



# EASTPOINT BUSINESS CENTER

*Louisville | Kentucky*

UP TO 80+ ACRES OF PEC-ZONED LAND FOR SALE

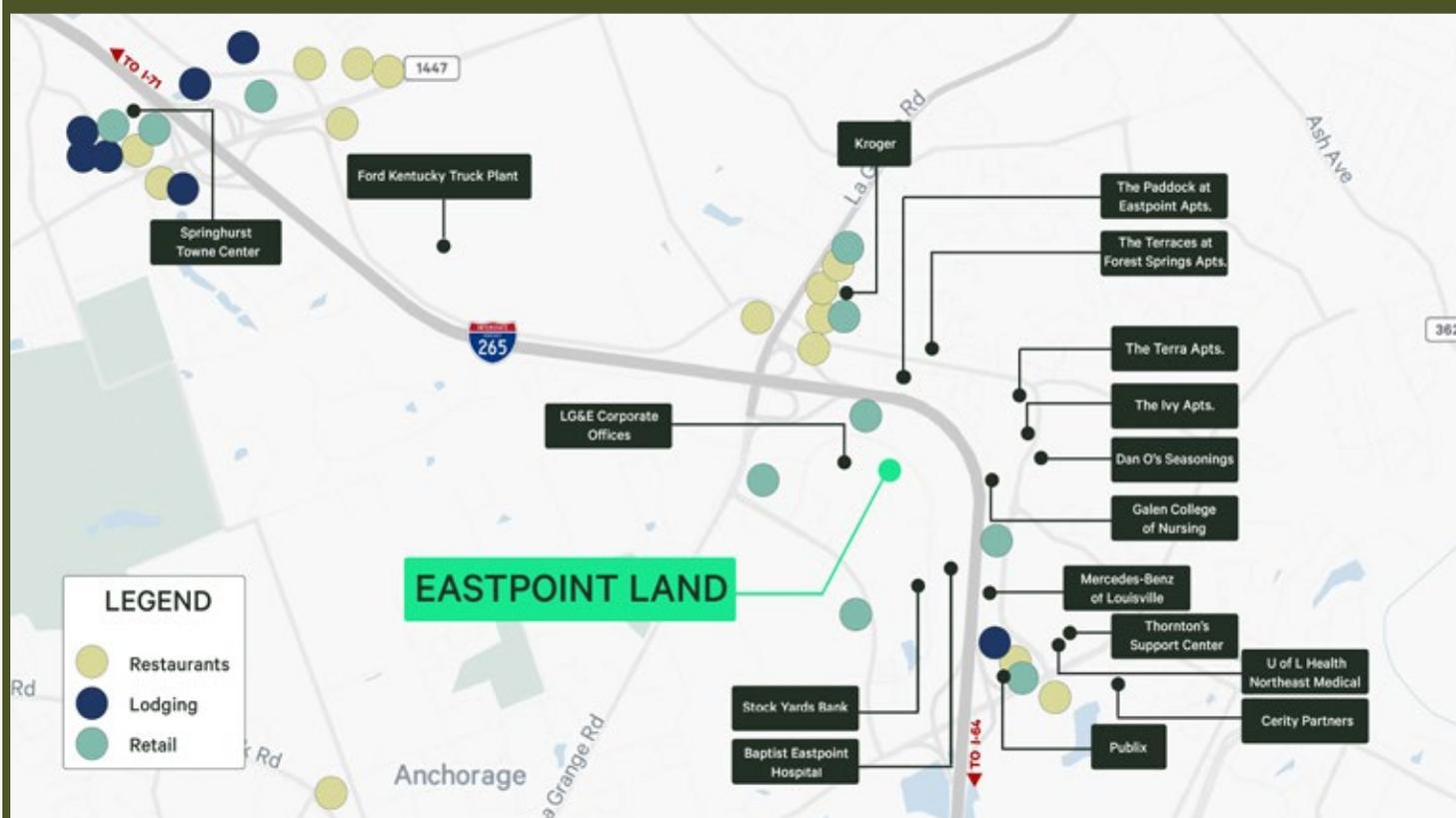
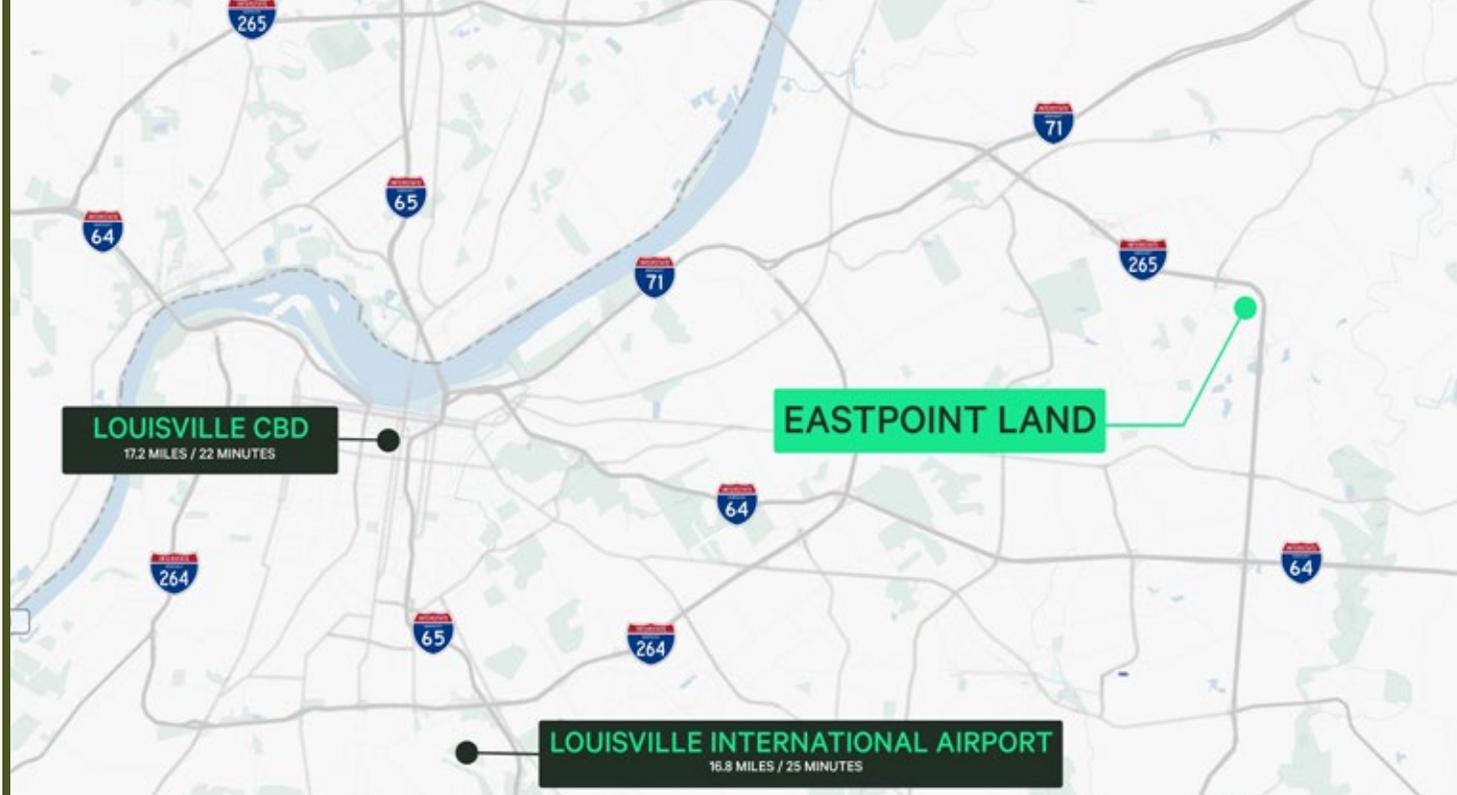
**CBRE**

# LOCATION

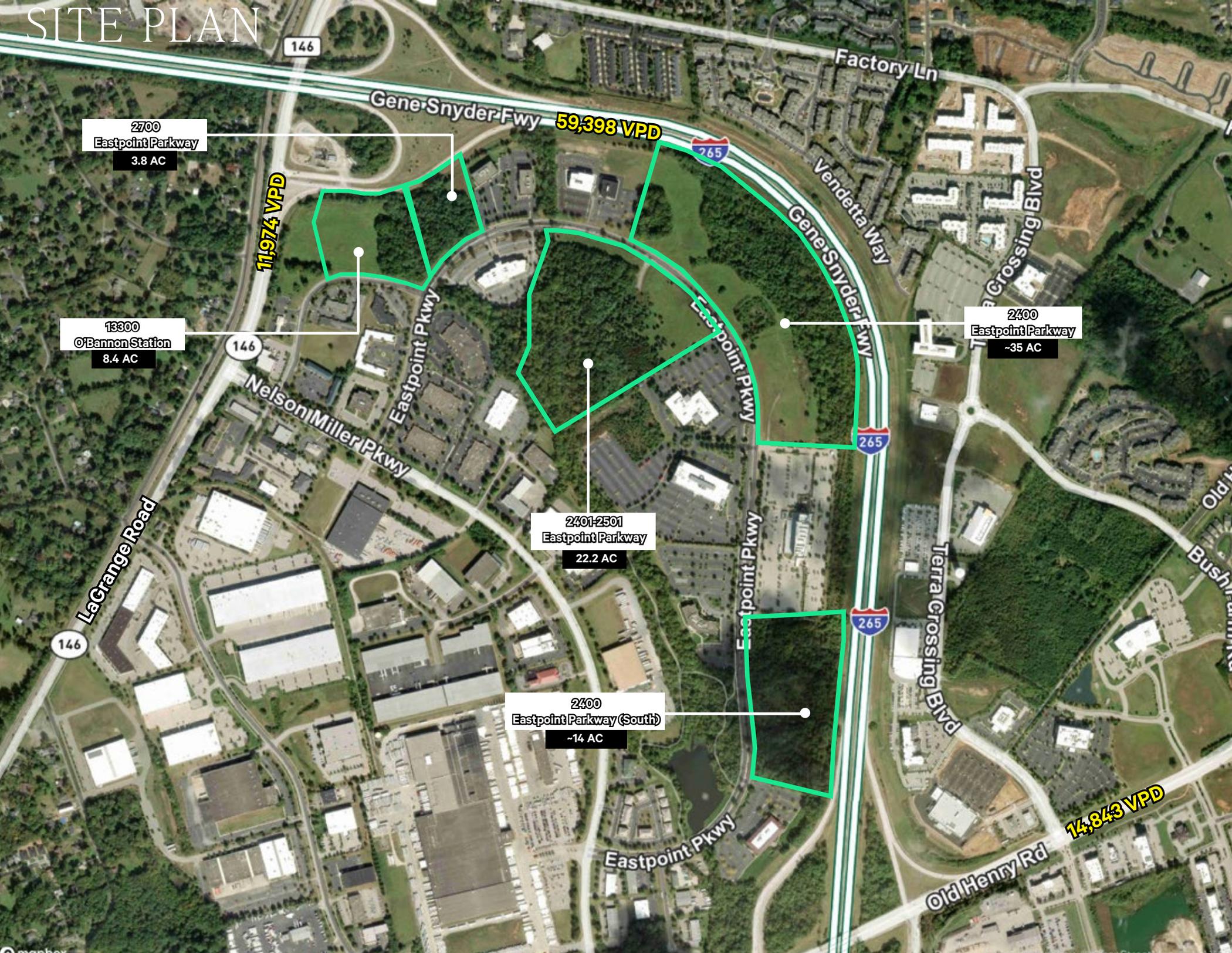
Eastpoint Business Center is a 700-acre master planned professional office campus that is home to over 100 companies, employing over 5,000 people. All land is zoned PEC and has underground utilities. The business park has two access points from the I-265 interstate; Old Henry Road and LaGrange Road.

The I-265 corridor, in the Middletown/Eastpoint submarket, is home to substantial new growth and infrastructure - projects include road improvements, new apartments, automotive dealerships, retail and corporate headquarters:

- + New Lewis & Clark Bridge
- + Baptist Eastpoint Hospital
- + Publix
- + The West Office Building
- + Galen College of Nursing
- + Mercedes-Benz of Louisville
- + The Paddock at Eastpoint
- + Thornton's Headquarters
- + Kroger Distribution Center
- + Ford Kentucky Truck Plant



# SITE PLAN



2700  
Eastpoint Parkway  
3.8 AC

13300  
O'Bannon Station  
8.4 AC

2401-2501  
Eastpoint Parkway  
22.2 AC

2400  
Eastpoint Parkway (South)  
~14 AC

2400  
Eastpoint Parkway  
~35 AC

146

146

146

265

265

11,974 VPD

59,398 VPD

14,843 VPD

Factory Ln

Vendetta Way

Terra Crossing Blvd

Nelson Miller Pkwy

Eastpoint Pkwy

Eastpoint Pkwy

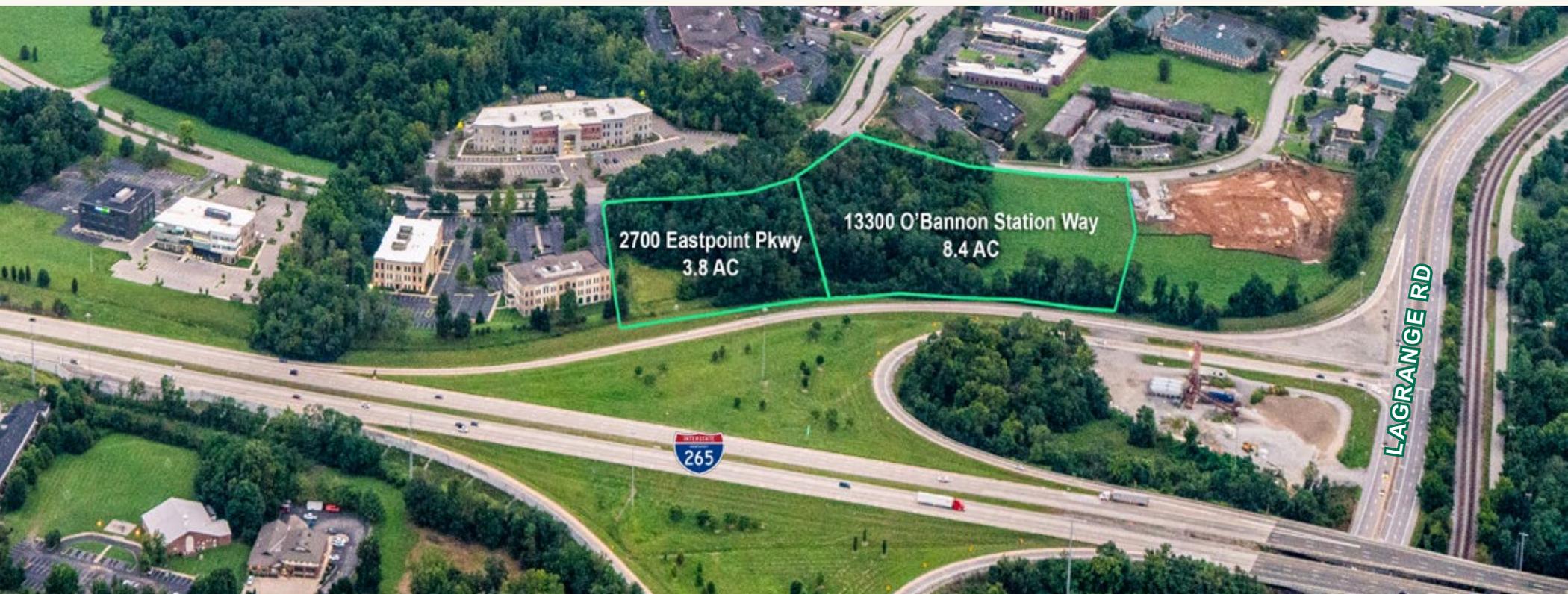
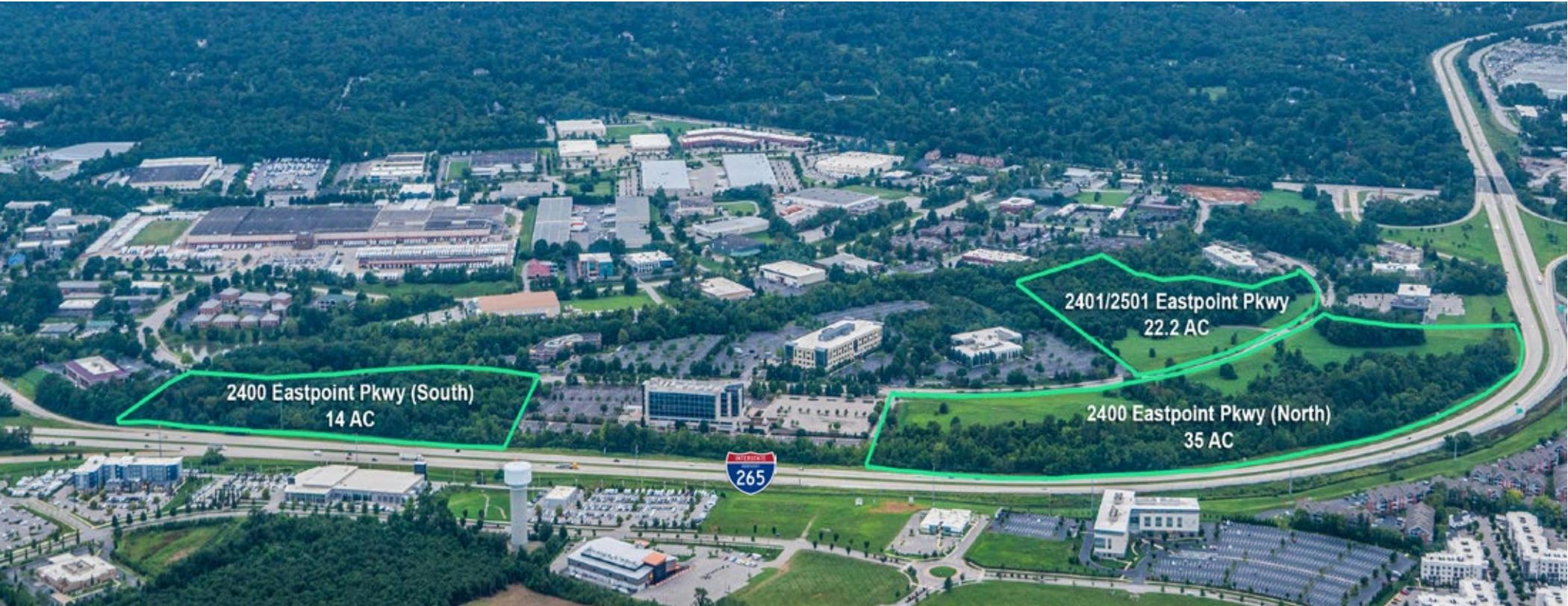
Eastpoint Pkwy

Terra Crossing Blvd

Eastpoint Pkwy

Old Henry Rd

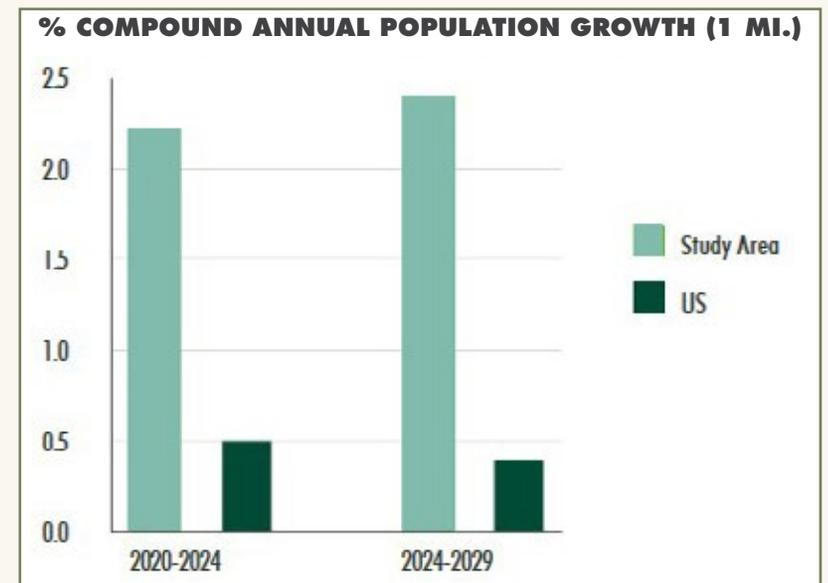
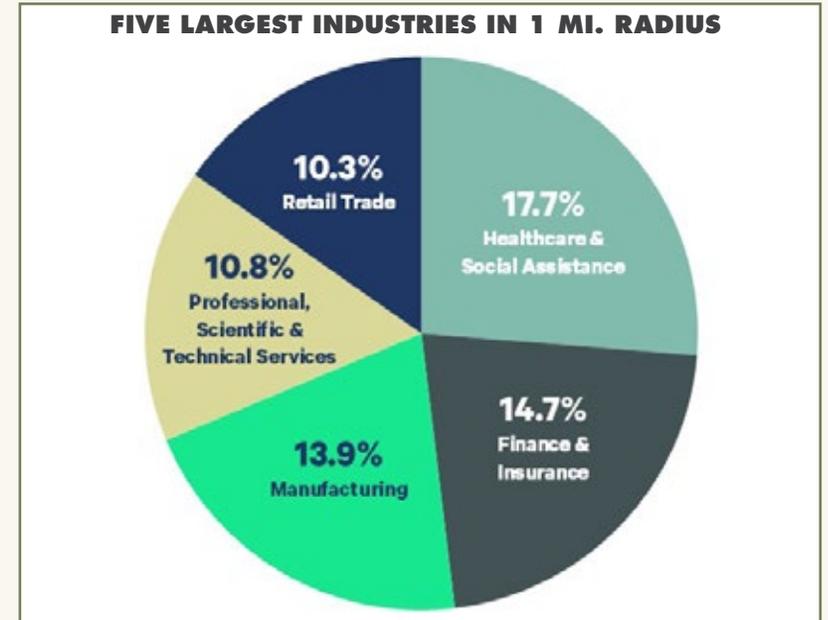
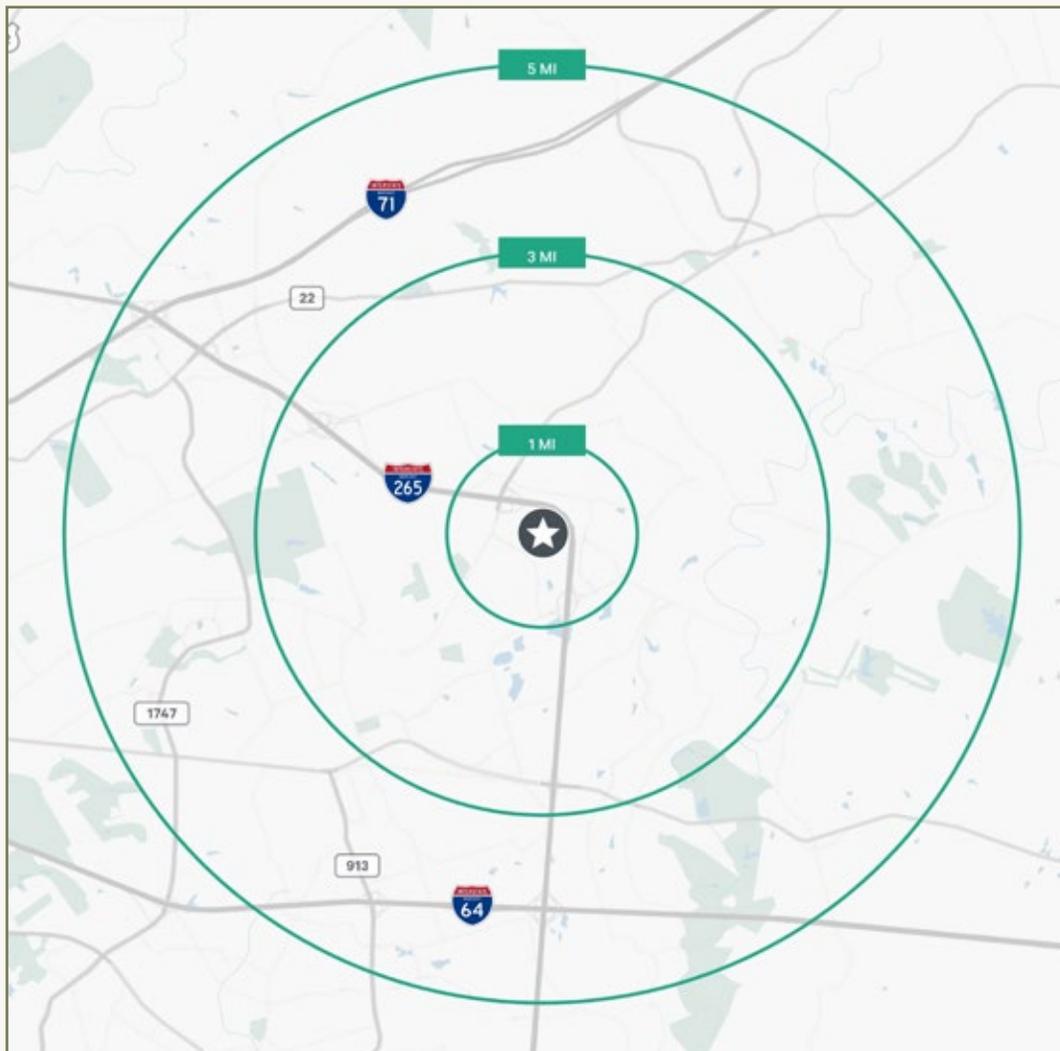
Bush...



# DEMOGRAPHICS

This unique offering presents one of the few zoned sites with utilities available inside the Gene Snyder Freeway (I-265). The property also benefits from exceptional population and income demographics. The Eastpoint/Gene Snyder corridor is experiencing tremendous growth.

	1 mile	3 mile	5 mile
<b>Population</b>	<b>4,628</b>	<b>39,596</b>	<b>128,856</b>
<b>Avg. Household Income</b>	<b>\$141,485</b>	<b>\$152,862</b>	<b>\$144,644</b>





# EASTPOINT BUSINESS CENTER

*Louisville | Kentucky*

RICK ASHTON, CCIM  
Senior Vice President

+1 502 412 7612  
rick.ashton@cbre.com

JEFF DREHER, SIOR  
Senior Vice President

+1 502 412 7610  
jeff.dreher@cbre.com

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.