



FOR SALE OR LEASE

QSR DRIVE-THRU OPPORTUNITY - FORMER SONIC



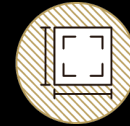
ALPHA
REAL ESTATE ADVISORS

7010 RAGGARD RD #33 | LOUISVILLE, KY 40216

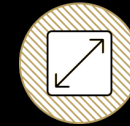
INVESTMENT HIGHLIGHTS



FORMER SONIC DRIVE-THRU
7010 RAGGARD RD SUITE 33
LOUISVILLE, KY 40216



LOT SIZE
0.91 AC



GLA
1,353 SF



YEAR BUILT
2008

PROPERTY HIGHLIGHTS

- For Sale or Lease
- Great redevelopment opportunity
- Large Parcel with Highway Visibility
- Great Access
- Three Main Louisville Schools Nearby
 - Western High School, Farnsley Middle School, & Wellington Elementary
- National Tenants Nearby: Public Storage & Little Caesars
- Off Greenbelt Hwy 1934
 - 20,681 VPD



RETAIL MAP



SUBJECT PROPERTY



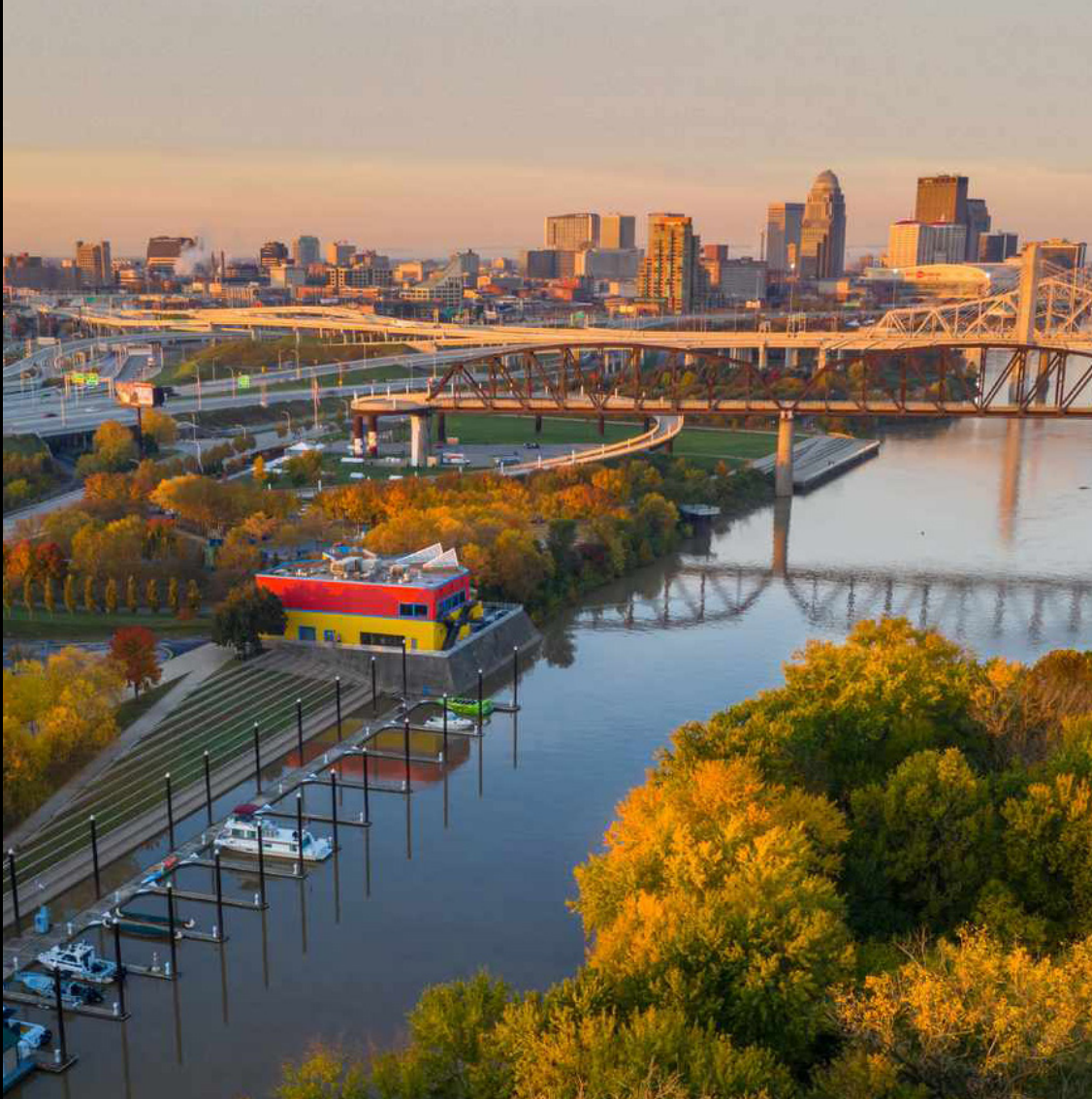
PROPERTY PHOTOS



RETAIL MAP



DEMOGRAPHIC SUMMARY



POPULATION	3 MILE	5 MILES	10 MILES
2023 Population	49,968	112,042	387,227
2028 Population Projection	50,171	112,354	390,167
Annual Growth 2010-2023	0.1%	0.1%	0.2%
Annual Growth 2023-2028	0.1%	0.1%	0.2%
Median Age	38.7	38.6	38

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	20,091	45,102	160,023
2028 Household Projection	20,187	45,269	161,367
Annual Growth 2023-2028	0.1%	0.1%	0.2%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$62,573	\$64,160	\$60,233
Median Household Income	\$50,913	\$52,067	\$44,983
< \$25,000	4,284	9,840	45,948
\$25,000 - 50,000	5,619	11,943	41,225
\$50,000 - 75,000	3,969	9,128	28,404
\$75,000 - 100,000	2,843	6,394	17,839

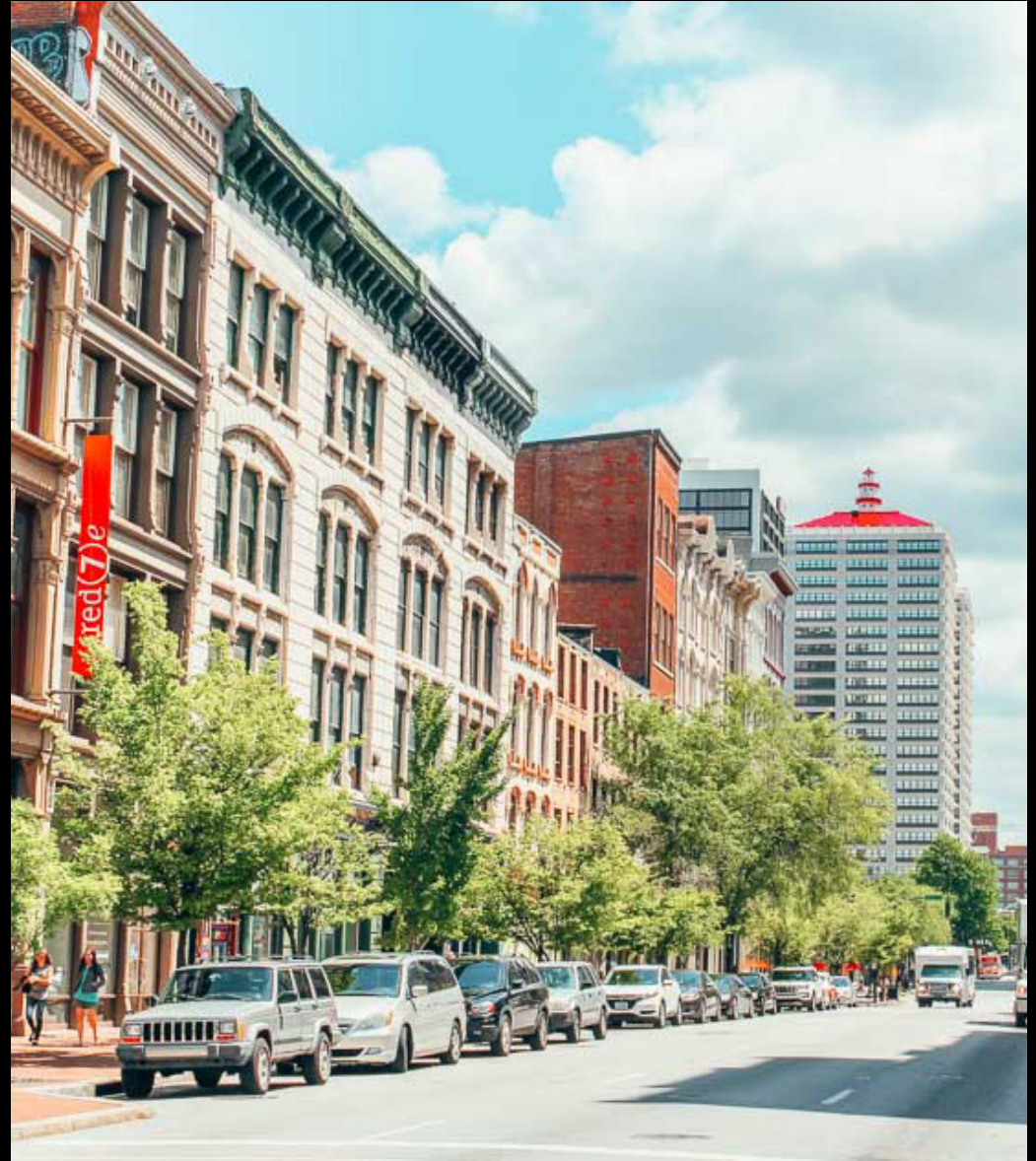


Louisville, KY

Louisville, Kentucky, is a thriving hub for commercial real estate, buoyed by its strategic position as a crossroads for commerce in the Midwest and South. The city's connectivity via major highways and its status as a shipping and logistics powerhouse—home to the Worldport global air-freight hub for UPS—make it an attractive locale for businesses. This logistical advantage is complemented by Louisville's robust infrastructure investments, which enhance its appeal to companies looking to expand or relocate.

Recent developments in Louisville have shown a keen focus on revitalizing urban spaces and expanding the commercial real estate market. Projects such as the renovation of the historic Whiskey Row have transformed aging buildings into vibrant mixed-use developments that combine retail, office, and residential spaces. These efforts are designed to boost local commerce and attract more businesses to the downtown area, which benefits from high foot traffic and a growing tourism sector.

Major companies headquartered in Louisville, including Humana and Yum! Brands, underscore the city's economic diversity and capacity to support large corporate operations. The city's real estate market is further stimulated by proactive community development initiatives that aim to enhance quality of life and make Louisville an even more attractive place to live and work. Louisville's bustling market and ongoing development projects present significant opportunities to attract tenants seeking to capitalize on the city's growth and vibrant community life.



EXCLUSIVELY LISTED BY

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