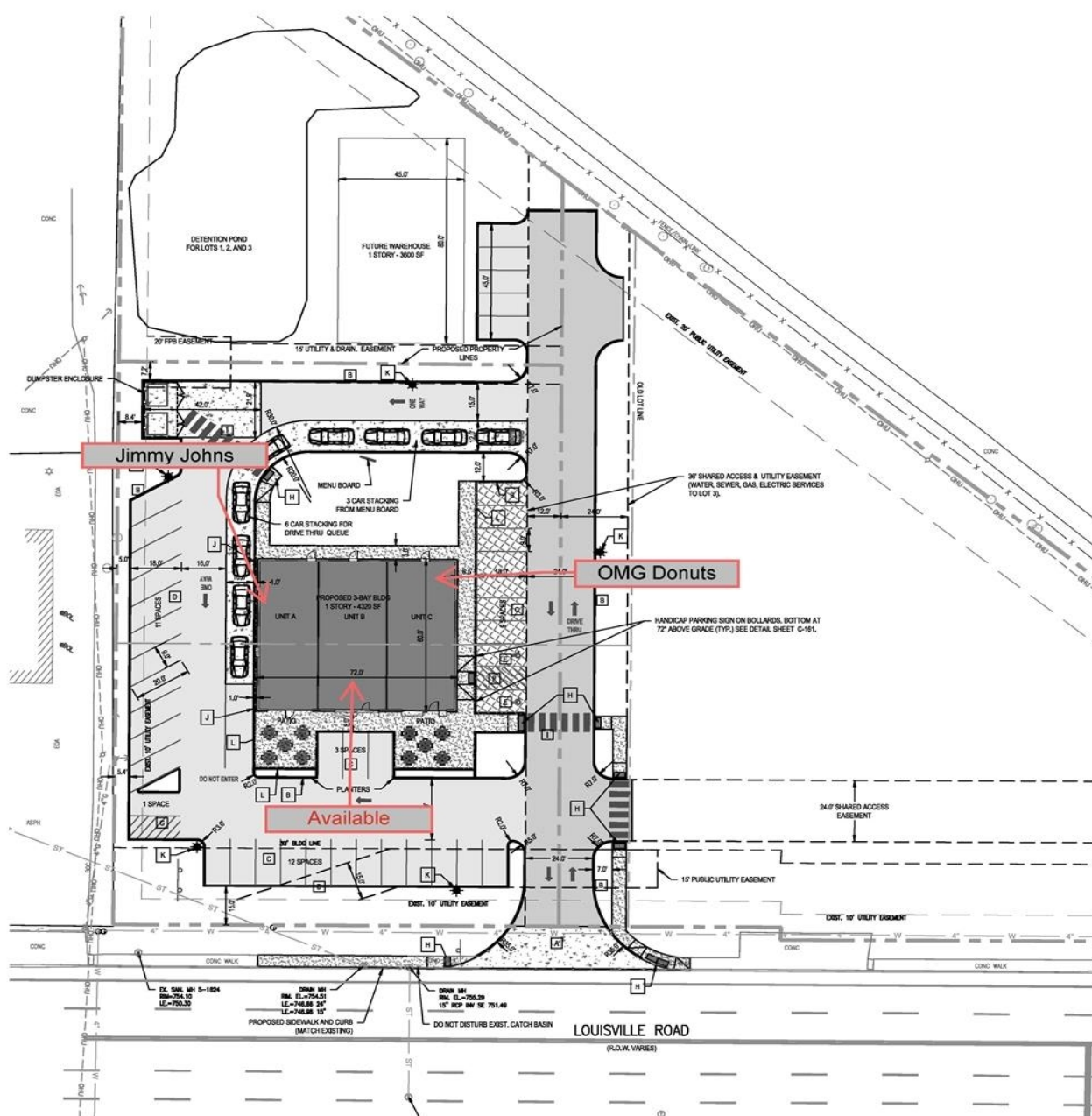
STREET, ROAD OR HIGHWAY OFFICIAL DATE

**ACCEPTANCE OF EASEMENT RESTRICTIONS**  
THE AREAS INDICATED ON THE SITE PLAN BY DASHED LINES AND MARKED UTILITY EASEMENTS ARE HEREBY RESERVED FOR USE BY FRANKFORT PLANT BOARD, COLUMBIA GAS, CONTROLLED UTILITIES AND CITY OF FRANKFORT-FRANKLIN COUNTY FACILITIES, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO: 1. CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES, PIPE LINES, AND/OR UNDERGROUND LINES 2. RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM INDICATED EASEMENTS 3. RIGHT TO TRIM OR REMOVE ANY TREES, SHRUBS, OR UNDERGROWTH NECESSARY TO MAINTAIN PROPER SERVICE AND 4. RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD, OR PREVENT USE OF THE EASEMENT FOR ITS INTENDED PURPOSES, OR TO LIMIT OR UNDO ACCESS THROUGH COVER AND ALLOW EASEMENT TO THE SAID SERVICE OF POLES, CABLES, TRANSFORMERS, ENCLOSURES, OR LINES. IT IS UNDERSTOOD THAT AS PART OF THE EASEMENT STRIP OPTION THAT OWNERS, THEIR HEIRS, OR ASSIGNS HEREBY AGREE THAT NO EXCAVATION WILL BE ATTEMPTED WITHIN FIVE (5) FEET OF ANY BURIED FACILITIES INSTALLED WITHIN THE EASEMENT STRIP. BURIED FACILITIES SHALL BE LOCATED PRIOR TO EXCAVATION BY CALLING BUD 1-800-732-4007. PROPERTY OWNERS WHO PLACE, CONSTRUCT, BUILD, OR INSTALL STRUCTURES, TREES, FENCES, LANDSCAPING, OR ANY OTHER ITEM WITHIN THE EASEMENT, MAY BE SUBJECT TO CHARGES RELATING TO THE REMOVAL OF SUCH ITEMS. PROPERTY OWNERS ARE TO USE AND ENJOY THE SAID LANDS INCLUDED IN THE EASEMENT STRIPS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT AND PRIVILEGES HEREIN RESERVED.

OWNER/APPLICANT DATE

**CERTIFICATION OF SANITARY SEWERS WHEN SEWERS ARE EXISTING AND ADJACENT**  
THE FRANKFORT SEWER DEPARTMENT HEREBY CERTIFIES THAT THE PROPERTY (PROPERTIES) ORIGINATED BY THIS ACTION CAN BE SERVED BY A PUBLIC SEWER BY ACCESS ACROSS PUBLIC RIGHT OF WAY OR DEDICATED EASEMENT AND WITHOUT OTHERWISE CROSSING PRIVATE PROPERTY. WE FURTHER CERTIFY THAT ALL EASEMENTS OR RIGHTS OF WAY NOTED ON THIS PLAN ARE ACCEPTABLE TO THE FRANKFORT SEWER DEPARTMENT AND BASED ON THE INFORMATION PROVIDED TO US, MEET THE PROPERTY RIGHTS REQUIREMENTS OF THE FRANKFORT SEWER DEPARTMENT. THIS ACTION DOES NOT RELEASE ANY PROPERTY RIGHT NOT SPECIFICALLY NOTED.

FRANKFORT SEWER DEPARTMENT



## LAYOUT AND PAVING GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, ORDINANCES AND STATE LAWS, ONE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND RELOCATE LINES AS NECESSARY FOR CONSTRUCTION.
5. ALL DAMAGE TO EXISTING PAVEMENT FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIME MATERIALS AND CROSS SECTION AT CONTRACTOR'S EXPENSE.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
7. CONCRETE WALKS, APRONS, AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMP, SIDEWALK SLOPES, AND DRIVEWAY RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT LOCAL REQUIREMENTS AND AS APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
8. CONCRETE JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/2 THE CONCRETE THICKNESS AND SHALL OBTAIN CONCRETE ROUGHLY BY SQUARES WITH MAXIMUM 10' SEGMENTS.
9. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, EDGE OF ASPHALT OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL DEPOSE OF EXCESS MATERIAL IN A LEGAL MANNER AT THE CONTRACTOR'S EXPENSE.

## SITE DATA TABLE

MUNICIPALITY:	FRANKFORT
PARCEL NUMBER:	048-40-00-002.00 & 048-40-00-003.00
ZONING DISTRICT:	HIGHWAY COMMERCIAL (CH)
TOTAL LOT AREA:	0.80 ACRE (PROPOSED)
TOTAL DISTURBED AREA:	1.39 ACRE
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	10'
BUILDING FOOTPRINT AREA:	4320 SF
BUILDING HEIGHT:	16'
BUILDING LOT COVERAGE:	12.4%
SITE IMPERVIOUS AREA:	30,076 SF**
PARKING	REQUIREMENT PROVIDED
PARKING CALCULATION:	36 36
ACCESSIBLE PARKING SPACES:	2 2

\*\*NOTE: IMPERVIOUS AREA INCLUDES PROPOSED PERMEABLE PAVING (1625 SF) AND DRIVE ASLE/SIDEWALK BEYOND THE PROPOSED LOT BOUNDARY.

## SITE PLAN KEY NOTES:

- A. PROPOSED ACCESS DRIVE, CURB RAMP PER KYTC ENCROACHMENT PERMIT REQUIRED.
- B. PROPOSED 8'X10' POST CURE DETAIL SHEET C-100.
- C. PROPOSED 8'X10' PARKING SPACE MARKED WITH 4" WHITE PAINT STRIPS, MEASURED CENTER TO CENTER.
- D. PROPOSED 8'X10' PARKING SPACE MARKED WITH 4" WHITE PAINT STRIPS, MEASURED CENTER TO CENTER.
- E. PROPOSED 8'X10' ACCESSIBLE PARKING SPACE MARKED WITH 4" BLUE PAINT STRIPS & BLUE PAINTED GRAPHIC.
- F. PROPOSED 8'X10' ACCESSIBLE ASLE MARKED WITH 4" BLUE PAINT STRIPS.
- G. PROPOSED 10' PARKING SPACE MARKED WITH 4" WHITE PAINT STRIPS, 45° HATCH AT 30° SPACING.
- H. PROPOSED SIDEWALK CURB RAMP WITH MONSIEUR SURFACE (12% MAX SLOPE) PER ADA STANDARDS.
- I. PROPOSED LONGITUDINAL CROSS WALK MARKING, WHITE PAINT 72"X4" SPALED AT 24" EDGE TO EDGE.
- J. PROPOSED PIPE BOLLARD.
- K. PROPOSED SITE LIGHTING.
- L. TURN-DOWN CURB DETAIL SHEET C-100.

- HEAVY DUTY ASPHALT PAVEMENT (DETAIL C-100)
- LIGHT DUTY ASPHALT PAVEMENT (DETAIL C-100)
- CONCRETE PAVEMENT (DETAIL C-100)
- POROUS ASPHALT PAVEMENT (DETAIL C-100)
- CONCRETE SIDEWALK (DETAIL C-100)



GRAPHIC SCALE: FEET  
0 10 20 30 40 50



Know what's below.  
Call before you dig.

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dahlem and it should not be made available to any other person or entity without the written consent of Dahlem.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

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