

FOR LEASE

RETAIL | OFFICE | DISTRIBUTION

SOUTHLAND TERRACE

3923 S. Seventh Street Road, Louisville, Kentucky



PROPERTY FEATURES

- + Up to 51,460± square feet available for retail, office or distribution space
- + Signalized entrance and ample parking
- + Centrally located with easy access to I-264 & Dixie Highway
- + Building & pylon signage available
- + Public transportation available
- + Wet sprinkler system
- + 14' clear height
- + 3 dock doors with levelers
 - (1) 8' x 8' door
 - (2) 8' x 10' doors
- + 2 roll up doors
- + 2 drive-in doors
 - (1) 5' x 7'
 - (1) 6' x 8'
- + Existing power 208V, 3,000 AMP



CONTACT US

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Senior Associate
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www.cbre.com/louisville

CBRE

FOR LEASE RETAIL | OFFICE | DISTRIBUTION SPACE

SOUTHLAND TERRACE
3923 S. SEVENTH STREET ROAD
Louisville, Kentucky



LABOR ANALYTICS - OFFICE SPACE

SHIVELY, KY

PROFILE: GEOSKILL - OFFICE
10.0 Mile Radius

97

TOTAL INDEX

Prepared for: -

Prepared by: Scott Gilmore



DEMOGRAPHICS

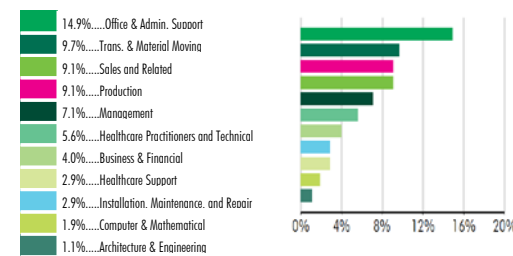
Key Metrics	Market	National
Population (vs. nat'l metro avg)	565,746	735,789
Labor Force (vs. nat'l metro avg)	292,070	372,838
Proj. Pop Growth	2.3%	4.2%
Unemployment (Monthly)	4.4%	3.7%
Median Household Income - USD	\$40,839	\$56,124
Proj. Income Growth	8.4%	10.6%
Cost of Living	94.9%	100.0%
% Population 21-34 (Millennials)	20.4%	19.3%
Median Home Value	\$ 127,581	\$ 207,344

MEDIAN WAGES BY MARKET (USD)

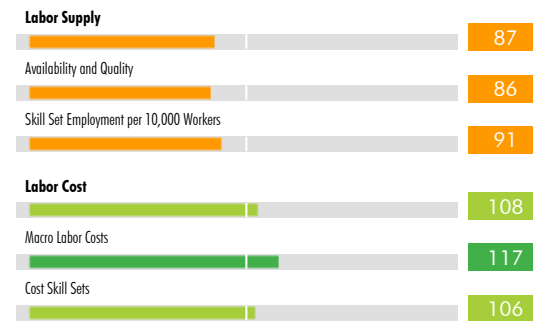


Job Title - Year of Experience	Market	National
A Accounts Payable and Receivable Clerk - 1 Year	\$30,260	\$32,233
B Administrative Assistant - 1 Year	\$33,977	\$36,319
C Bookkeeping Clerk - 1 Year	\$30,546	\$32,512
D Data Entry Operator - 1 Year	\$25,326	\$27,190
E File Clerk - 1 Year	\$25,136	\$27,027

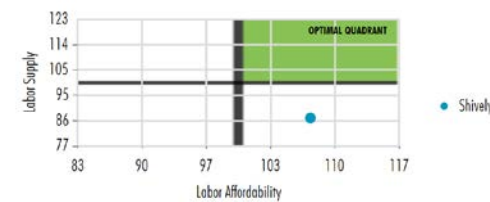
EMPLOYMENT BY OCCUPATION



MARKET INDEXES



OPTIMAL BALANCE

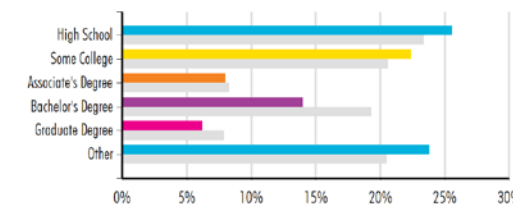


POST SECONDARY SCHOOLS

Post Secondary Schools	Type	Enrollment
Univ. of Louisville	4-Year Public University	21,561
Jefferson Community and Techn...	2-Year Community College	13,550
Indiana Univ.-Southeast	4-Year Public University	6,442
Sullivan Univ.	4-Year Private University	4,394
Bellarmine Univ.	4-Year Private University	3,609

2-Yr Colleges: 13 2-Yr Enrollment: 15,801 Total # of Colleges: 31
4-Yr Colleges: 18 4-Yr Enrollment: 45,214 Total Enrollment: 61,015

EDUCATIONAL ATTAINMENT



* National Average denoted in Gray



LABOR ANALYTICS - DISTRIBUTION SPACE

SHIVELY, KY

PROFILE: GEOSKILL - DISTRIBUTION
10.0 Mile Radius

114

TOTAL INDEX

Prepared for: -

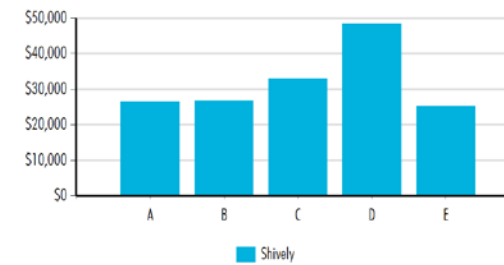
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DEMOGRAPHICS

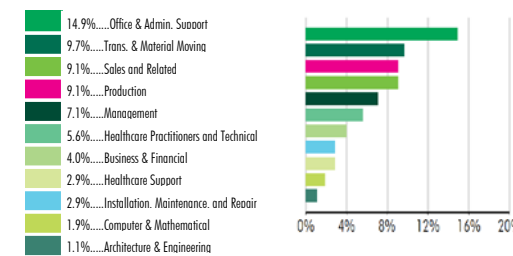
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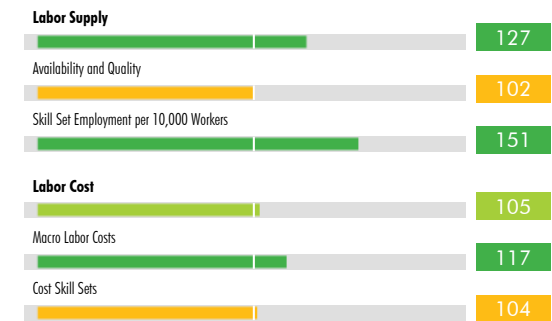


Job Title - Year of Experience	Market	National
A Forklift Operator - 1 Year	\$26,439	\$27,340
B Materials Handler - 1 Year	\$26,703	\$27,611
C Shipping and Receiving Clerk - 1 Year	\$32,952	\$34,711
D Warehouse Supervisor - 3 Year	\$48,406	\$49,844
E Warehouse Worker - 1 Year	\$25,263	\$26,107

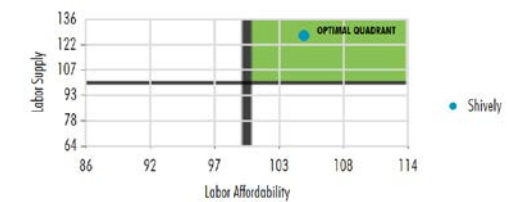
EMPLOYMENT BY OCCUPATION



MARKET INDEXES



OPTIMAL BALANCE

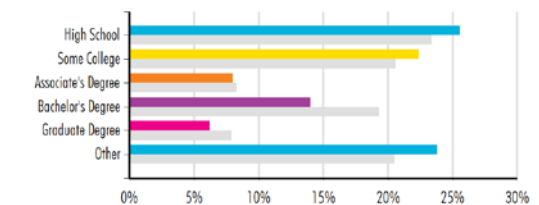


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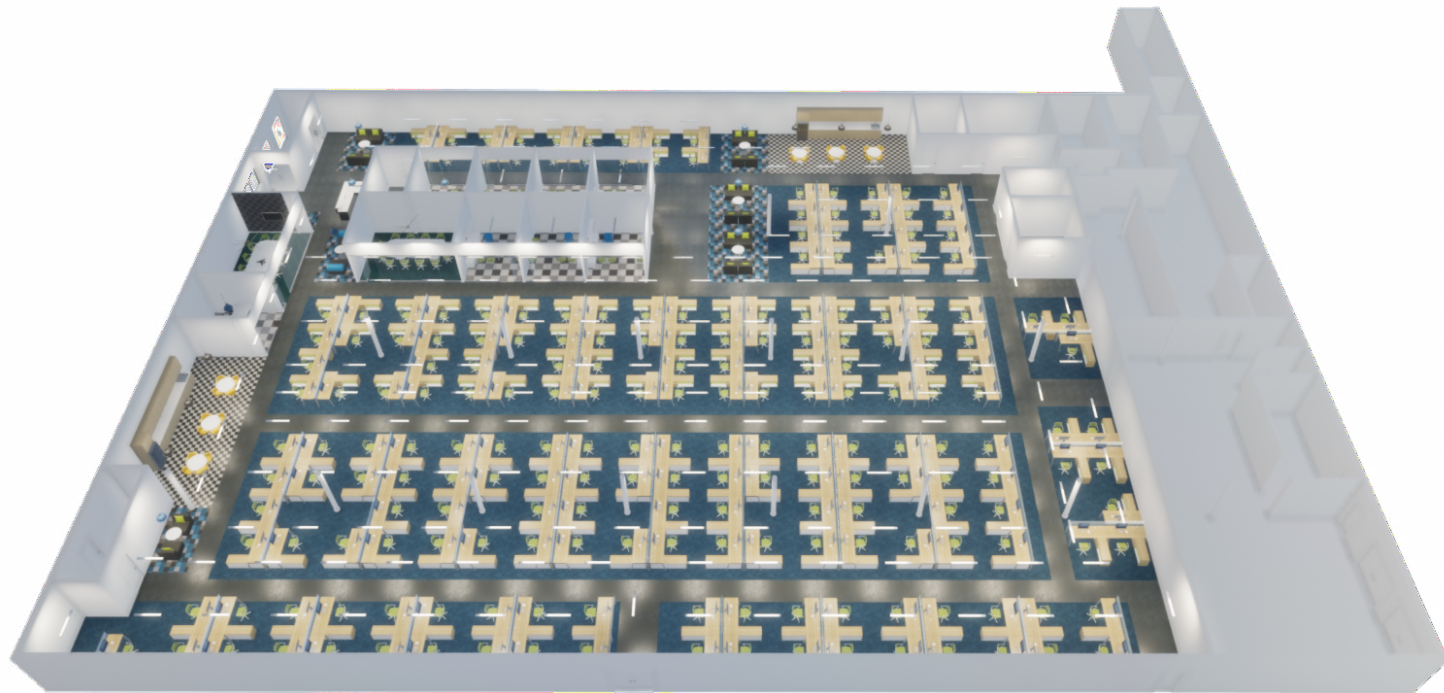
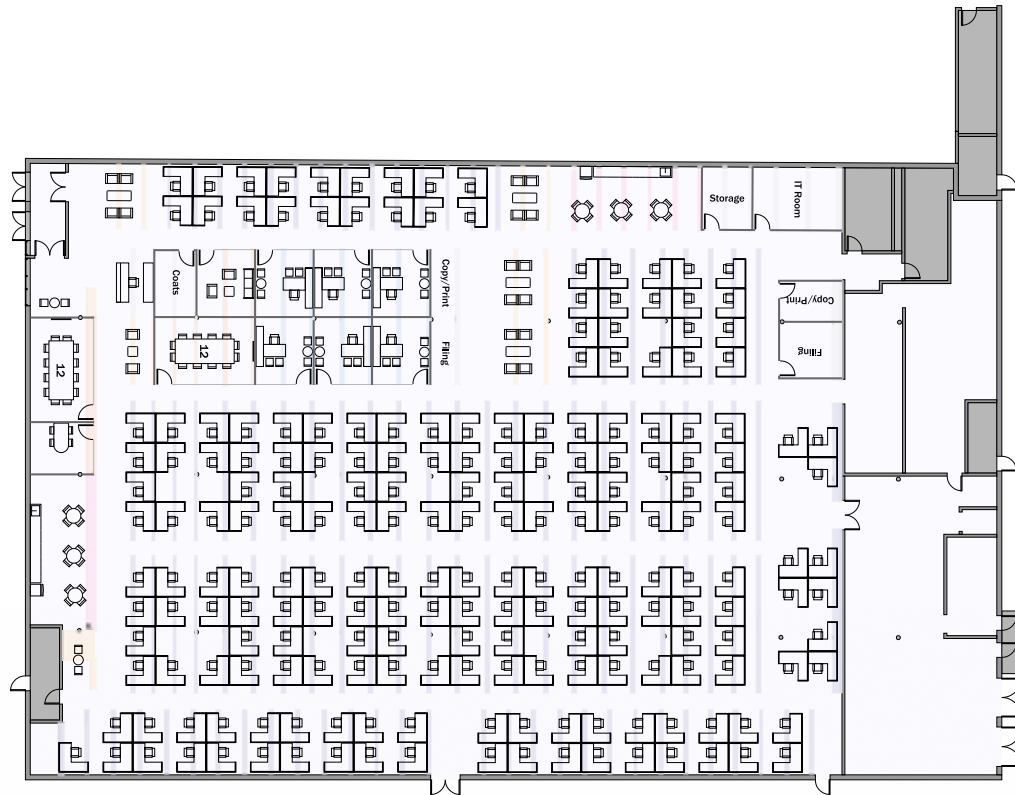


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FOR LEASE
RETAIL | OFFICE | DISTRIBUTION SPACE

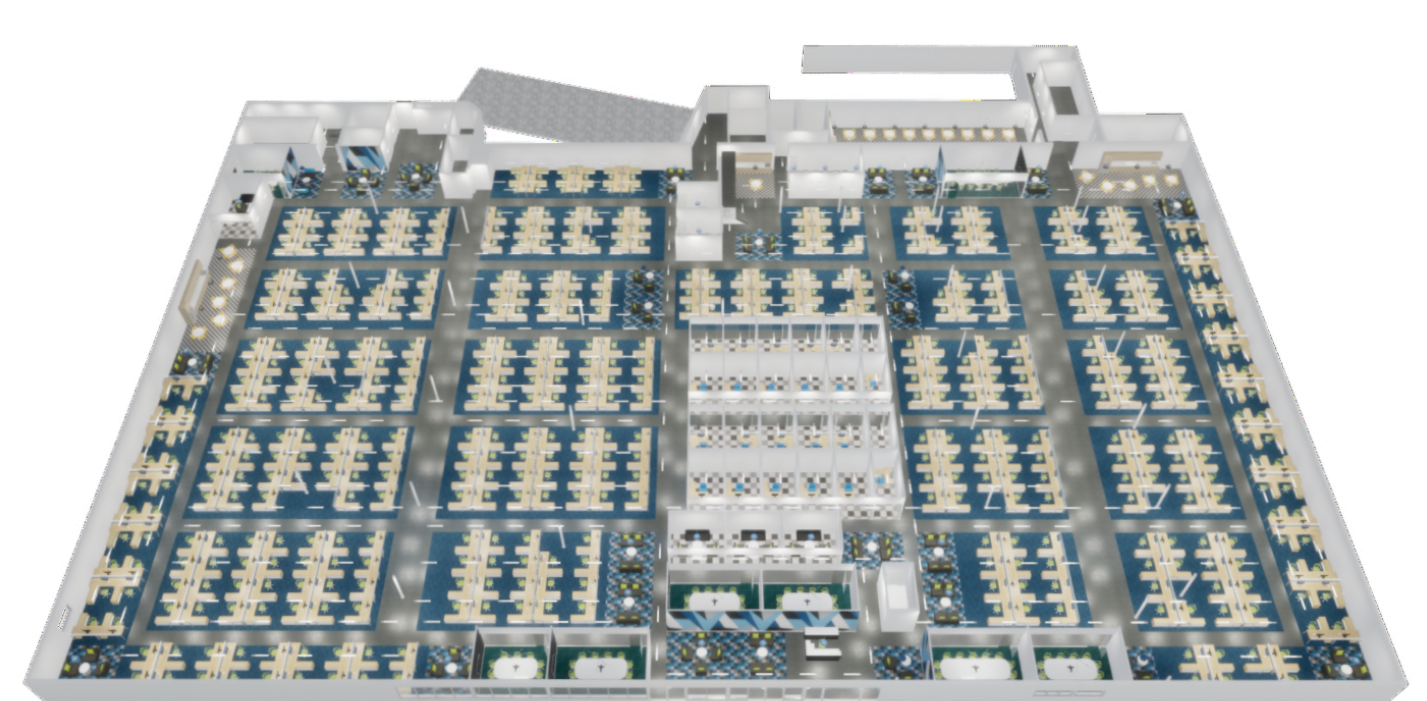
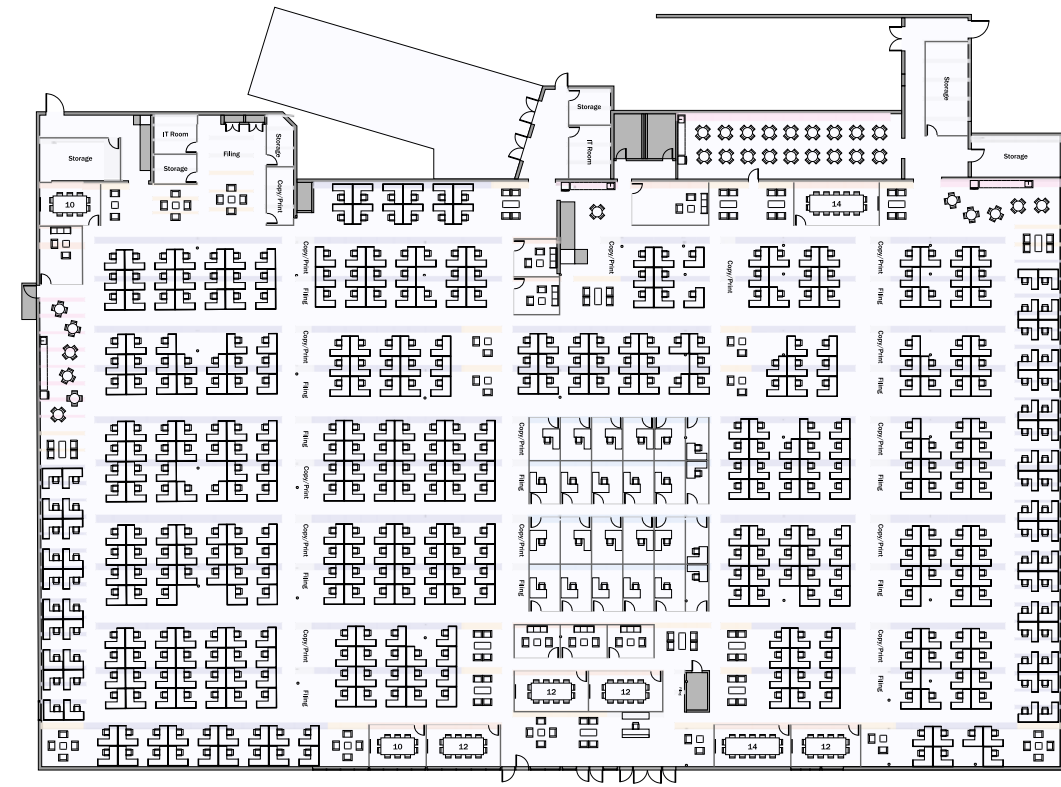
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 **CONCEPTUAL SPACE LAYOUT ±25,000 SQUARE FEET**



LAYOUT HEADCOUNT: **214** | MAX. OCCUPANCY: **250**

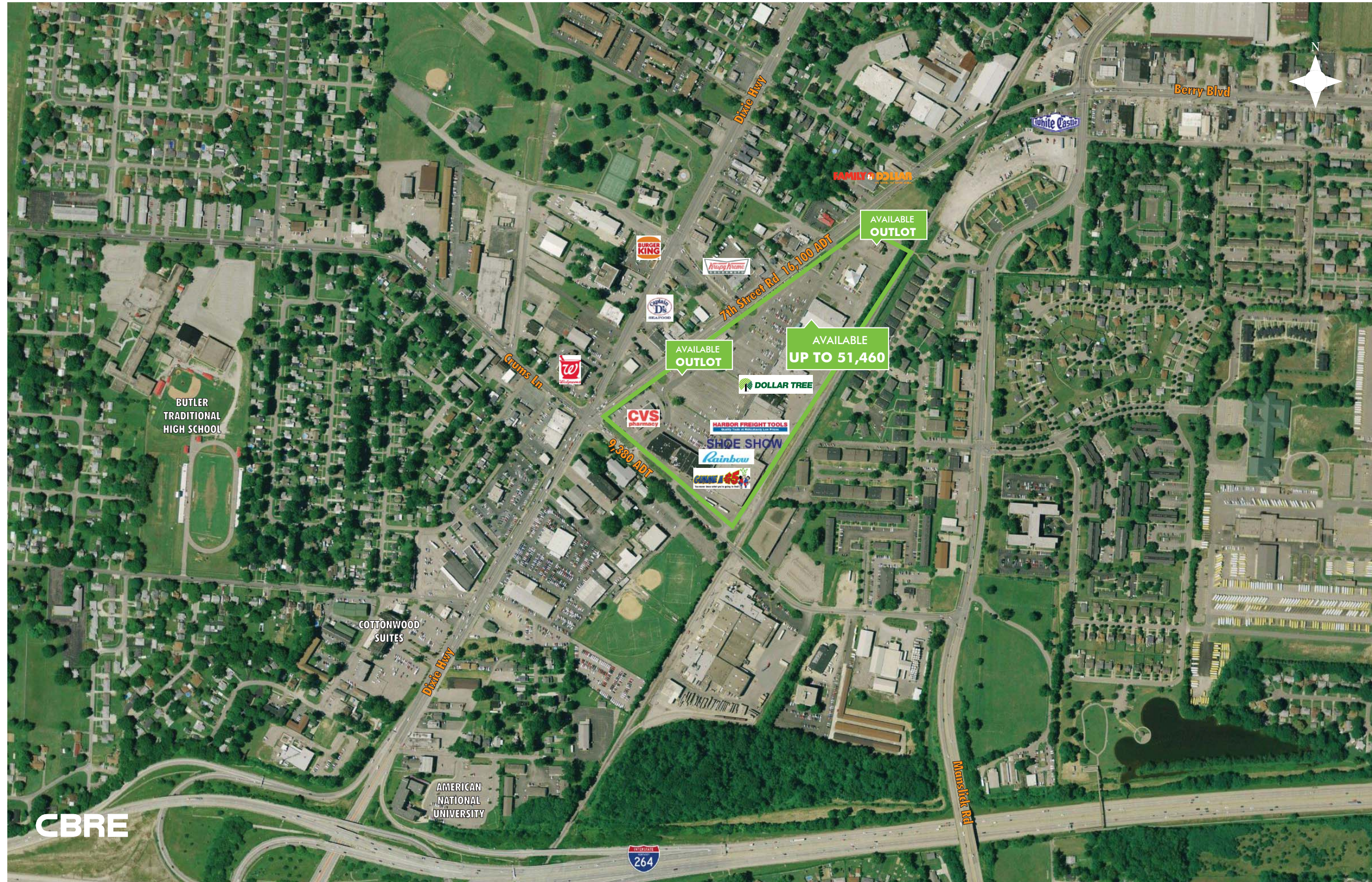
 **CONCEPTUAL SPACE LAYOUT ±51,460 SQUARE FEET**



LAYOUT HEADCOUNT: **490** | MAX. OCCUPANCY: **514**

FOR LEASE
RETAIL | OFFICE | DISTRIBUTION SPACE

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CBRE

FOR SALE OR LEASE PREMIER OFFICE SPACE

SOUTHLAND TERRACE
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Louisville, Kentucky



SITE PLAN



2018 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Population	14,377	104,802	233,202	583,498
Average Household Income	\$43,634	\$48,893	\$50,354	\$60,379
Unemployed Population + 16	9.1%	8.6%	8.2%	6.0%

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