

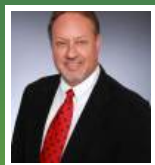


# 1900

W MUHAMMAD ALI BLVD  
LOUISVILLE, KY 40203

19TH &  
MUHAMMAD

Offering Memorandum



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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Building consists of a mix of office, shop, open areas and an overhead 4 Ton crane.

## PROPERTY HIGHLIGHTS

- Customizable office layouts to suit your business needs
- Flexible leasing options tailored to your requirements
- Overhead drive in access

## OFFERING SUMMARY

Lease Rate:	\$6.00 - 8.00 SF/month (NNN)		
Available SF:	17,479 SF		
Lot Size:	19,276 SF		
Building Size:	17,479 SF		

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	716	1,611	5,340
Total Population	1,758	3,871	13,280
Average HH Income	\$52,403	\$46,530	\$38,360



# Property Description



## PROPERTY DESCRIPTION

Building consists of a mix of office, shop, open areas and an overhead 4 Ton crane.

## LOCATION DESCRIPTION

Discover the vibrant surroundings of the property located in the heart of Louisville, KY in the Russell neighborhood. Just minutes away from Downtown, the location offers convenient access to a variety of dining, shopping, and entertainment options. Nearby attractions include the KFC Yum! Center, Fourth Street Live, and the historic Muhammad Ali Center, offering a rich cultural experience. The area is also home to numerous businesses, making it an ideal location for professionals seeking a dynamic and bustling environment. With its central location and proximity to key points of interest, the property provides an exciting opportunity for tenants looking to thrive in the Greater Louisville market.

Corner location, near Chef's Pantry, with access from 3 sides of property.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- Customizable office layouts to suit your business needs
- Flexible leasing options tailored to your requirements
- Overhead drive-in access
- Kitchen and break room
- 4 Bathrooms
- 4 Ton overhead crane





# Additional Photos



FOR LEASE | 19TH & MUHAMMAD



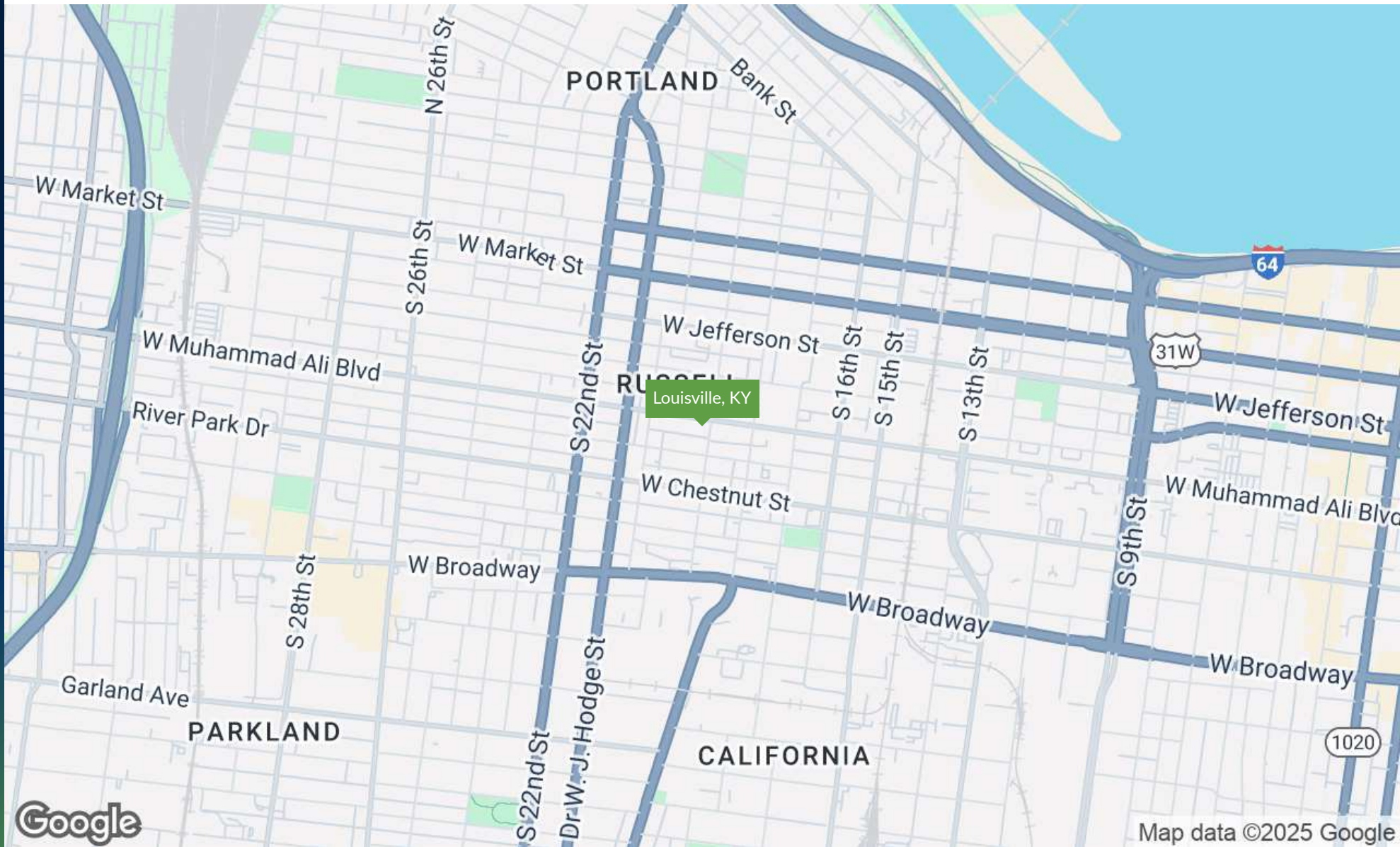
SECTION 2

# LOCATION INFORMATION





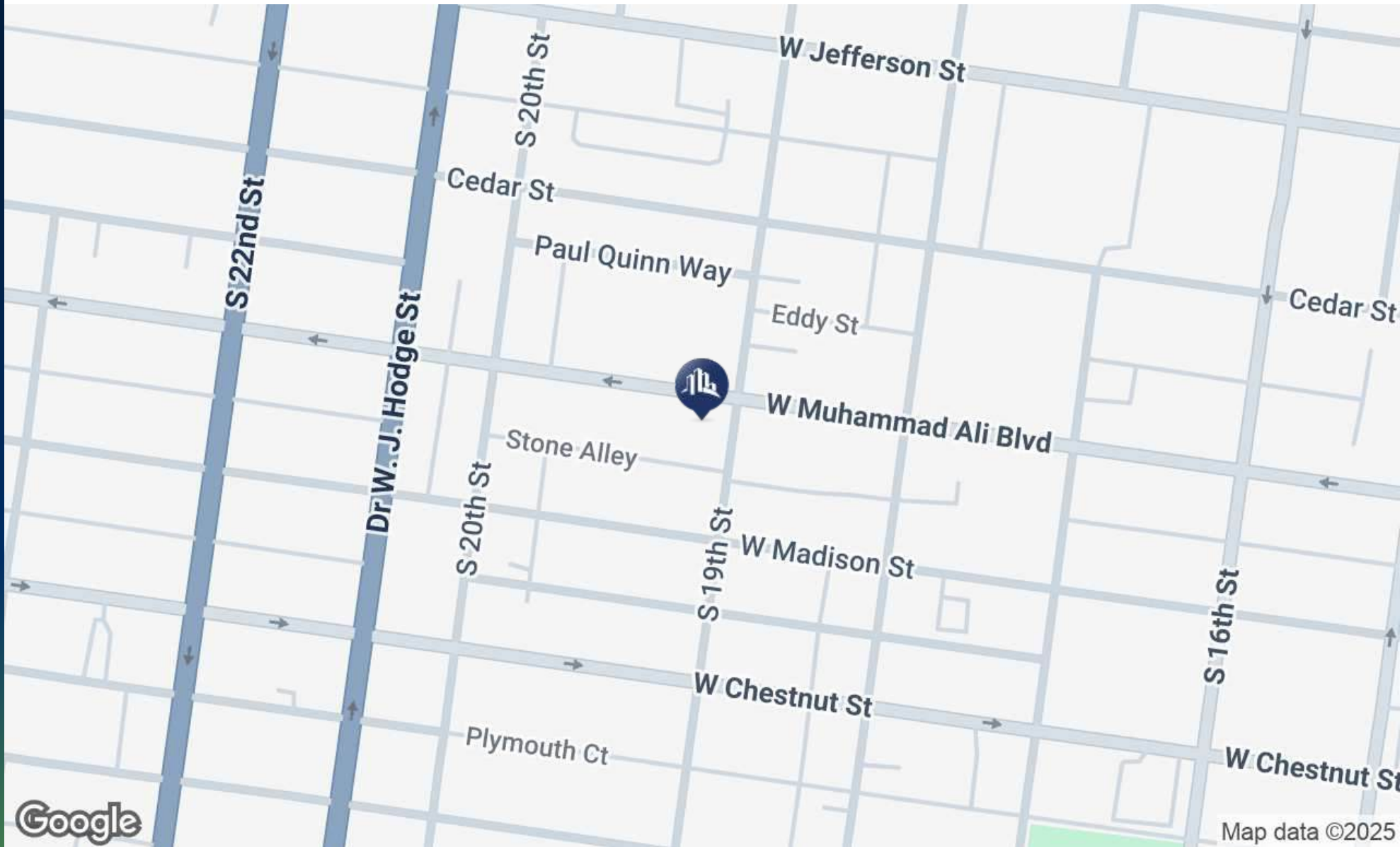
# Regional Map



SPERRY - VENTURE REALTY | 3701 TAYLORSVILLE ROAD #5 | LOUISVILLE, KY 40220

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Location Map

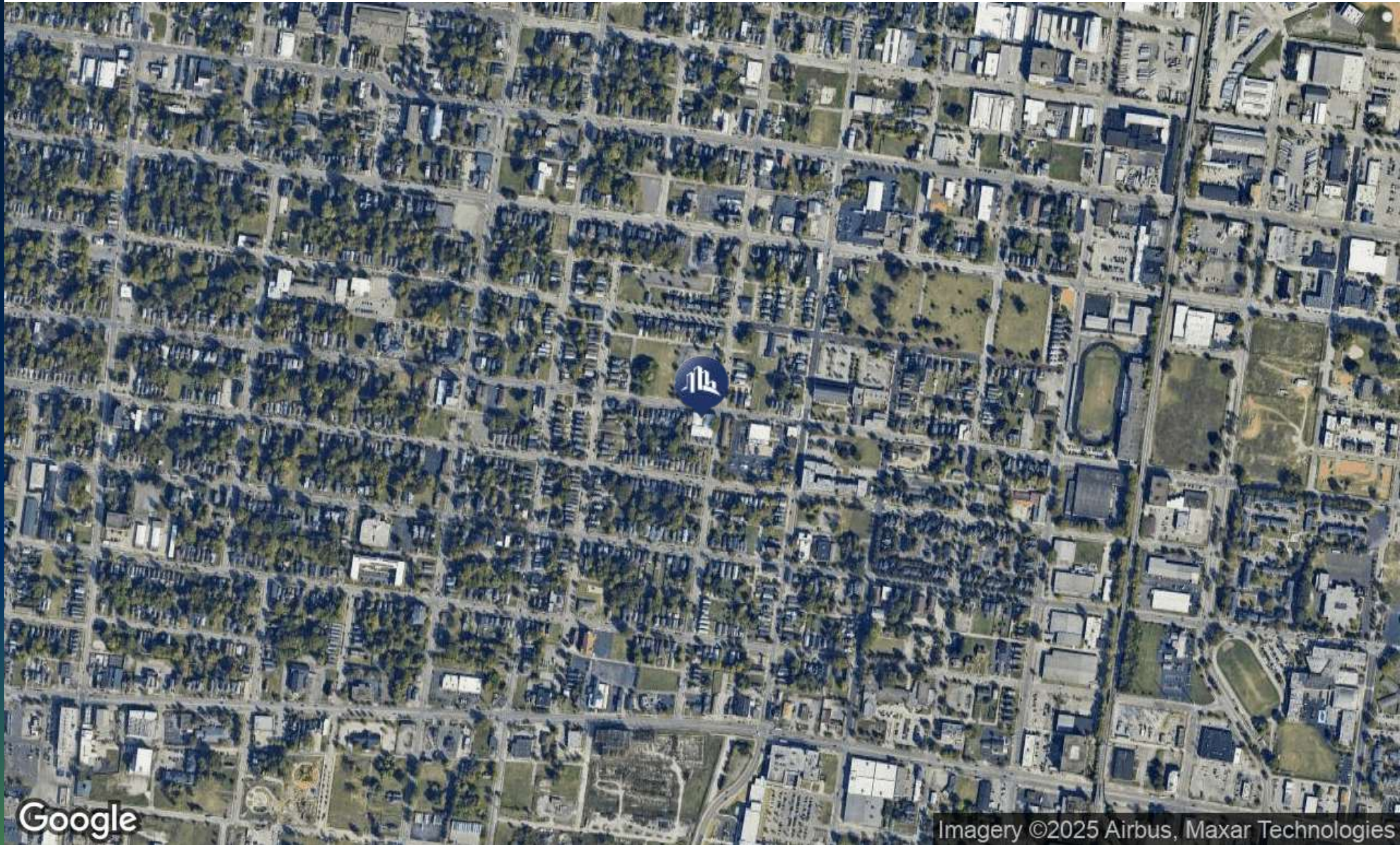


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# Aerial Map



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SECTION 3

# FINANCIAL ANALYSIS





SECTION 4

# DEMOGRAPHICS

# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,758	3,871	13,280
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	716	1,611	5,340
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$52,403	\$46,530	\$38,360
Average House Value	\$77,802	\$78,798	\$85,106

Demographics data derived from AlphaMap

