



**Multi-Tenant Retail
Under Construction**

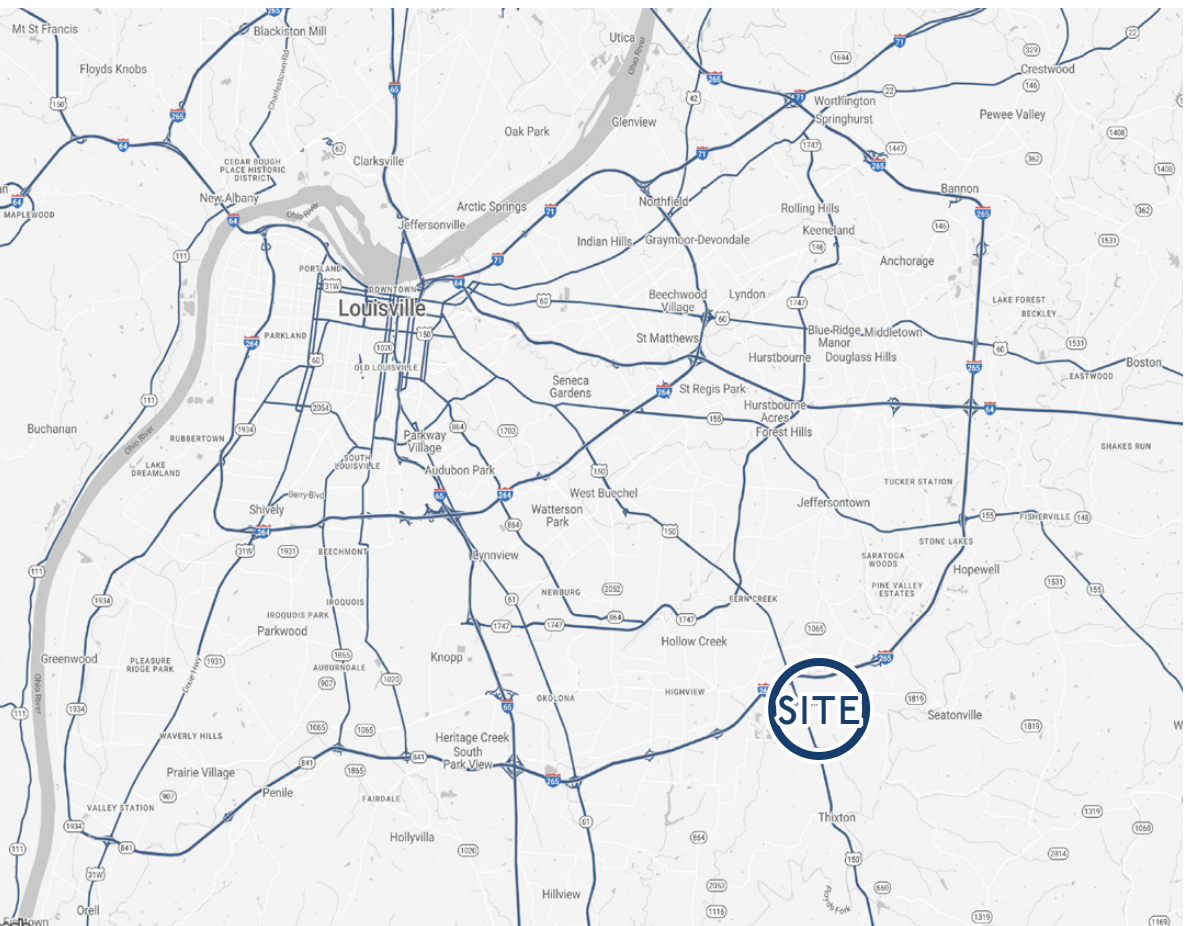
**BUILD-TO-SUIT
FOR LEASE**

7931 BARDSTOWN RD
LOUISVILLE, KENTUCKY

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

7931 BARDSTOWN RD
LOUISVILLE, KY



Features

- + Up to 6,000 ± SF contiguous space with drive thru available in new multi-tenant building
- + Class A Kohl's and Chick Fil-A shadow anchored retail space in high-growth Fern Creek Trade Area
- + Over 50,000 VPD along Bardstown Road in front of the development
- + Densely populated neighborhoods with new residential development surrounding the trade area
- + Ideal for retail, office, and medical use

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,789	50,291	133,368
Median Household Income	\$84,354	\$79,334	\$76,996



Prime Location
IN FERN CREEK
among new residential &
commercial developments



Over 50,000 (22)
VEHICLES PER DAY
on Bardstown Rd
in front of site

PROPOSED BUILDING ELEVATION

7931 BARDSTOWN RD
LOUISVILLE, KY



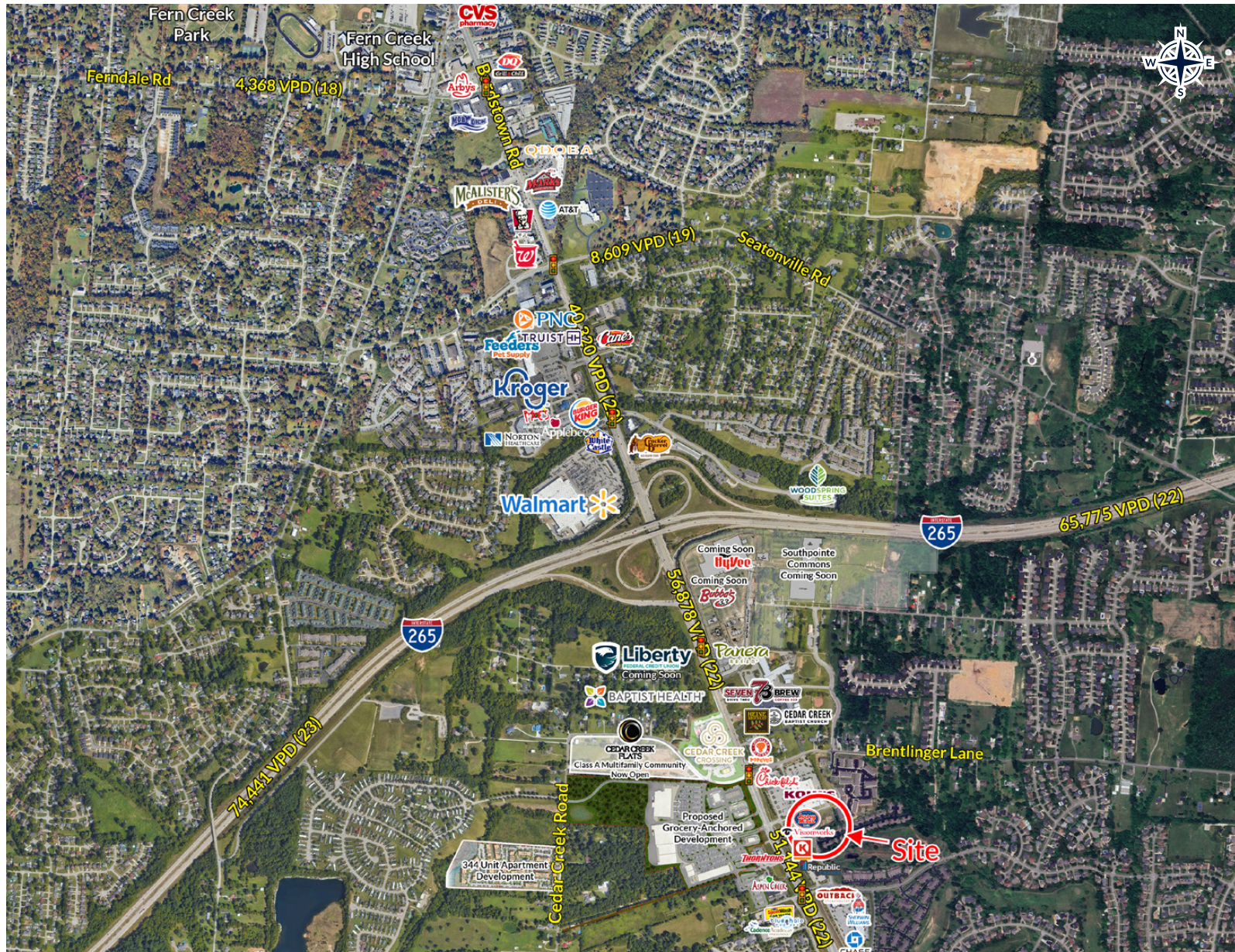
SITE PLAN

7931 BARDSTOWN RD
LOUISVILLE, KY



TRADE AREA AERIAL

7931 BARDSTOWN RD
LOUISVILLE, KY



IMMEDIATE AREA AERIAL



HOGAN REAL ESTATE

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