

Concept Visuals



Frankfort Boutique Lodging Facility Impact Study

Frankfort, Kentucky

Hunden Strategic Partners evaluated the Broadway Building, LLC's application for the Kentucky Tourism Development Act (KTDA) tax incentive program to develop a new \$10.9 million experiential hotel-anchored redevelopment of the historic old Simon Warehouse in Frankfort, Kentucky. The Project is located within walking distance from the Capitol and downtown Frankfort, across the street from the Kentucky History Museum and minutes away from numerous popular bourbon distilleries. The hotel is proposed to consist of 35,900 square feet while the separate corner building is proposed to consist of 1,911 square feet of space. The project is proposed to include:

- 45 guest rooms,
- Tasting room,
- 745 square feet of retail space (bakery and butcher shop), and
- 970 square feet of event space.

The Project is expected to generate tens of millions in net new Kentucky spending. Hunden prepared a report that included estimated costs, project feasibility, and economic impact.

The final report demonstrated that the proposed development met all the criteria identified by the KTDA.

Client: Kentucky Tourism & Heritage Cabinet

Time Period: 2021