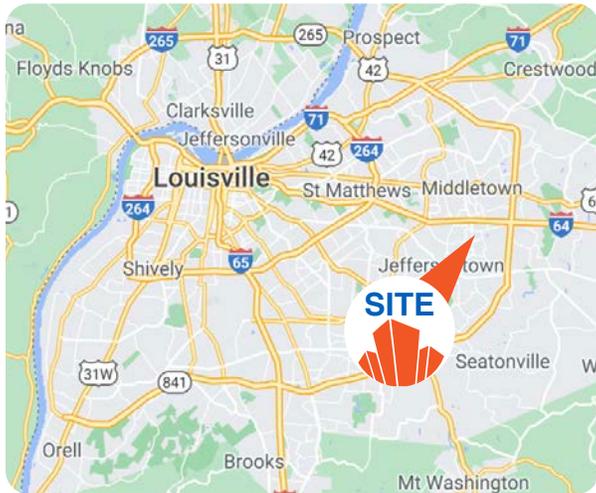




## INDUSTRIAL SPACE FOR SALE

1902 Campus Place, Suite 13 | Louisville, KY 40299



**FOR SALE: \$380,000**  
**3,400± SF AVAILABLE**

- **Property Type:** Industrial / Flex Space
- **Zoning:** PEC (Planned Employment Center) - allows a mix of office, light industrial, and service-oriented uses
- **Location:** Situated in the *Bluegrass Commerce Park*, one of Louisville's premier business and industrial corridors
- **Building Features:** Combination of office and warehouse space with drive-in access
- **Accessibility:** Convenient access to *Blankenbaker Parkway, I-64, and the Gene Snyder Freeway (I-265)*
- **Opportunity:** Ideal for an owner-user or investor seeking a modern, flexible space in Louisville's thriving East End business district

# 1902 CAMPUS PLACE, SUITE 13, LOUISVILLE, KY 40299

## PROPERTY FEATURES

TOTAL BUILDING SF 3,400 SF

ACRES

CEILING HEIGHT

DRIVE-IN DOOR

OFFICE DIMENSIONS

WAREHOUSE DIMENSIONS

SPAN, BAY SIZE

OFFICE AREA

CONSTRUCTION

ZONING PEC

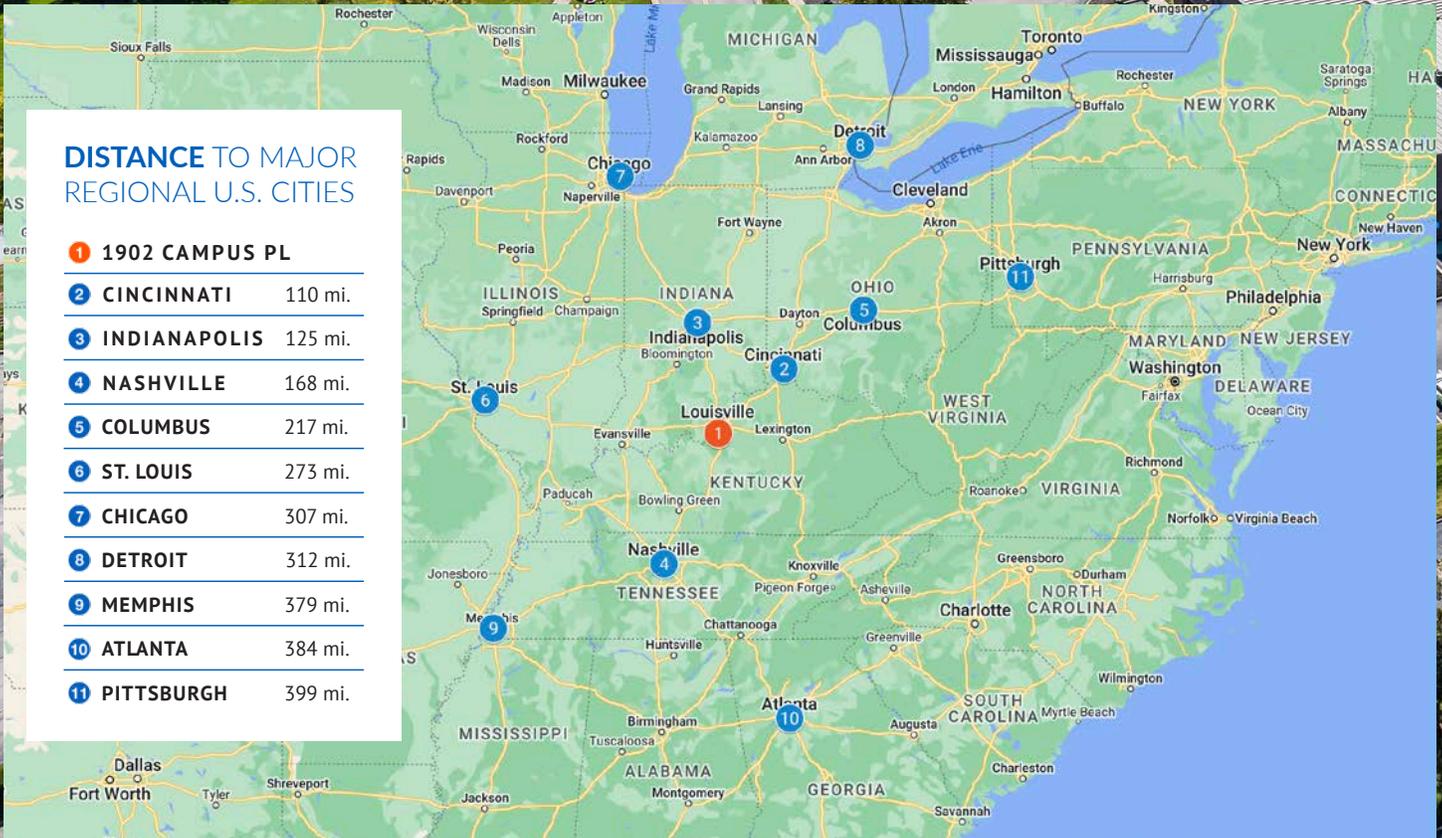
YEAR BUILT

ELECTRIC

HEATING UNITS

## DISTANCE TO MAJOR REGIONAL U.S. CITIES

- 1 1902 CAMPUS PL
- 2 CINCINNATI 110 mi.
- 3 INDIANAPOLIS 125 mi.
- 4 NASHVILLE 168 mi.
- 5 COLUMBUS 217 mi.
- 6 ST. LOUIS 273 mi.
- 7 CHICAGO 307 mi.
- 8 DETROIT 312 mi.
- 9 MEMPHIS 379 mi.
- 10 ATLANTA 384 mi.
- 11 PITTSBURGH 399 mi.



AERIAL



# AERIAL

**7 MINUTE DRIVE  
(3.3 MILES) TO HURSTBOURNE PKWY**

**5 MINUTE DRIVE  
(2.6 MILES) TO I-265**



# PHOTOS



# DEMOGRAPHICS

1902 Campus Pl Jeffersontown, KY 40299	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	3,108	58,066	138,700
2030 Projected Population	3,763	60,270	139,609
2020 Census Population	1,640	55,237	136,225
2010 Census Population	1,308	47,566	123,263
Projected Annual Growth 2025 to 2030	4.2%	0.8%	0.1%
Historical Annual Growth 2010 to 2025	9.2%	1.5%	0.8%
2025 Median Age	41.6	41.0	41.1
<b>Households</b>			
2025 Estimated Households	1,477	25,228	58,802
2030 Projected Households	1,786	26,114	59,007
2020 Census Households	839	23,144	56,433
2010 Census Households	589	19,857	50,905
Projected Annual Growth 2025 to 2030	4.2%	0.7%	-
Historical Annual Growth 2010 to 2025	10.0%	1.8%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	78.2%	74.3%	73.1%
2025 Estimated Black or African American	10.6%	12.9%	14.4%
2025 Estimated Asian or Pacific Islander	4.4%	4.8%	4.9%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	6.7%	7.8%	7.4%
2025 Estimated Hispanic	5.9%	7.2%	6.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$100,528	\$114,000	\$124,423
2025 Estimated Median Household Income	\$71,283	\$88,679	\$95,671
2025 Estimated Per Capita Income	\$47,806	\$49,592	\$52,805
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.2%	1.4%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.6%	2.5%
2025 Estimated High School Graduate	15.0%	18.2%	19.4%
2025 Estimated Some College	17.0%	19.8%	19.0%
2025 Estimated Associates Degree Only	13.5%	9.0%	8.9%
2025 Estimated Bachelors Degree Only	25.8%	28.6%	28.2%
2025 Estimated Graduate Degree	21.0%	20.4%	20.7%
<b>Business</b>			
2025 Estimated Total Businesses	793	4,960	8,904
2025 Estimated Total Employees	14,711	54,691	98,787
2025 Estimated Employee Population per Business	18.5	11.0	11.1
2025 Estimated Residential Population per Business	3.9	11.7	15.6