

 CHURCHILL DOWNS

L&N
FEDERAL CREDIT UNION
STADIUM

 UNIVERSITY OF
LOUISVILLE

STADIUM
PARKING

STADIUM
PARKING

HOMewood
SUITES by Hilton

FleetPride
HEAVY DUTY PARTS & SERVICE

Whip Mix

Central Ave
14,511 VPD (24)

FUTURE
ZAXBY'S



SINCE 1948
Alro Steel
America's Preferred Metals Service Center

2801
Gallery



THE ALLEY

WELDERS
SUPPLY & GASES
REAL PEOPLE. REAL TIME. REAL RESULTS.



**2.03 ± ACRES
AVAILABLE**

FOR SALE

111 CENTRAL AVE
LOUISVILLE, KY

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

111 CENTRAL AVE
LOUISVILLE, KY

UNIVERSITY OF
LOUISVILLE
BELKNAP CAMPUS



Features

- + Flexible development opportunity suitable for retail, QSR, student housing, hotel, or industrial uses
- + Within walking distance of University of Louisville Campus, serving approximately 25,000 students, faculty, and staff
- + Positioned ±0.5 miles from the Kentucky Exposition Center, which hosts over 200 events annually and attracts more than 3 million visitors each year
- + ±1.1 miles from Louisville Muhammad Ali International Airport
- + Excellent connectivity with convenient access to Interstate 65 and Interstate 264 via Crittenden Drive
- + Property is situated in high intensity hub for sports, entertainment, and tourism traffic
- + Zoned EZ-1 (Enterprise Zone), allowing for a wide range of commercial and development opportunities



2.03 ± Acres
AVAILABLE
for sale



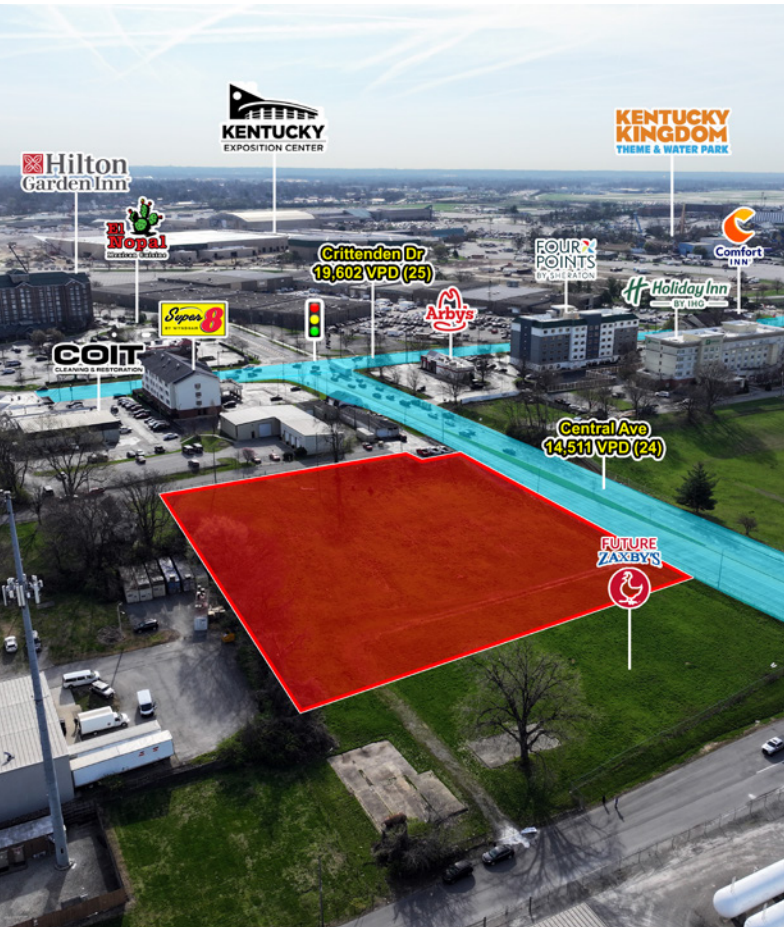
17,000 VPD
ON CENTRAL AVE
in front of site

Demographics

	1 Mile	3 Miles	5 Miles
Population	8,300	109,756	262,170
Average Household Income	\$54,201	\$66,231	\$72,080

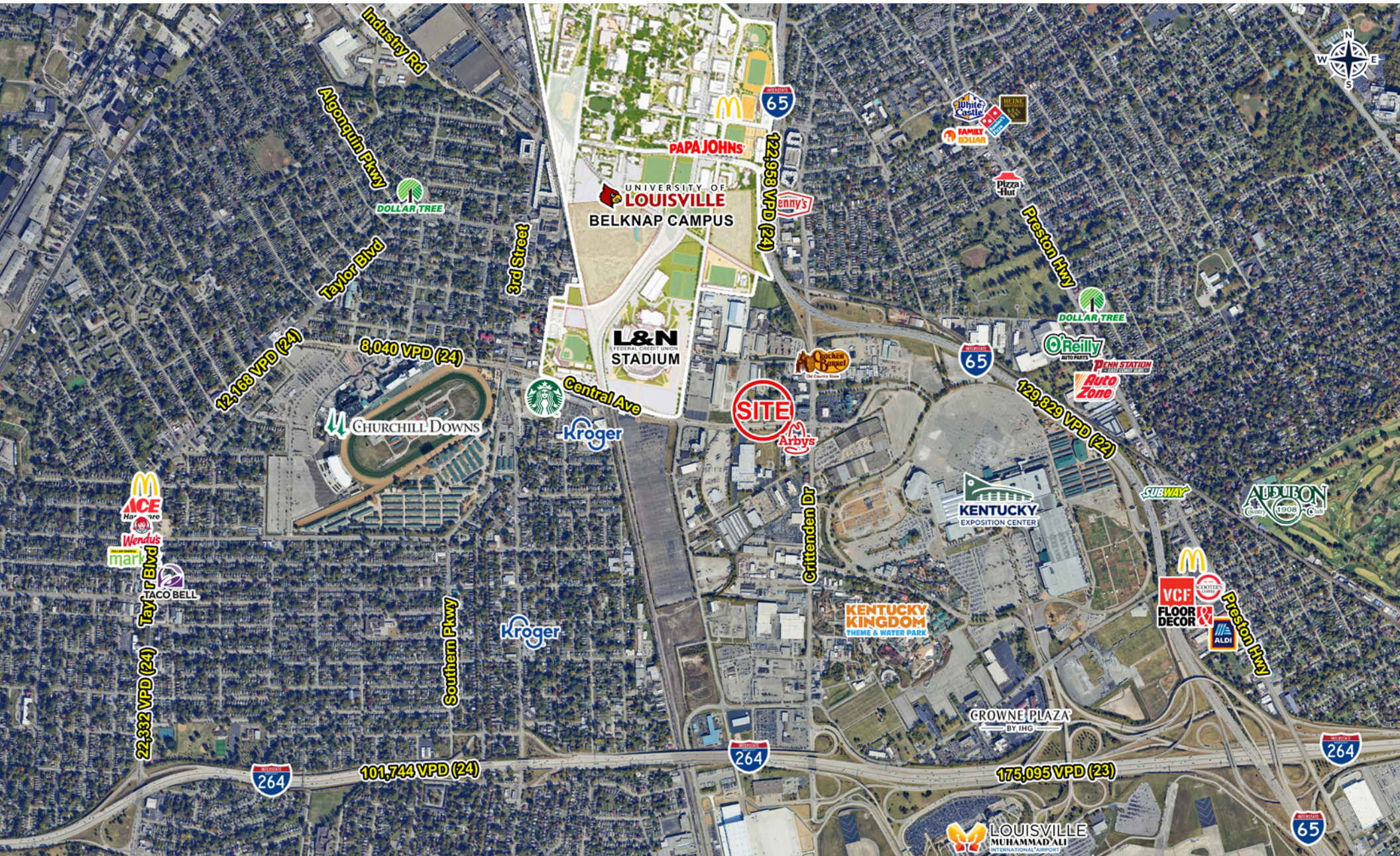
EXTERIOR PHOTOS

111 CENTRAL AVE
LOUISVILLE, KY



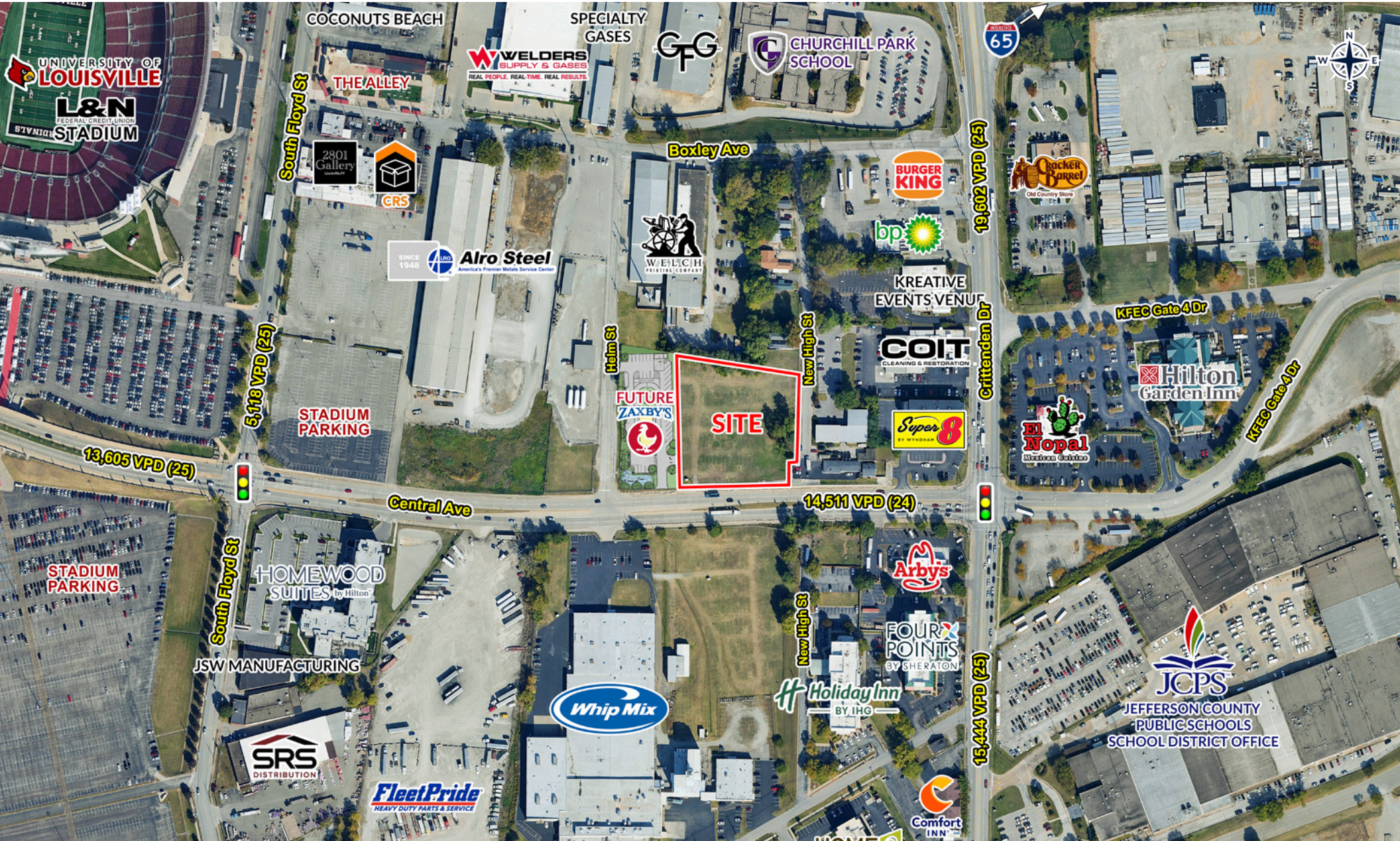
TRADE AREA AERIAL

111 CENTRAL AVE
LOUISVILLE, KY



IMMEDIATE AREA AERIAL

111 CENTRAL AVE
LOUISVILLE, KY





HOGAN REAL ESTATE

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