





# Established retail/flex property situated in a growing community.

## PROPERTY HIGHLIGHTS

- + ± 38,000 SF development
- + Easy access to I-65 via Bethel Road and Louisville Hwy (US 31W)
- + Yard space negotiable
- + Three (3) retail/flex spaces available

#### **RETAIL / FLEX TYPICAL BAY**

- + 25'x 80' (± 2,000 SF) with storefront
- + 16' clear height
- + 10' x 12' drive-in door
- + 200 Amp, Single-phase power

#### **SCOTT ANDREWS, CCIM**

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## **BILL HACKFORD, CCIM**

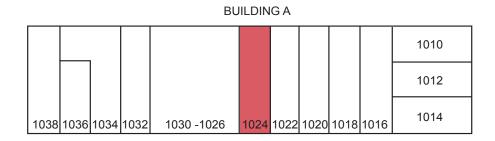
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# Site Plan



STEARMAN DRIVE

## Retail / Flex Spaces Available

Suite	Size	Rate	Available
1011	± 2,000 SF	\$18.00 NN	12/1/2025
1024	± 2,000 SF	\$18.00 NN	Immediately
Various	± 16,000 SF	\$18.00 NN	6/1/2026

#### **BUILDING B**

4000	1001	1019		
1023	1021	1017		
1015				
1013				
1011				

BUILDING A 12 - 25' x 75' bays

3 - 25' x 53' bays Typical Bay ±2,000 SF

**BUILDING B** 

3 - 25' x 75' bays 2 - 25' x 53' bays

2 - 25' x 26.5' bays

# Aerial





31W / LOUISVILLE HWY

35,393 TOTAL POPULATION 5-MILE RADIUS



\$88,600 MEDIAN HOUSEHOLD INCOME 5-MILE RADIUS



\$358,134
MEDIAN HOME VALUE
5-MILE RADIUS



28,031
TOTAL DAYTIME POPULATION
5-MILE RADIUS