

7707 NATIONAL TURNPIKE

7707 National Turnpike | Louisville, KY
OFFERING MEMORANDUM



 Dahlem

7707 National Turnpike

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	7707 National Turnpike Louisville KY 40214
COUNTY	Jefferson
BUILDING SF	37,369 SF
LAND ACRES	4.08+/-
YEAR BUILT	1987
YEAR RENOVATED	2020

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,266	46,883	155,026
2025 Median HH Income	\$57,401	\$55,854	\$52,641
2025 Average HH Income	\$69,954	\$73,087	\$69,193

- Call for Pricing!!!
- Minutes from Louisville Muhammad Ali International Airport
- Ample Parking
- Frontage on National Turnpike
- 22,186 sq ft of flex space available for lease



7707 NATIONAL TURNPIKE

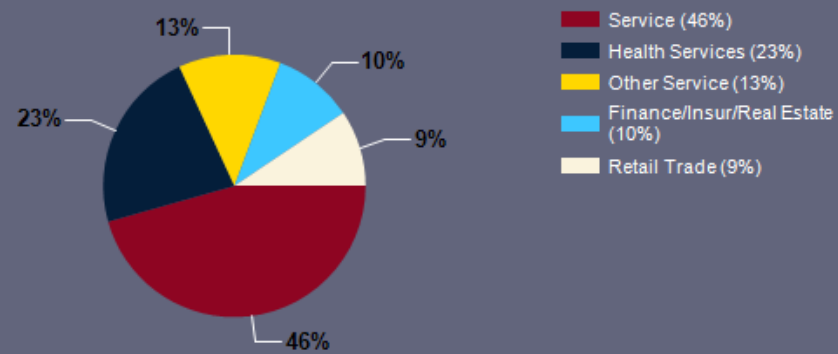
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Location

Location Summary

Local Business Map

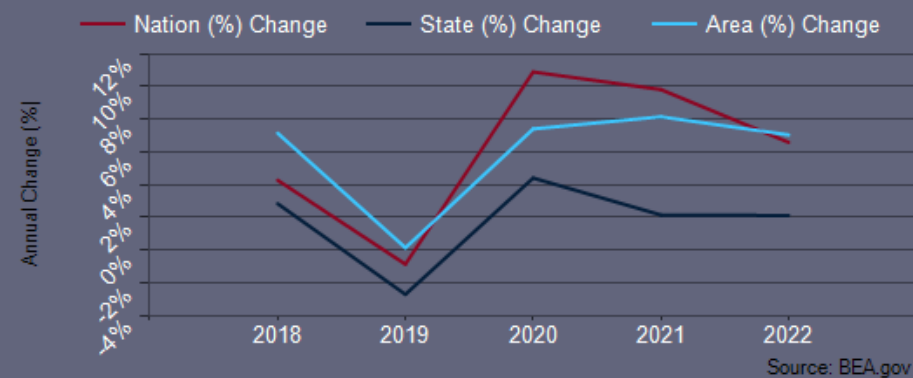
Major Industries by Employee Count



Largest Employers

United Parcel Service	26,328
Norton Healthcare	15,044
Jefferson County Public Schools	14,000
UofL Health	13,136
Ford Motor Company	13,020
Baptist Health	8,657
Walmart	8,550
GE Appliances	8,500

Jefferson County GDP Trend



1865

1020

65



Louisville International Airport



KNOPP

65

J.B. HUNT TRANSPORT SERVICES, INC.



1065



1020



SUBJECT PROPERTY



SUITE 400
7707 NATIONAL TPKE
LOUISVILLE, KY

AUBURNDALE

1865

1065

841



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	37,369
LAND ACRES	4.08+/-
YEAR BUILT	1987
YEAR RENOVATED	2020
ZONING TYPE	EZ-1
NUMBER OF PARKING SPACES	105







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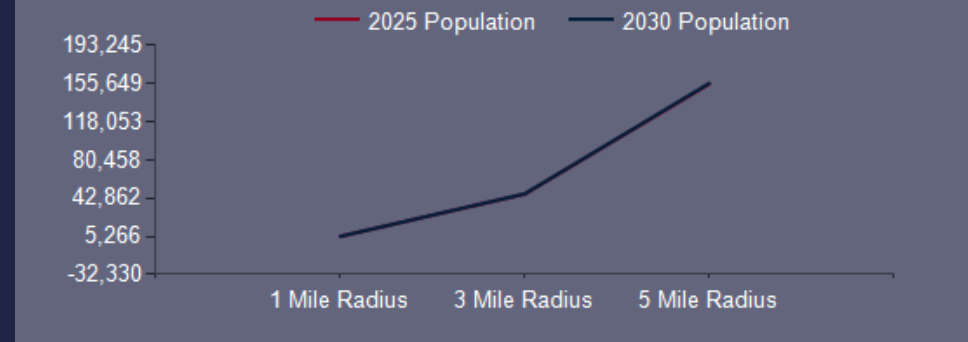
Demographics

General Demographics

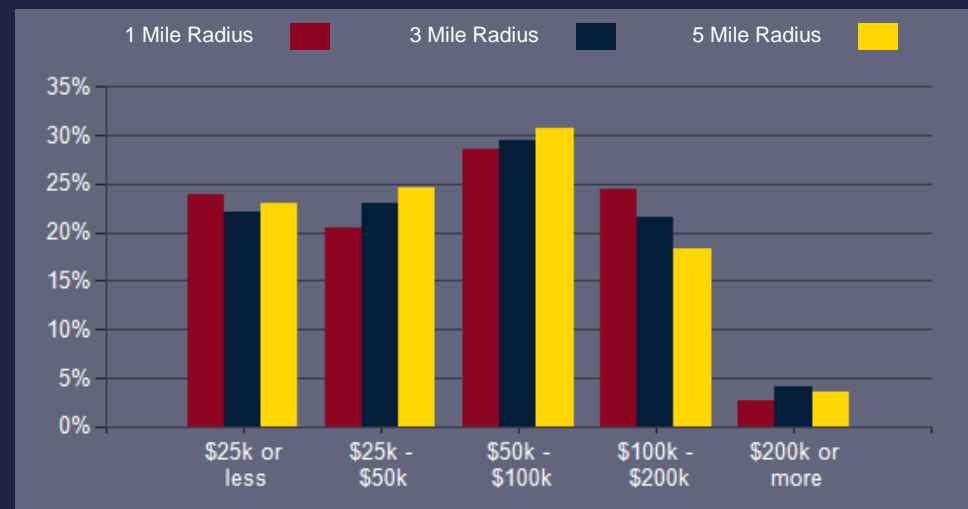
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,218	47,640	154,757
2010 Population	5,372	45,545	151,967
2025 Population	5,266	46,883	155,026
2030 Population	5,304	47,093	155,649
2025 African American	678	8,505	36,009
2025 American Indian	20	276	796
2025 Asian	450	3,220	5,820
2025 Hispanic	1,386	9,167	26,452
2025 Other Race	661	4,707	13,010
2025 White	2,814	25,013	82,355
2025 Multiracial	639	5,075	16,796
2025-2030: Population: Growth Rate	0.70%	0.45%	0.40%

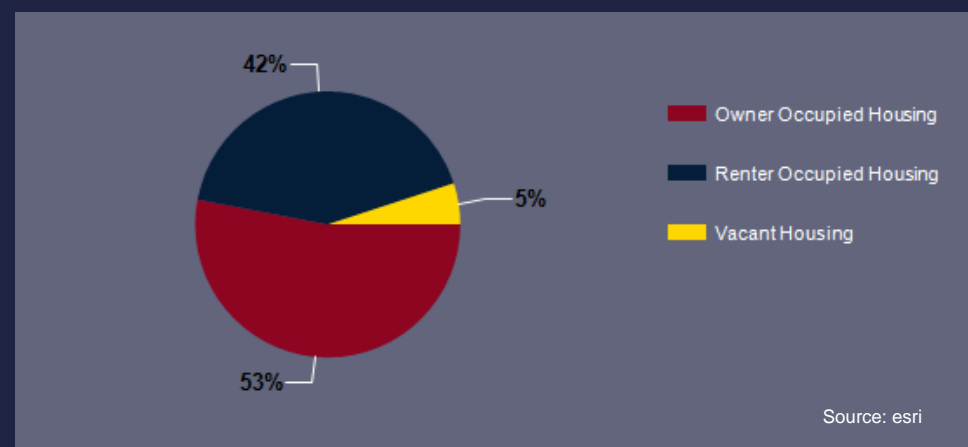
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	287	2,041	7,896
\$15,000-\$24,999	200	1,938	6,348
\$25,000-\$34,999	134	1,622	6,022
\$35,000-\$49,999	284	2,526	9,226
\$50,000-\$74,999	353	3,411	11,869
\$75,000-\$99,999	231	1,894	7,222
\$100,000-\$149,999	396	3,085	8,736
\$150,000-\$199,999	103	802	2,684
\$200,000 or greater	53	736	2,231
Median HH Income	\$57,401	\$55,854	\$52,641
Average HH Income	\$69,954	\$73,087	\$69,193



2025 Household Income



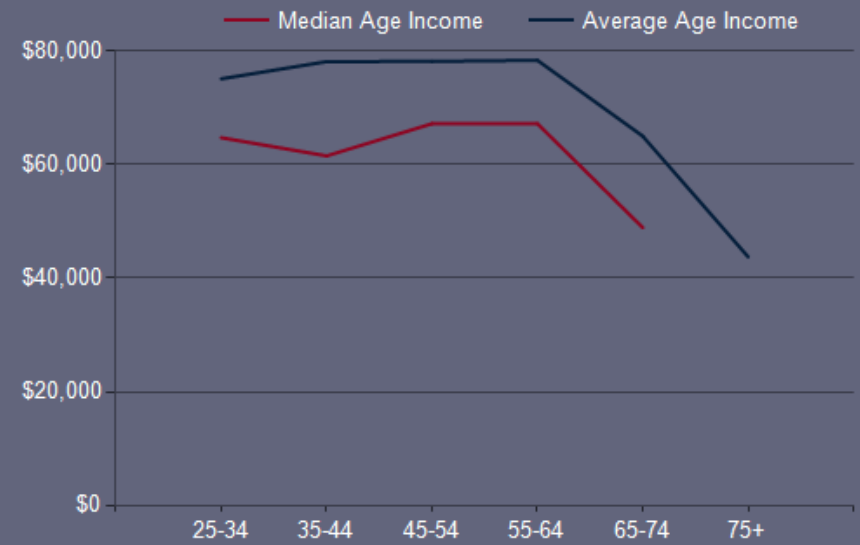
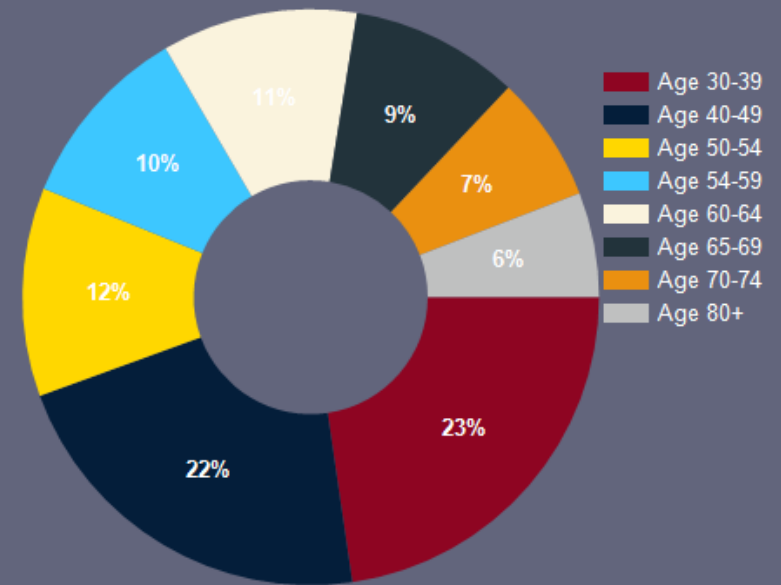
2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	319	3,332	11,227
2025 Population Age 35-39	372	3,281	10,857
2025 Population Age 40-44	352	3,281	10,440
2025 Population Age 45-49	310	2,764	9,411
2025 Population Age 50-54	357	3,016	9,624
2025 Population Age 55-59	318	2,602	8,673
2025 Population Age 60-64	334	2,855	9,511
2025 Population Age 65-69	288	2,505	8,700
2025 Population Age 70-74	216	1,869	6,845
2025 Population Age 75-79	179	1,296	4,530
2025 Population Age 80-84	127	848	2,776
2025 Population Age 85+	88	662	2,396
2025 Population Age 18+	4,125	35,681	119,979
2025 Median Age	39	37	38
2030 Median Age	40	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,752	\$62,310	\$60,740
Average Household Income 25-34	\$75,129	\$78,005	\$74,466
Median Household Income 35-44	\$61,545	\$61,528	\$60,639
Average Household Income 35-44	\$78,155	\$81,140	\$80,210
Median Household Income 45-54	\$67,220	\$64,502	\$60,582
Average Household Income 45-54	\$78,193	\$82,336	\$77,630
Median Household Income 55-64	\$67,222	\$57,407	\$53,034
Average Household Income 55-64	\$78,393	\$75,920	\$70,264
Median Household Income 65-74	\$48,900	\$46,226	\$42,913
Average Household Income 65-74	\$65,011	\$64,695	\$58,650
Average Household Income 75+	\$43,741	\$54,106	\$52,191

Population By Age



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