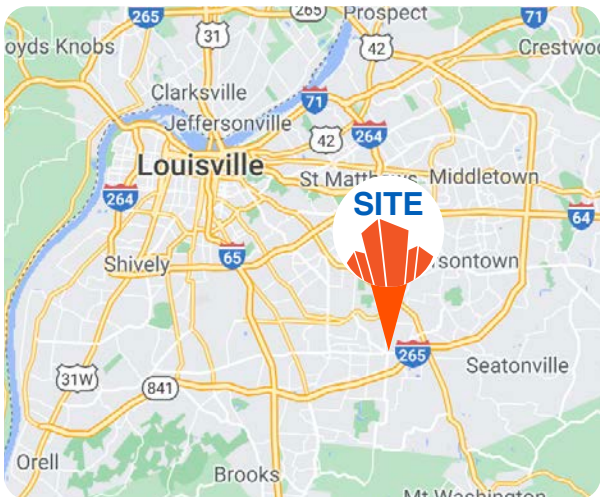




FOR LEASE & REDEVELOPMENT

7525 Outer Loop | Louisville, KY 40228



LEASE RATE: SEE AGENT 1,400 - 22,300 SF± AVAILABLE

- Join Outer Loop Plaza shopping center located at the nearby corner of Outer Loop and Fegenbush Lane (20,477 ADT at intersection) approximately 1-mile from I-265
- This 120,000+ square foot shopping center is grocery anchored by Value Market (45+ years in business)
- Tenant line-up includes Little Caesars, Subway, New View Bar & Grill, and Barber & Styling
- Up to 22,300 SF available for a new anchor/junior anchor on the west endcap
- 69,598 residents in a 3-mile radius, and 189,796 residents in a 5-mile radius with a median household income of \$75,939
- Brand new, 212-unit Frontgate Apartment development adjacent to center
- Recently upgraded parking lot lights to LED and signalized light on Outer Loop

JUSTIN BAKER
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(502) 454-0911
(502) 386-5446

SHOPPING CENTER REDEVELOPMENT



AVAILABLE 22,300 SF

Brand New
Frontgate Apartments
212 Units

SITE PLAN



- 5.92 per 1,000 square foot parking ratio



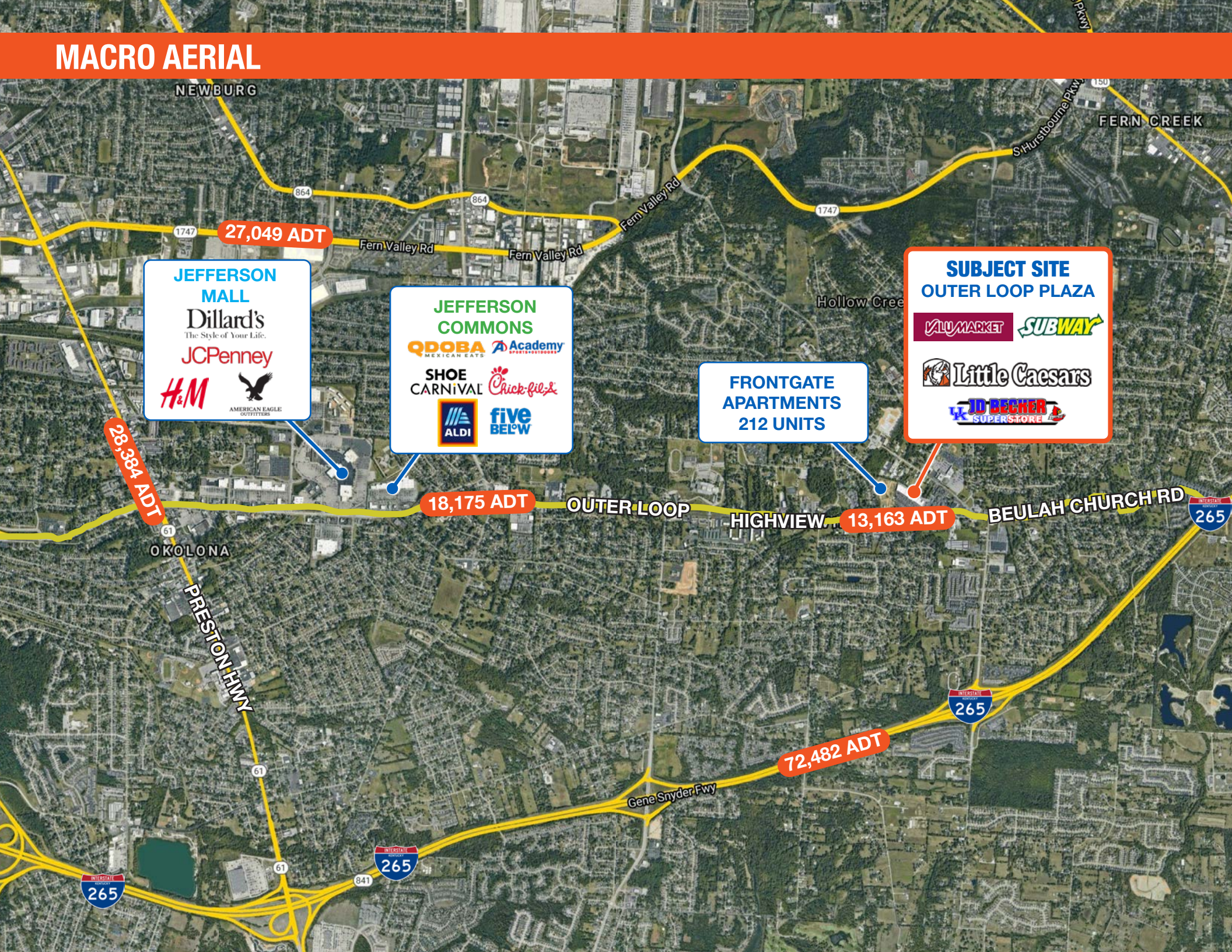
AVAILABLE SPACE

TENANT	SUITE #	SQUARE FEET
NEW VIEW BAR & GRILL	1	3,000
VACANT	2	2,350
PATHIVARA INTERNATIONAL GROCERY	3	2,880
SUBWAY	5	1,267
PATHIVARA INTERNATIONAL GROCERY	6A	1,555
LITTLE CAESARS	6B	2,110
BARBER & STYLING	7	720
VACANT	8	1,400
JD BECKER	9	11,760
VALU MARKET	11 & 12	41,544
ASPEN ROW FITNESS	13	4,500
VACANT	15	10,325
AMERICAN HOME APPLIANCES	16	6,159
CRAYON KIDS	17	1,400
CRAYON KIDS	18	1,203
VACANT	19	22,300
CRAYON KIDS	19-B	5,000
VACANT	20	0.7 ACRES

**SHOPPING CENTER GLA*

116,473

MACRO AERIAL



JEFFERSON MALL
Dillard's
The Style of Your Life.
JCPenney
H&M
AMERICAN EAGLE
OUTFITTERS

JEFFERSON COMMONS
QDOBA MEXICAN EATS
Academy SPORTS & OUTDOORS
SHOE CARNIVAL
Chick-fil-A
ALDI
five BELOW

FRONTGATE APARTMENTS
212 UNITS

SUBJECT SITE
OUTER LOOP PLAZA
VALU MARKET
SUBWAY
Little Caesars
ID BECHER SUPERSTORE

NEWBURG

FERN CREEK

1747

27,049 ADT

Fern Valley Rd

Fern Valley Rd

1747

Hollow Cree

Shurbourne Pkwy

150

28,384 ADT

OKOLONA

PRESTON HWY

18,175 ADT

OUTER LOOP

HIGHVIEW

13,163 ADT

BEULAH CHURCH RD

INTERSTATE 265

INTERSTATE 265

72,482 ADT

Gene Snyder Fwy

INTERSTATE 265

INTERSTATE 265

841

MICRO AERIAL



FEGENBUSH LN

10,585 ADT

WHITFIELD ACADEMY

HIGHVIEW BAPTIST CHURCH

ENTRANCE 3

FRONTGATE APARTMENTS 212 UNITS

ALU MARKET

JO BECKER SUPERSTORE
Little Caesars

SUBWAY

Walgreens



20,477 ADT

NEW VIEW BAR & GRILL

OUTER LOOP

ENTRANCE 1

ENTRANCE 2

11,144 ADT

Auto Zone

RIVER CITY BANK

PYLON SIGNAGE

ENTRANCE 1 SIGNAGE



ENTRANCE 3 SIGNAGE



PHOTOS

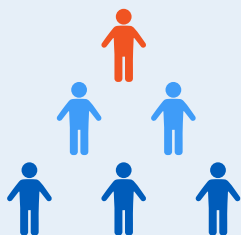


MORE PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,836**
3 MILES **69,598**
5 MILES **189,796**

HOUSEHOLDS



1 MILE **4,094**
3 MILES **28,536**
5 MILES **76,766**

BUSINESSES



1 MILE **294**
3 MILES **1,912**
5 MILES **5,440**

EMPLOYEES



1 MILE **1,760**
3 MILES **12,748**
5 MILES **43,268**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

