

Single Tenant Building with Signalized Intersection *For Lease*



- Single tenant building with signalized intersection
- 3,500 square feet first floor + 1,425 square feet of partially finished basement
- Landlord is willing to lease to medical office, office, and retail users
- Ample parking: 0.55 acre lot with additional cross access parking with ALDI
- Average daily traffic counts of 23,752
- Nearby Tenants: ALDI, Meijer, AT&T, McDonald's, Penn Station, Kroger, Chick-fil-a, Panda Express, Norton Healthcare, Domino's, Stock Yards Bank, Burger King, Starbucks, Walgreens, Kohl's, Wendy's, Dunkin' Donuts, QDOBA, Culver's, UPS Store, Baptist Healthcare, Crumbl Cookie, 7-Brew, Cold Stone Creamery, Planet Fitness, Feeders Pet Supply, McAlister's, Pizza Hut, Hotworx, Taco Bell, Verizon and Buff City Soap
- Significant economic growth is occurring in the immediate vicinity with the addition of new retailers and River Ridge Commerce Center, a 6,000+ acre industrial, office, and research campus that is estimated to bring 100,000 jobs to the market

For more information, please contact:



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Buff City Soap planet fitness
Kroger FRESH FOR EVERYONESM NORTON HEALTHCARE

Culver's FROZEN CUSTARD BUTTERBURGERS Chick-fil-A
SEVEN BREW DRIVE THRU COFFEE QDOBA MEXICAN EATS

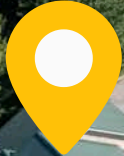
Starbucks BAPTIST HEALTH Pizza Hut PANDA EXPRESS CHINESE KITCHEN
crumbl cookies McALISTER'S DELI HOTWORX

ALDI

PENN STATION EAST COAST SUBS The UPS Store UPS

RIVER RIDGE COMMERCE CENTER

Stock Yards Bank & Trust
SINCE 1904
MEMBER FDIC



23,752 ADT



meijer

Domino's Pizza

NORTON HEALTHCARE

KOHL'S



KOHL'S



Wendy's



Little Caesars Pizza

LOUISVILLE
EST. 1778



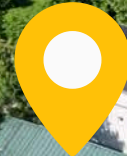
Walgreens



NORTON
HEALTHCARE

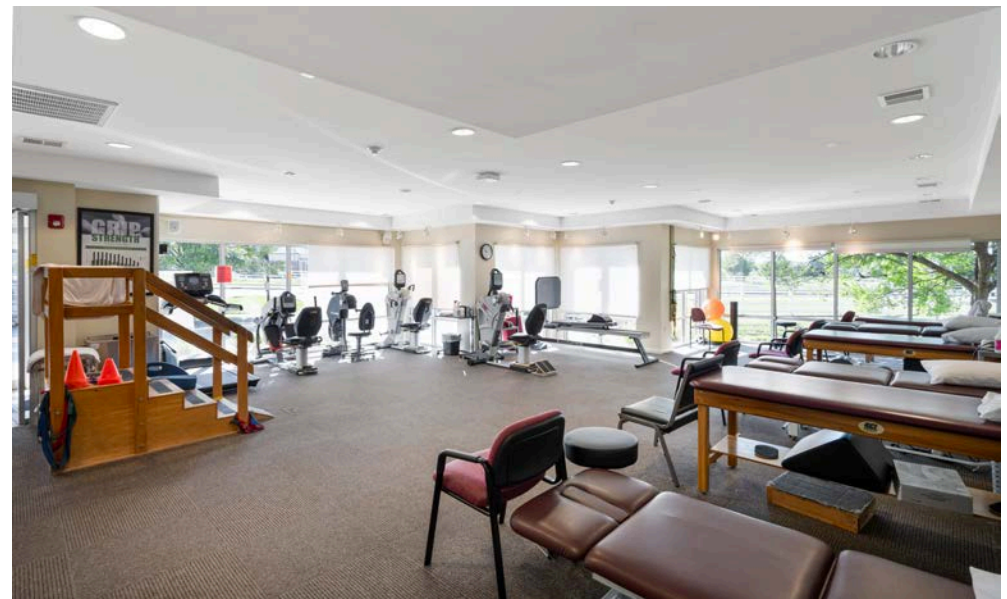


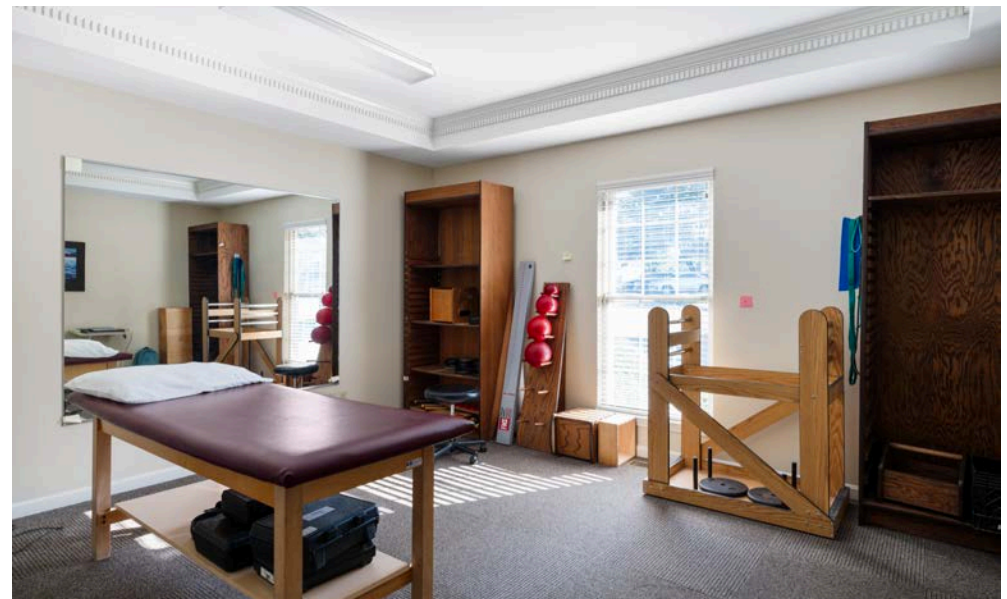
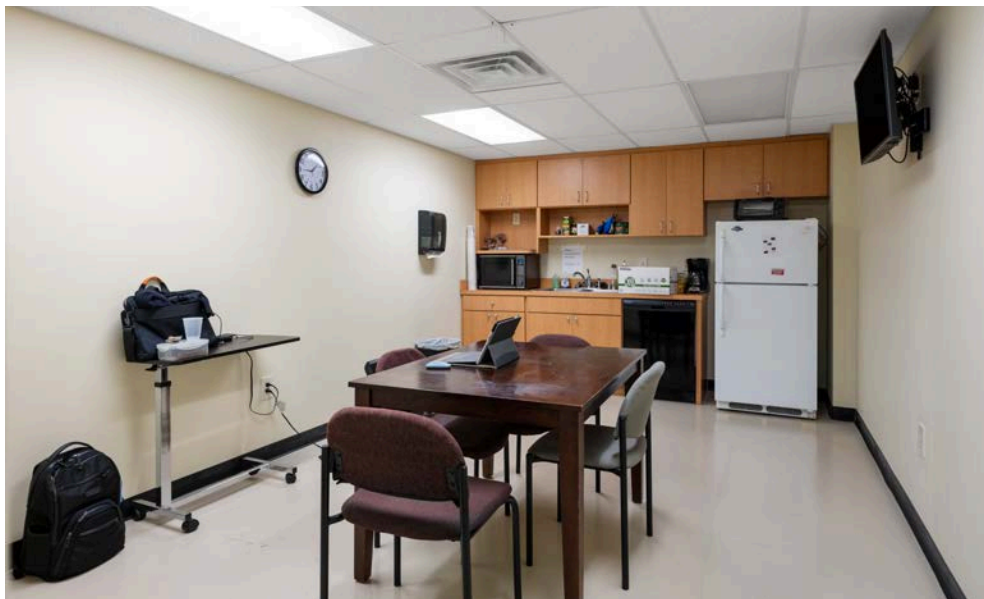
meijer



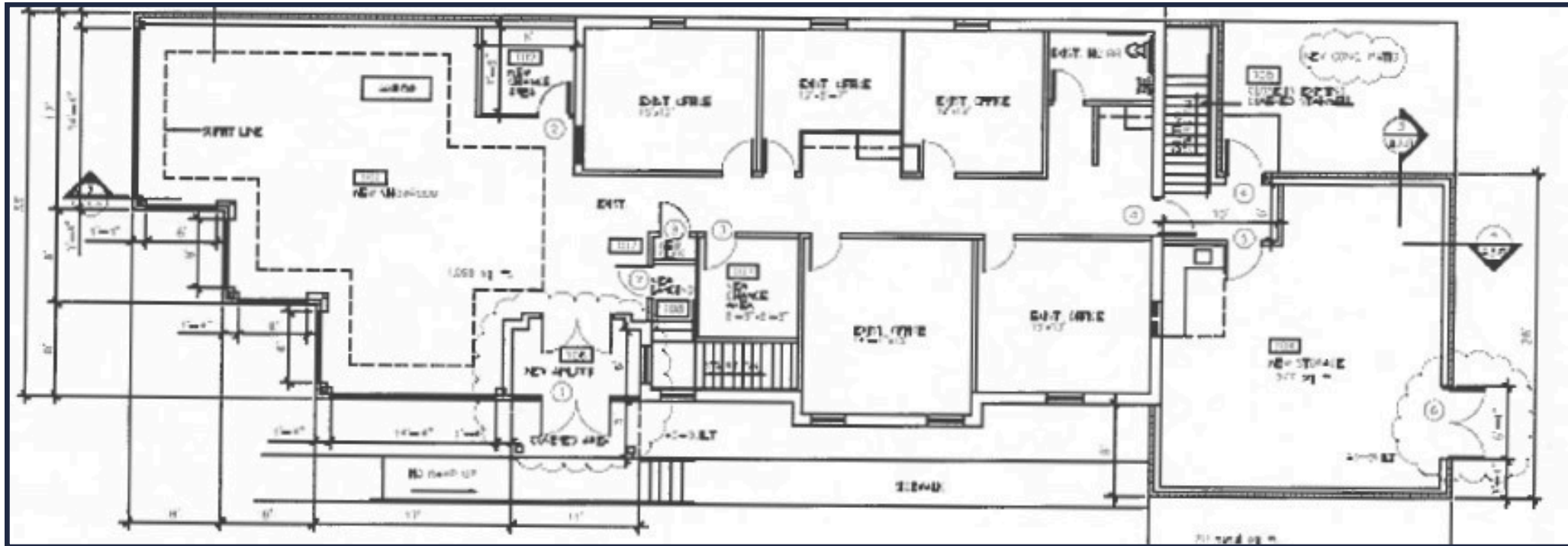
23,752 ADT







First Floor Floorplan



Basement Floorplan

