

FOR SUBLEASE
11,945 SF AVAILABLE



3700 BARDSTOWN ROAD
LOUISVILLE, KY 40218

FREE-STANDING RETAIL SUBLEASE OPPORTUNITY

PROPERTY HIGHLIGHTS

Former CVS site available for sublease

- Free-standing building with drive-thru
- Located at the intersections of Hikes Lane, Buechel Bypass and Bardstown Road
- Monument signage available
- Intersection ADT: 28,837
- Sublease through 1/31/2042

Building Size: 11,945 sf

Space Available: Entire property

Land Area 1.7 acres

Zoning: C-1

Year Built: 2016





Class: Class A

Parking 57 spaces

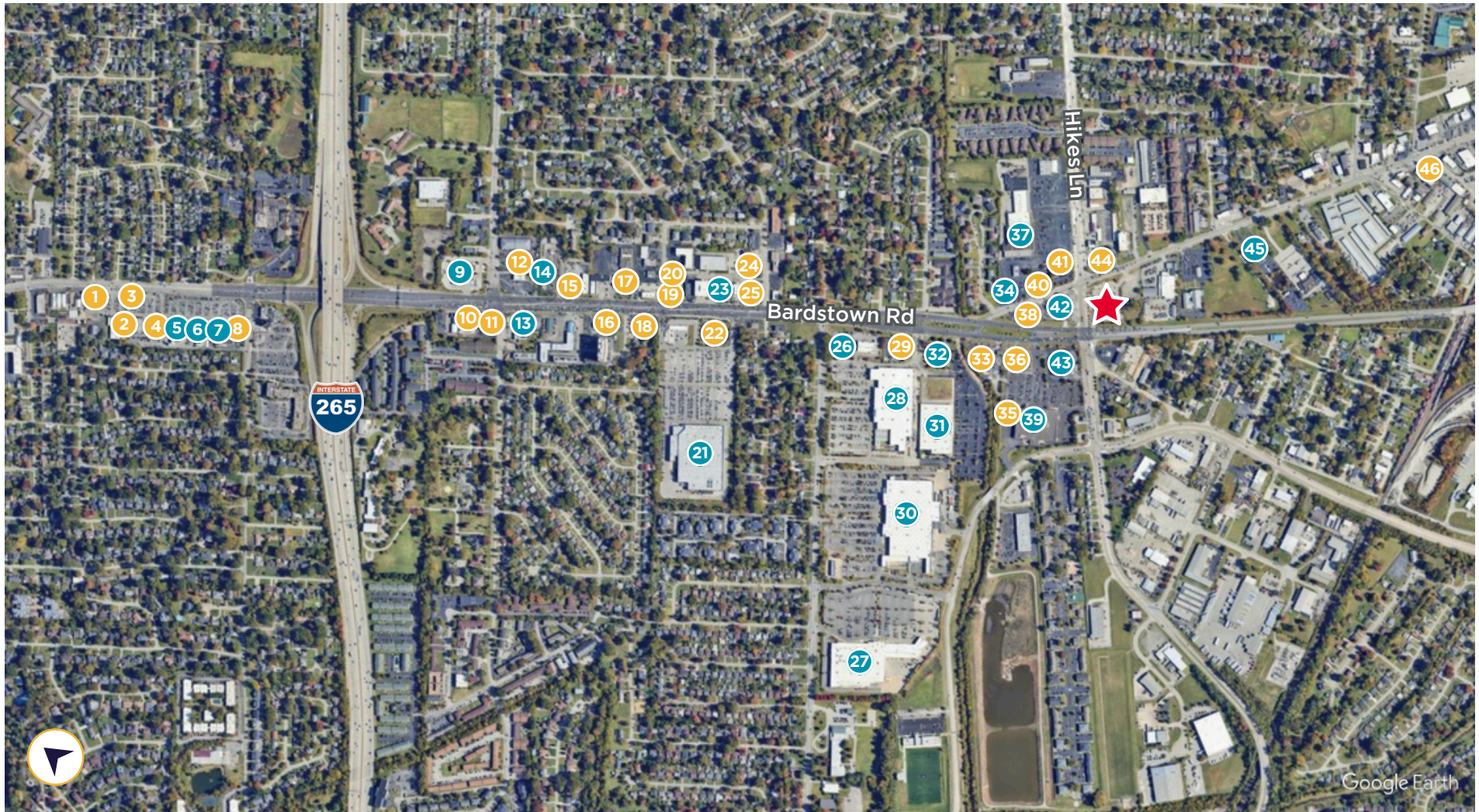


LOCATION & DEMOGRAPHICS

Located directly adjacent to the high-traffic retail neighborhood of West Buechel, the property sits on a high-traffic artery with quick access to I-264. In immediate proximity to several residential neighborhoods including Bon Air and Klondike, the area provides no shortage of potential consumers.

			
11,560 POPULATION <i>Within 1 Mile</i>	\$74,559 AVG. HH INCOME <i>Within 1 Mile</i>	4,882 HOUSEHOLDS <i>Within 1 Mile</i>	38 AVG. AGE <i>Within 1 Mile</i>
97,252 POPULATION <i>Within 3 Miles</i>	\$85,083 AVG. HH INCOME <i>Within 3 Miles</i>	41,223 HOUSEHOLDS <i>Within 3 Miles</i>	39 AVG. AGE <i>Within 3 Miles</i>
252,115 POPULATION <i>Within 5 Miles</i>	\$95,519 AVG. HH INCOME <i>Within 5 Miles</i>	112,102 HOUSEHOLDS <i>Within 5 Miles</i>	39 AVG. AGE <i>Within 5 Miles</i>





Restaurants

- | | |
|------------------------------|------------------------|
| 1. Krispy Kreme | 20. Penn Station |
| 2. El Nopal | 22. Chick-fil-A |
| 3. Vinaigrette Salad Kitchen | 24. Mesa de la Familia |
| 4. King Buffet | 25. Mi Sueño |
| 8. Heine Brothers | 29. Taco Bell |
| 10. Jack in the Box | 33. Tumbleweed |
| 11. Rally's | 35. China 1 |
| 12. Dairy Queen | 36. Wendy's |
| 15. Popeye's | 38. Pizza Hut |
| 16. McDonald's | 40. Arby's |
| 17. Sharetea | 41. Chili's |
| 18. KFC | 44. White Castle |
| 19. Starbucks | 46. Eden & Kissi |

Retail/Other

- | | |
|------------------------|----------------------------|
| 5. Planet Fitness | 32. Truist |
| 6. Rainbow Blossom | 34. PNC |
| 7. Staples | 37. Dollar Tree |
| 9. Thorntons | 39. Kroger |
| 13. Thorntons | 42. Fifth Third Bank |
| 14. Speedwash Car Wash | 43. Walgreens |
| 21. Costco | 45. Transcend Credit Union |
| 23. Ken Towery's | |
| 26. Chase | |
| 27. Target | |
| 28. Lowe's | |
| 30. Walmart | |
| 31. Burlington | |

AREA AMENITIES

CONTACT INFORMATION

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