

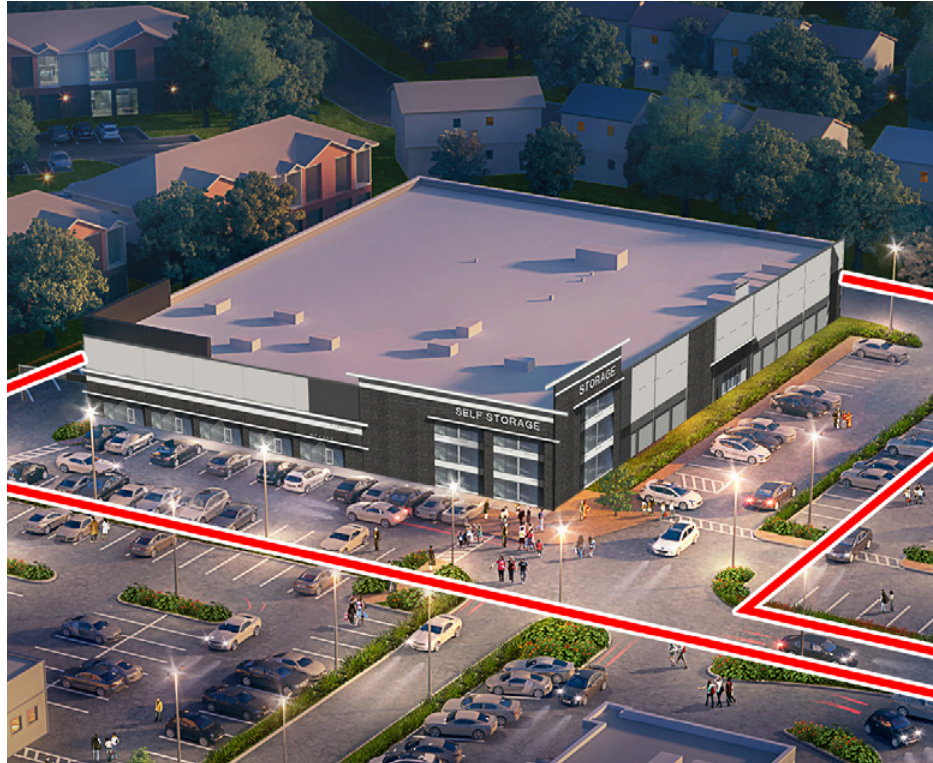
JUNEAU SQUARE



PROPOSED CLIMATE-CONTROLLED
STORAGE BUILDING

SHELBYVILLE ROAD & JUNEAU DRIVE
LOUISVILLE, KENTUCKY

HOGAN
REAL ESTATE



Property Highlights

- + Entitled and approved first-class 3-story 84,975 ± SF climate-controlled storage building with 4,400 ± SF retail/office space
- + Adjacent to new freestanding Aldi grocery store, opening in December 2024
- + Centrally located in the heart of Middletown at signalized traffic light
- + Approx. 65 dedicated parking spaces*
- + Huge 6' x 10' Pylon Signage panel on Shelbyville Road, exclusive to parcel

**Please note that property does not have cross-parking with Aldi*



Indoor Storage

84,975 ± SF
proposed climate-controlled
building available



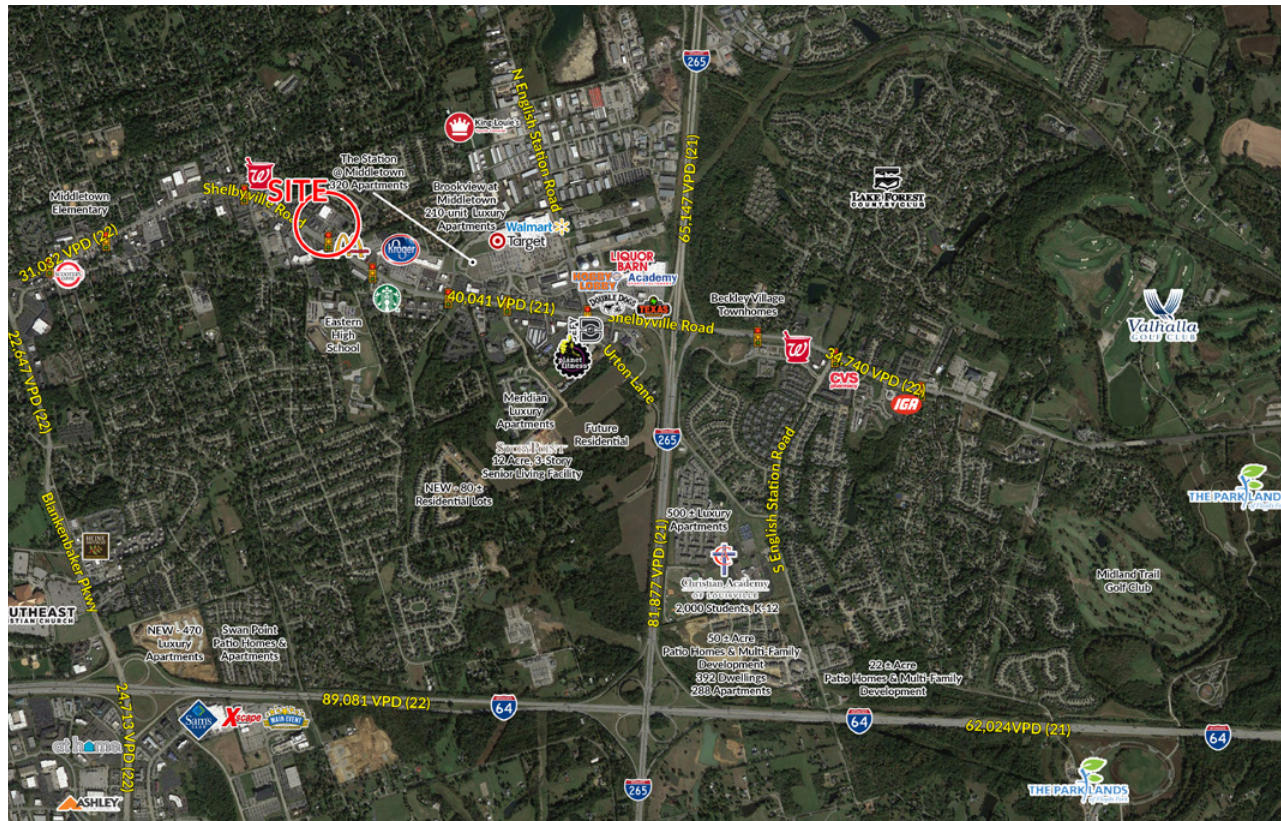
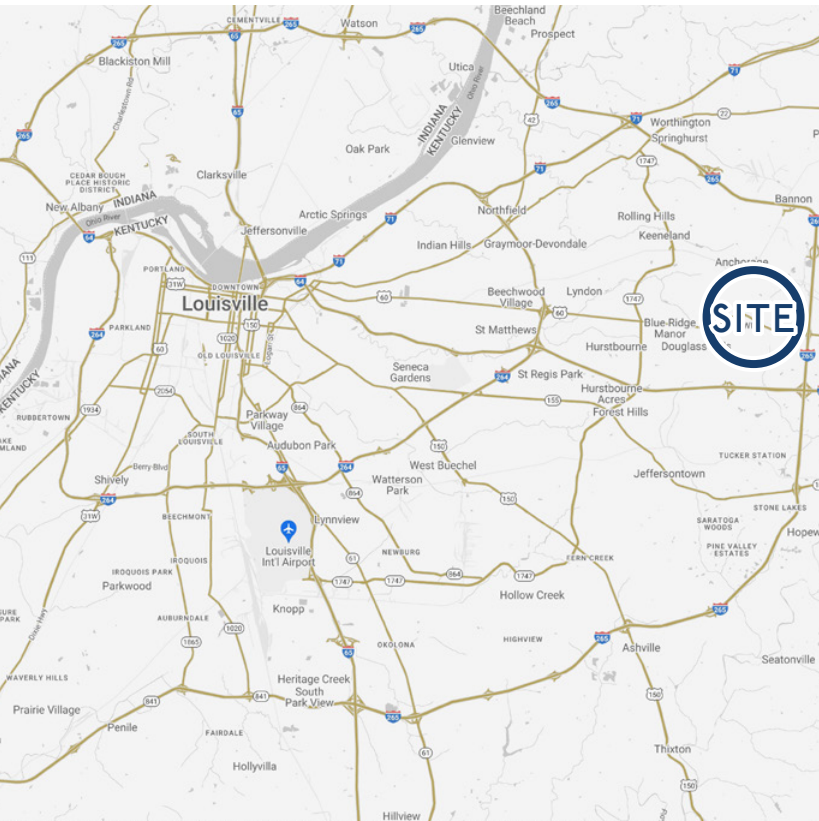
Prime Location

IN MIDDLETOWN
on Shelbyville Road with more than
40,000 VPD in front of site



Convenient Access TO SIGNALIZED LIGHT

and right in / right out onto
Shelbyville Road



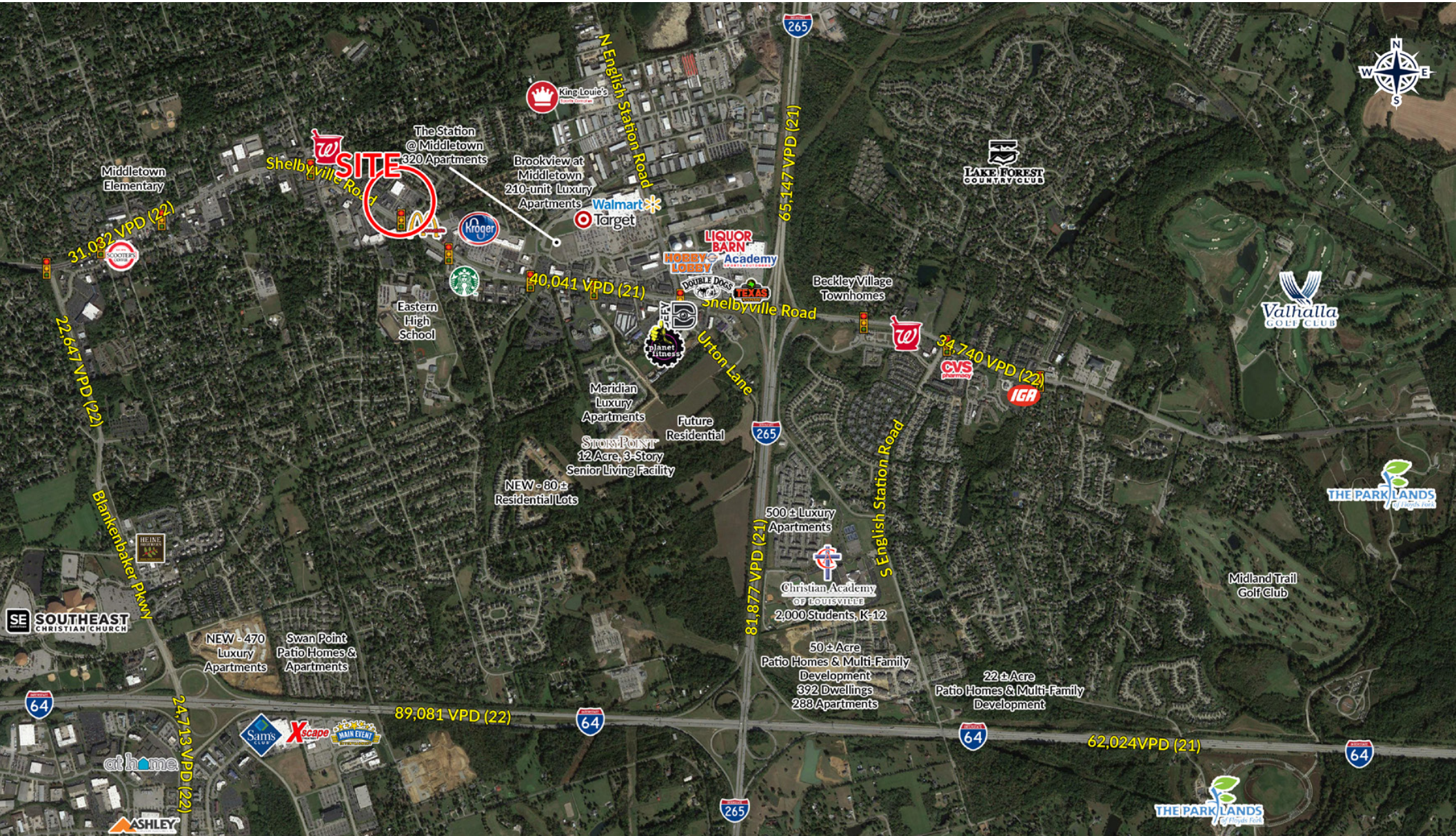
Demographics

	1 Mile	3 Miles	5 Miles
Population	7,268	46,749	142,817
Average Household Income	\$94,231	\$127,661	\$112,364

Trade Area

Located in affluent and populous Middletown trade area in Eastern Louisville, which boast a robust array of national retailers and attractive household income levels

Kroger, Target, Walmart, Walgreens, Petco, Hobby Lobby, Academy Sports, Liquor Barn, Dunkin and many other prominent retailers and restaurants surround the site











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PROPERTY CONTACTS

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