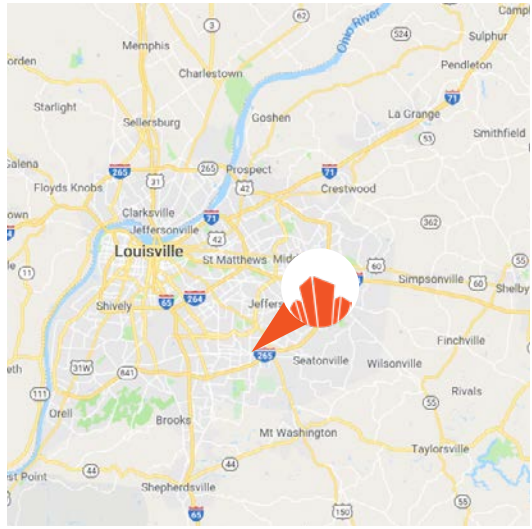




GROUND LEASE AVAILABLE

7525 OUTER LOOP | LOUISVILLE, KY 40228

**FOR GROUND LEASE
 APPROXIMATELY .7 ACRES**



- Join Outer Loop Plaza shopping center located at the nearby corner of Outer Loop and Fegenbush Lane (31,777K ADT at intersection) approximately 1-mile from I-265
- This 120,000+ square foot shopping center is grocery anchored by Value Market (45+ years in business)
- Tenant line-up includes JD Becker, Little Caesars, Subway, New View Bar & Grill, and Barber & Styling
- Up to 29,903 SF available for a new anchor/junior anchor on the west endcap
- 67,407 residents in a 3-mile radius, and 184,749 residents in a 5-mile radius with a median household income of \$72,256
- Brand new, 212-unit Frontgate Apartment development adjacent to center
- Recently upgraded parking lot lights to LED and signalized light on Outer Loop

MICRO AERIAL



FRONTGATE
APARTMENTS
212 UNITS

FEGENBUSH LN

12,334 ADT

WHITFIELD
ACADEMY

HIGHVIEW BAPTIST
CHURCH

PYLON
ENTRANCE 3

31,777 ADT
@ INTERSECTION

8,329 ADT

18,614 ADT

VALU MARKET

JO BECKER
SUPERSTORE

LITTLE CAESARS
SUBWAY

Walgreens

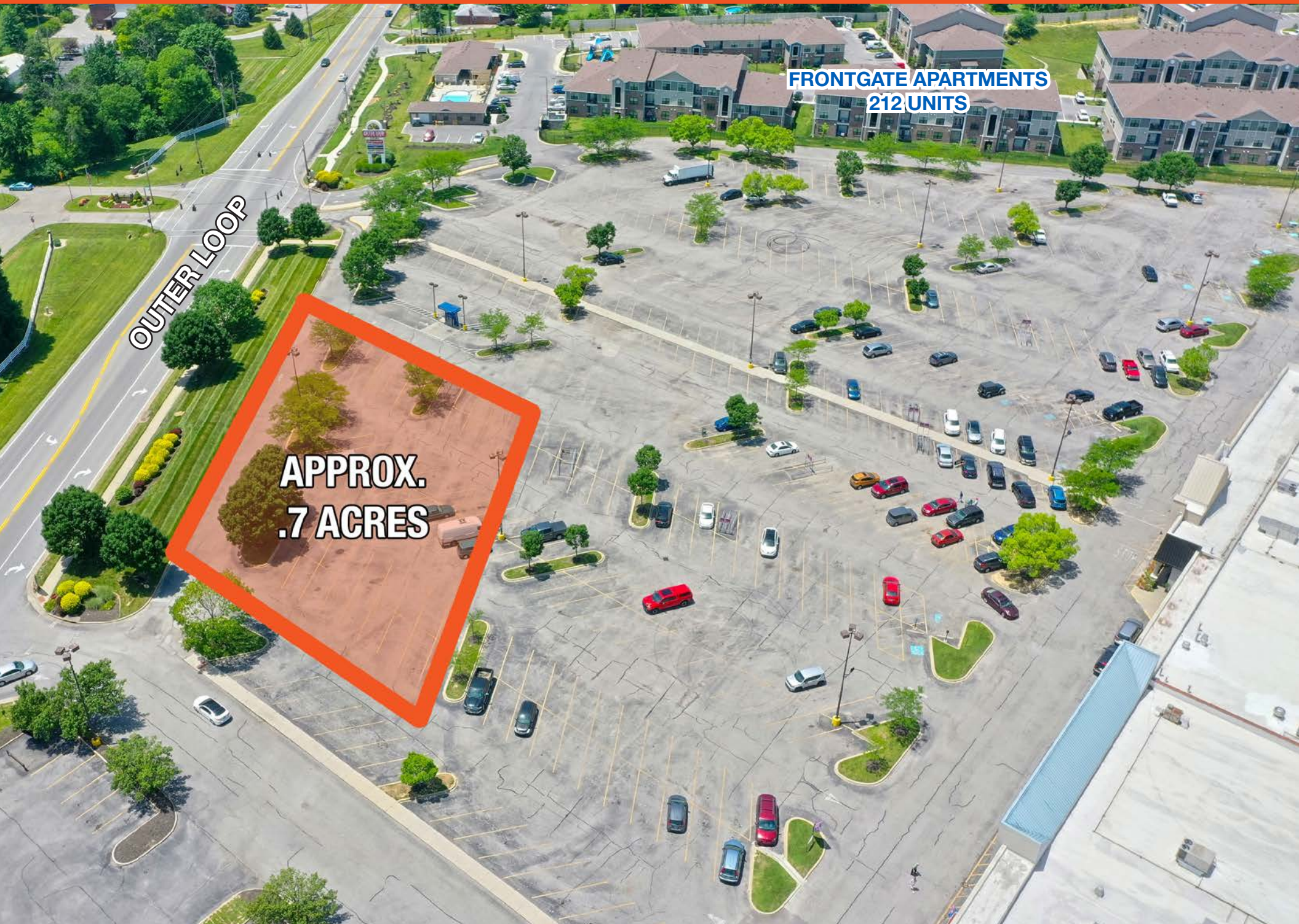
OUTER LOOP 13,163 ADT

SITE
.7 ACRES

Auto
Zone

RIVER CITY
BANK

PHOTO



**FRONTGATE APARTMENTS
212 UNITS**

OUTER LOOP

**APPROX.
.7 ACRES**

PHOTO

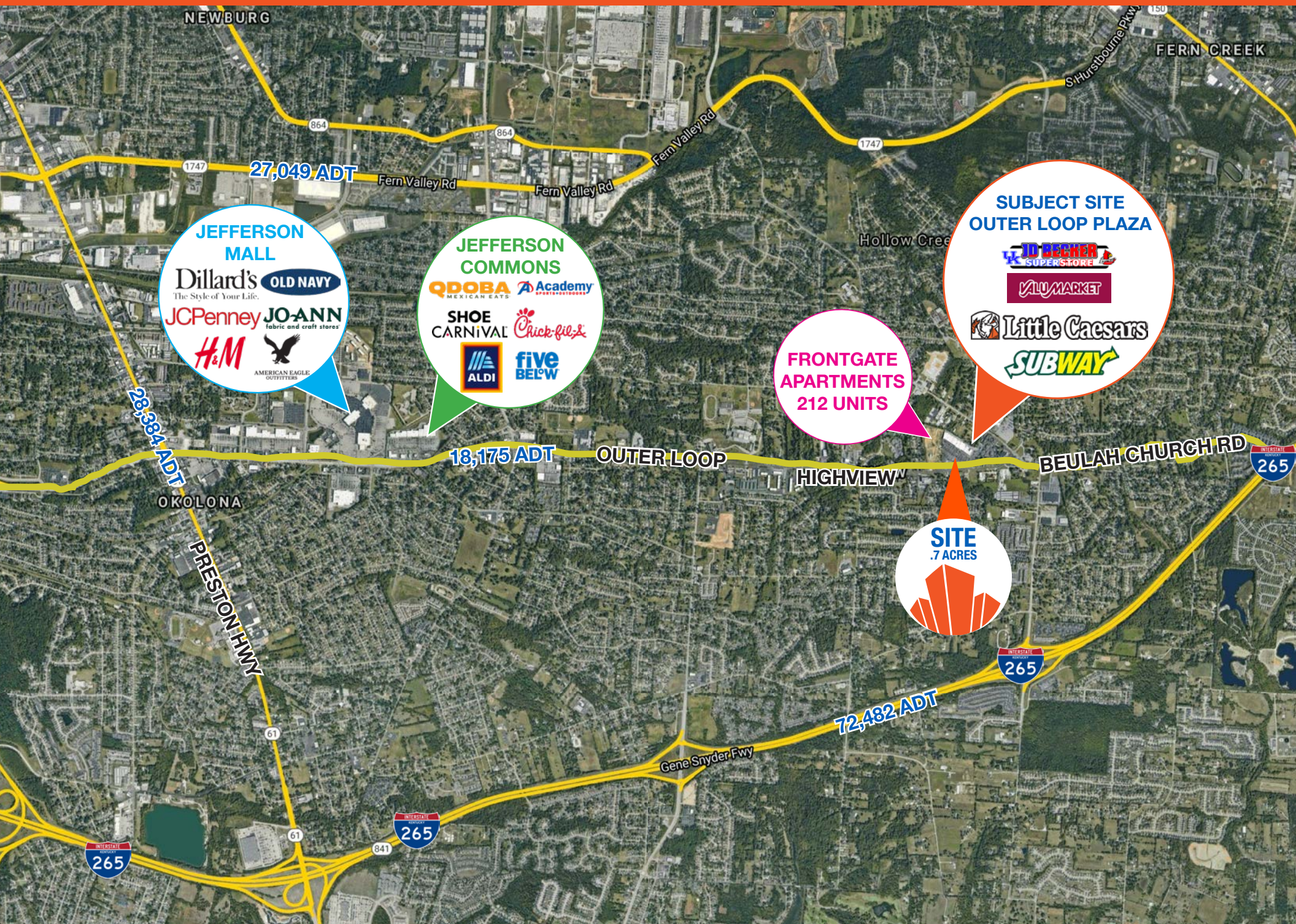


**FRONTGATE APARTMENTS
212 UNITS**

**APPROX.
.7 ACRES**

OUTER LOOP

MACRO AERIAL



PHOTOS

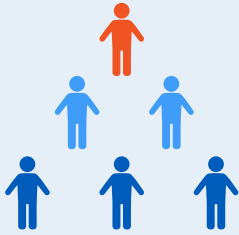


MORE PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,605**
3 MILES **67,407**
5 MILES **184,749**

HOUSEHOLDS



1 MILE **3,980**
3 MILES **27,709**
5 MILES **75,059**

BUSINESSES



1 MILE **184**
3 MILES **1,571**
5 MILES **4,947**

EMPLOYEES

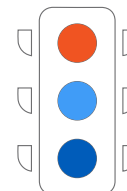


1 MILE **1,385**
3 MILES **13,805**
5 MILES **54,081**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS



OUTER LOOP
13,165 ADT

FEGENBUSH LN
12,334 ADT

