

SCOTLAND CENTRE

2088 Versailles Rd | Frankfort, KY 40601



TRAFFIC COUNTS

- 48,000 VPD on I-64
- 28,000 VPD on US 60 (Versailles Rd.)

KEY HIGHLIGHTS

- 185 Acre Proposed Mixed-Use Development featuring over 600,000 sf of retail/restaurant use, 300+ Multi-Family units, and 80+ Single-Family Lots
- First retail hub along the Westbound I-64 corridor from Lexington and the I-75 Interchange, and last Eastbound hub for 27+ miles
- More than 150,000 residents with an average household income of \$62,000. 15,000+ Employees commuting to Frankfort daily
- I-64 Visibility
- Frankfort, the capital of Kentucky, is situated in between Kentucky's two largest cities; 38 miles east of Louisville & 22 miles west of Lexington

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2021 Estimated Population	12,787	33,583	145,837
2021 Estimated Households	5,526	14,415	58,023
Average Household Income	\$87,271	\$76,986	\$66,052
Median Household Income	\$67,707	\$61,927	\$44,681

OWNER/AGENT

Marcus Nidiffer

(423) 571-7012 (Cell)

Email: marcusn@ira-realty.com

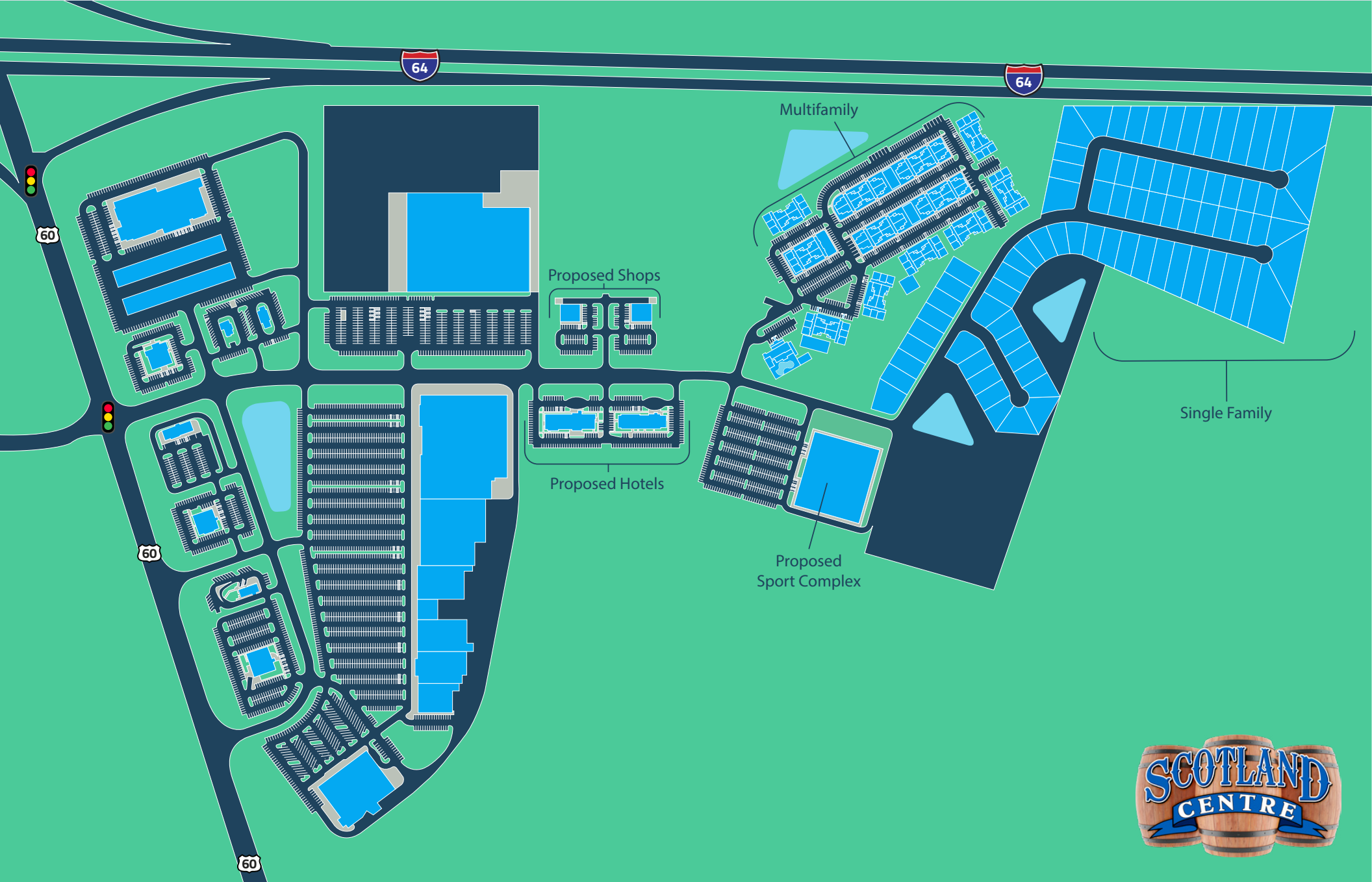
Chase Roswall

423.612.2576 (Cell)

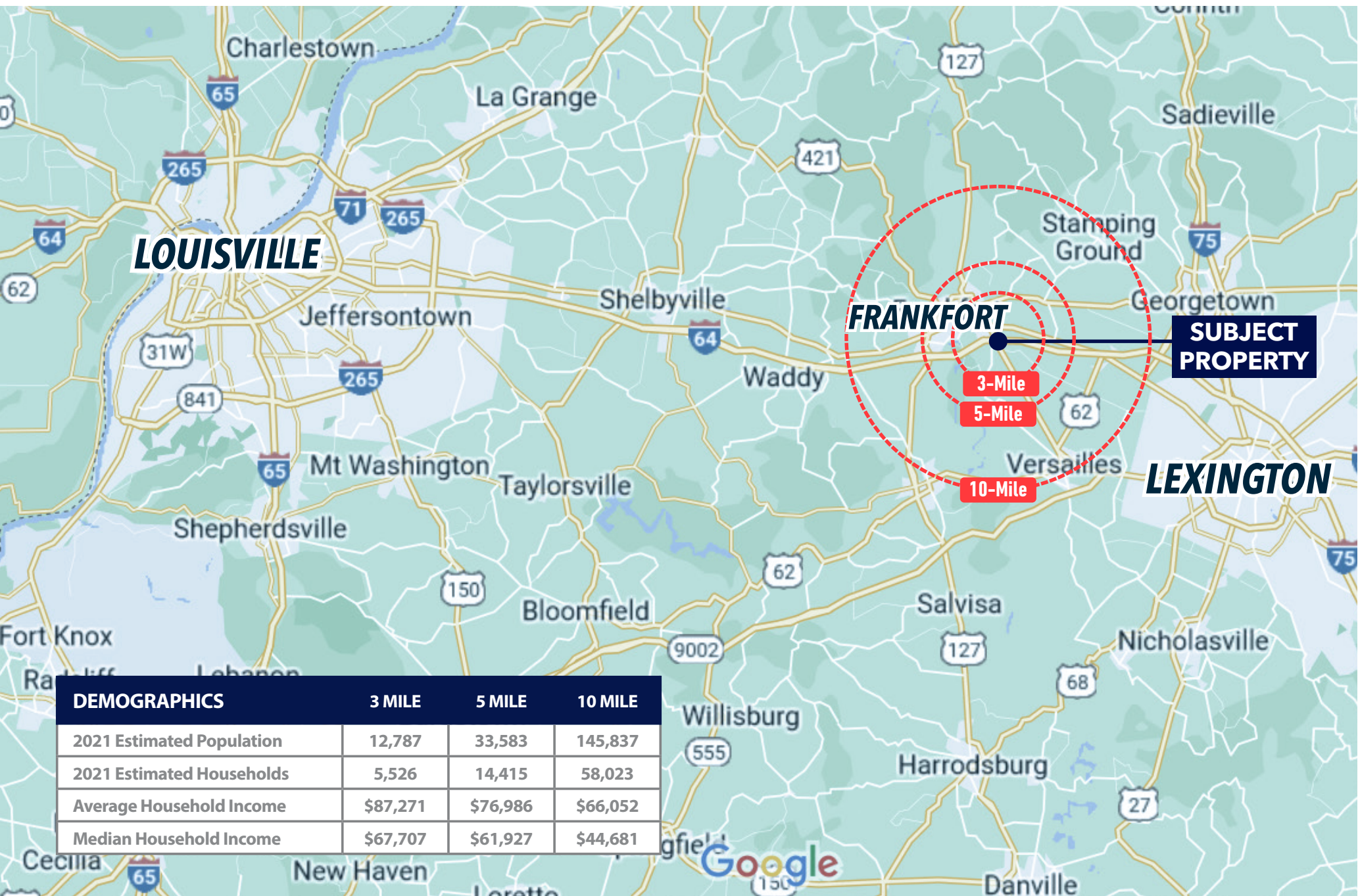
chaser@ira-realty.com



CONCEPTUAL SITE PLAN



REGIONAL MAP & DEMOGRAPHICS



MIDRANGE AERIAL



CLOSEUP AERIAL

