

For Lease

Industrial Property

\$9.70 SF/yr



3258 Ruckriegel Pkwy

3258 Ruckriegel Pkwy
Jeffersontown, Kentucky 40299

Property Highlights

- Located in Jeffersontown
- Warehouse space can be expanded

Property Description

This former Jarboes Plumbing and HVAC headquarters is listed for lease and available for immediate occupancy. With a convenient location in the heart of Jeffersontown, the property is ideal for another contractor or small distribution use. It is currently configured for a heavier office user, but the landlord is willing to demolish some office to create additional warehouse space.

OFFERING SUMMARY

Available SF	10,000 SF
Lease Rate	\$9.70 SF/yr (NN)
Lot Size	0.94 Acres
Building Size	10,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	203	\$95,804
0.5 Miles	863	\$95,917
1 Mile	5,638	\$94,780

For more information

Clay F. Manley III

O: 502 583 4040 x305
cmanley@naifortis.com

Mark Wardlaw

O: 502 583 4040 x304
mwardlaw@naifortis.com

For Lease

Industrial

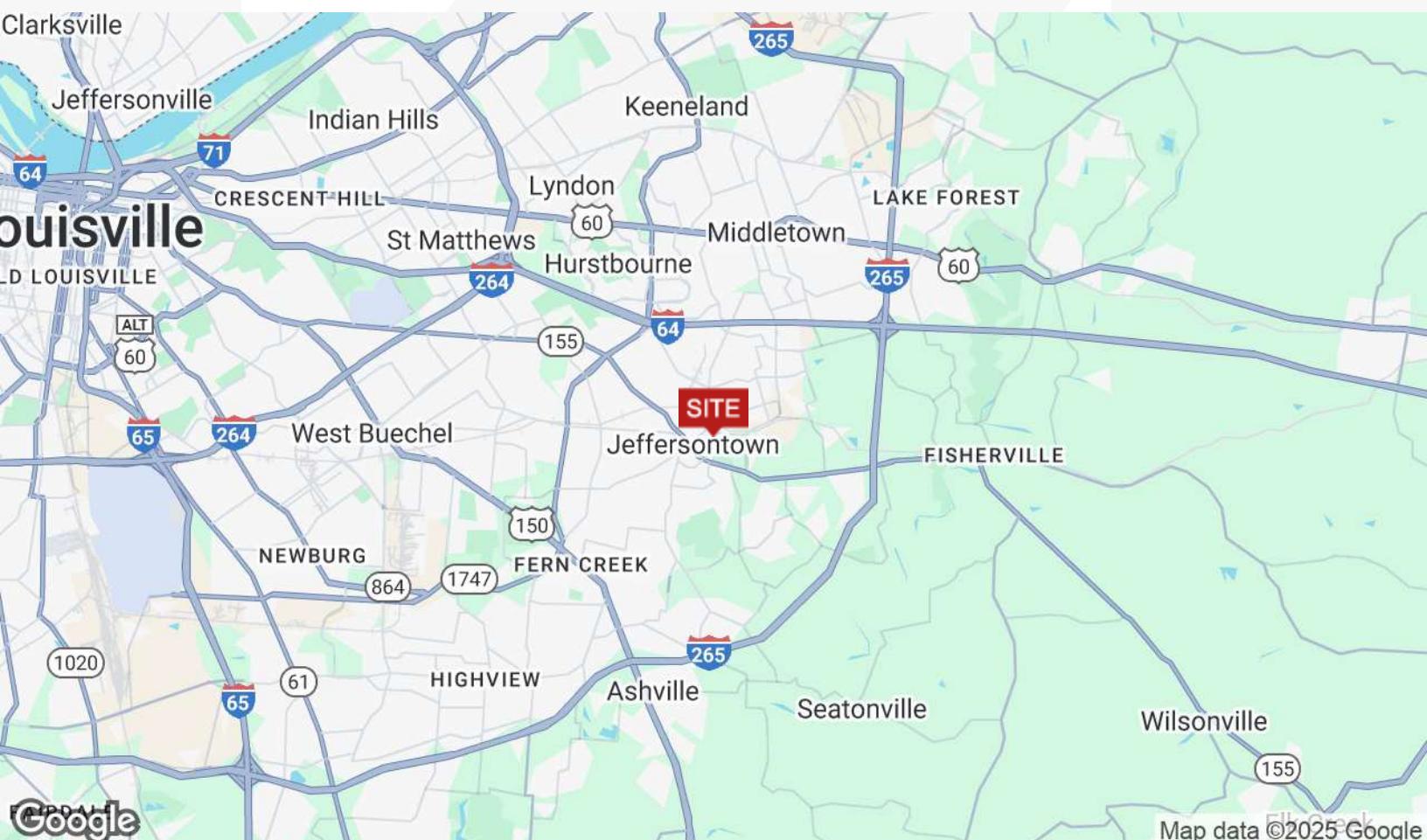
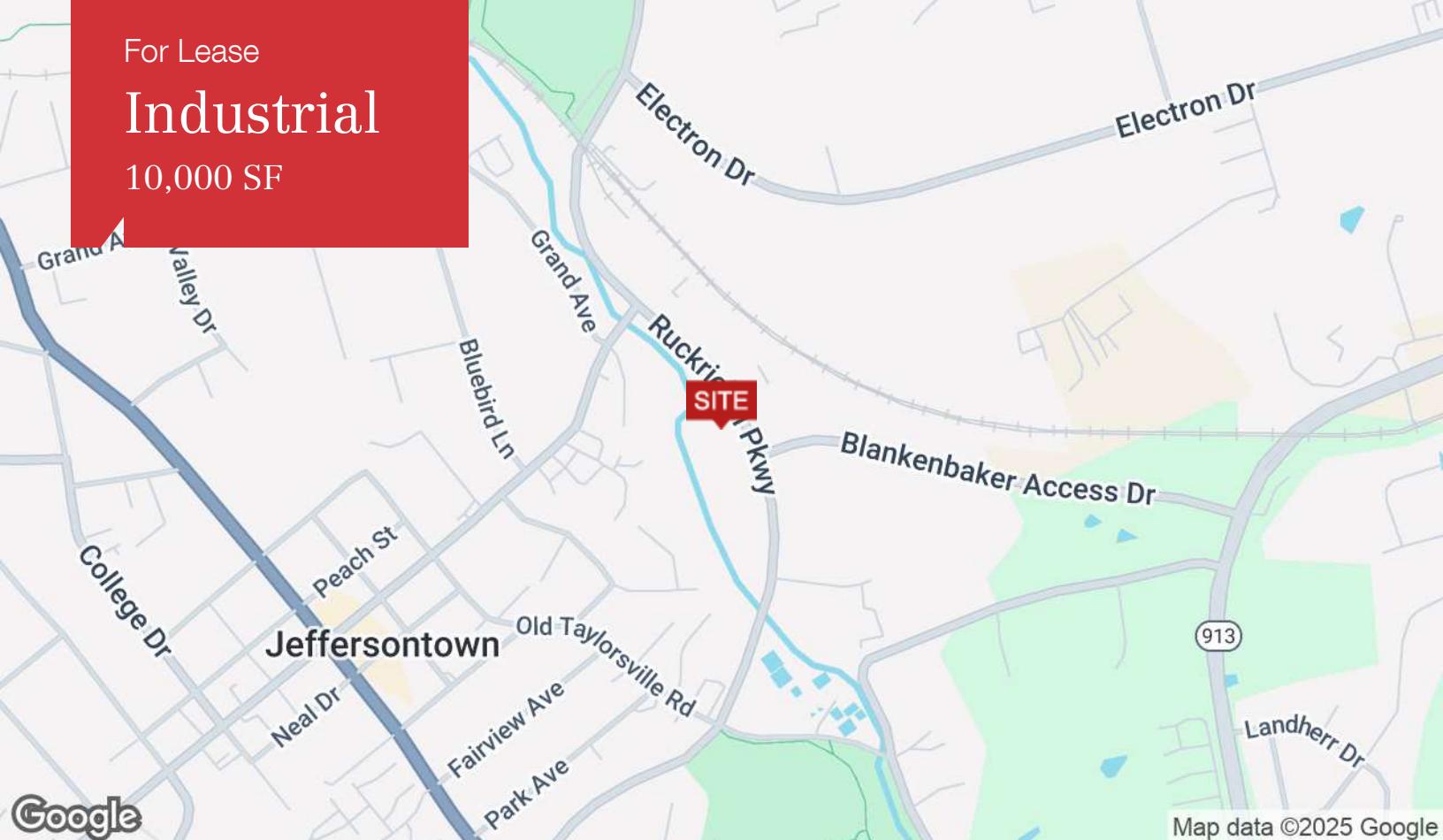
10,000 SF



For Lease

Industrial

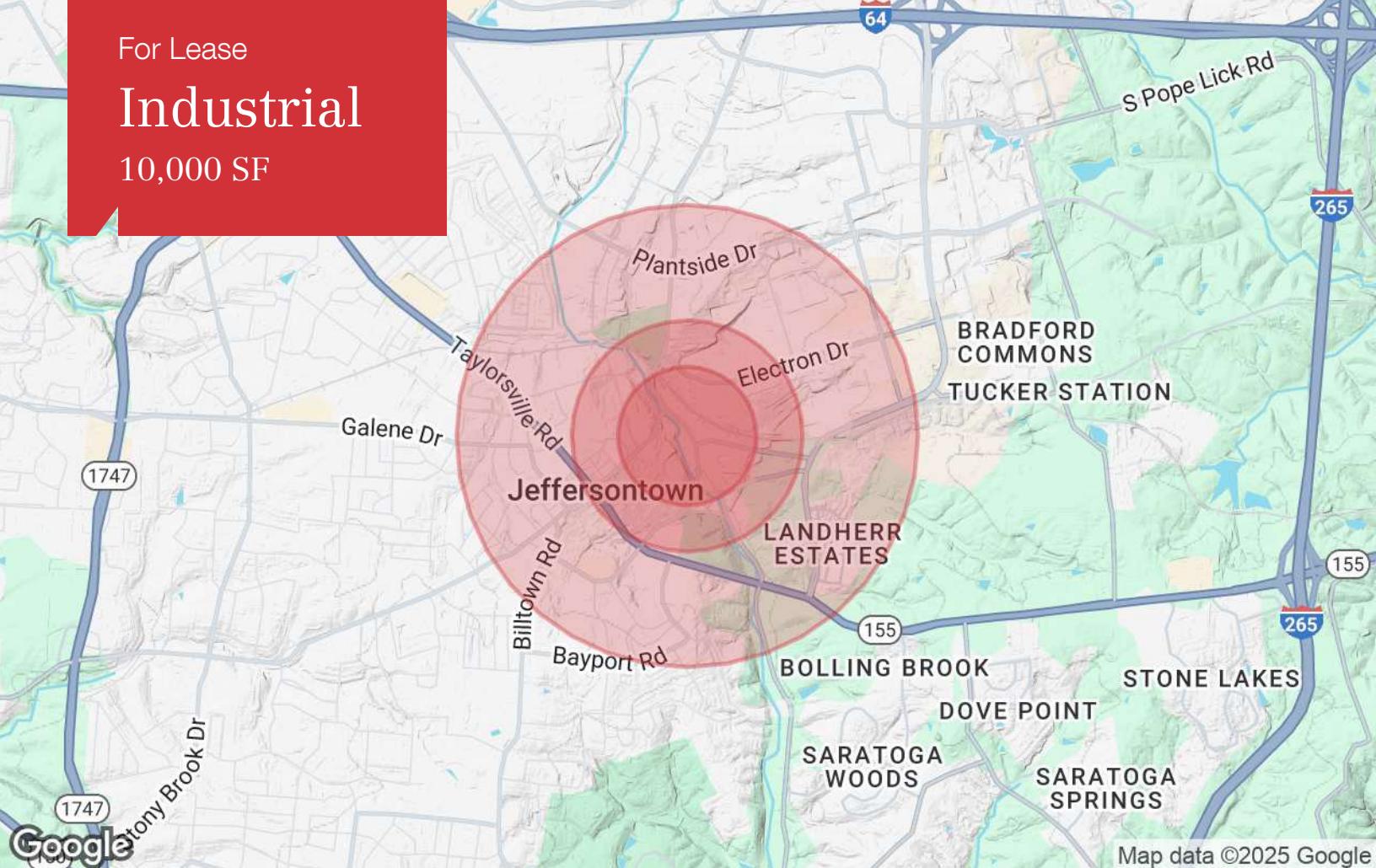
10,000 SF



For Lease

Industrial

10,000 SF



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	203	863	5,638
MEDIAN AGE	41	41	39
MEDIAN AGE (MALE)	39	39	38
MEDIAN AGE (FEMALE)	43	43	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	83	358	2,425
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$95,804	\$95,917	\$94,780
AVERAGE HOUSE VALUE	\$306,743	\$313,952	\$280,893

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	74.6%	75.9%	78.3%
% BLACK	17.2%	16.3%	14.8%
% ASIAN	0.6%	0.9%	2.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.1%	1.0%	0.4%
% OTHER	6.6%	5.9%	4.4%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	13.8%	12.9%	11.5%

* Demographic data derived from 2020 ACS - US Census