

FOR SALE 1265 BARDSTOWN ROAD

LOUISVILLE, KY 40204



A rare opportunity to own an iconic Highlands property on one of Louisville's most vibrant corridors...welcome to the well-known William Dean Salon at 1265 Bardstown Road. Perfectly positioned directly across from Mid City Mall, which has recently announced major redevelopment plans by a developer tied to Publix and Harris Teeter grocery stores, this property sits at the center of continued growth in one of Louisville's most beloved neighborhoods.

Lovingly maintained for years, the building features gorgeous hardwood floors and updates throughout with a turnkey salon space on the first floor, allowing a new operator to step in seamlessly, or easily adapt the layout for a wide range of uses including retail, office, restaurant, bar, studio, or creative concept. Dream big with new concepts such as a bakery, wine bar, neighborhood restaurant with patio seating, mahjong or needlepoint club, thrift shop, or music studio, the possibilities are endless!

LIST PRICE: \$1,220,000

SF: 3,890 SF

ACRES: 0.131 AC

PARCEL NUMBER: 075E00230000

PROPERTY TYPE: MIXED USE / SALON / MULTI-FAMILY

ZONING: C-2

TRAFFIC COUNT: APPROXIMATELY 21,000 CARS/DAY

- Iconic Highlands Location
- Growth-Driven Positioning
- Flexible Mixed-Use Building
- Income-Producing Components
- Exceptional Outdoor Space
- Rare Parking Advantage



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PROPERTY PHOTOS



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PROPERTY PHOTOS

The second and third floors offer a charming two-story, one-bedroom, one-bath apartment, blending old-world character with modern updates, ideal for owner-occupants, a live-work setup, or additional rental income. The lower level adds even more flexibility, with space that previously supported a small one-bedroom or studio type apartment with windows, storage, a full bath and laundry.



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The outdoor space truly sets this property apart, featuring an expansive covered back patio and fenced yard, perfect for outdoor dining, events, or future expansion, along with a large two-car garage accessed from the rear alley. In addition, the property benefits from a super convenient public parking lot located immediately adjacent to the building, providing maintenance-free parking for the subject property, an unprecedented amenity along the Bardstown Road corridor. Complementing the property's character and revenue potential, the front lot is home to Big Mike's Shaved Ice, a cherished local favorite.



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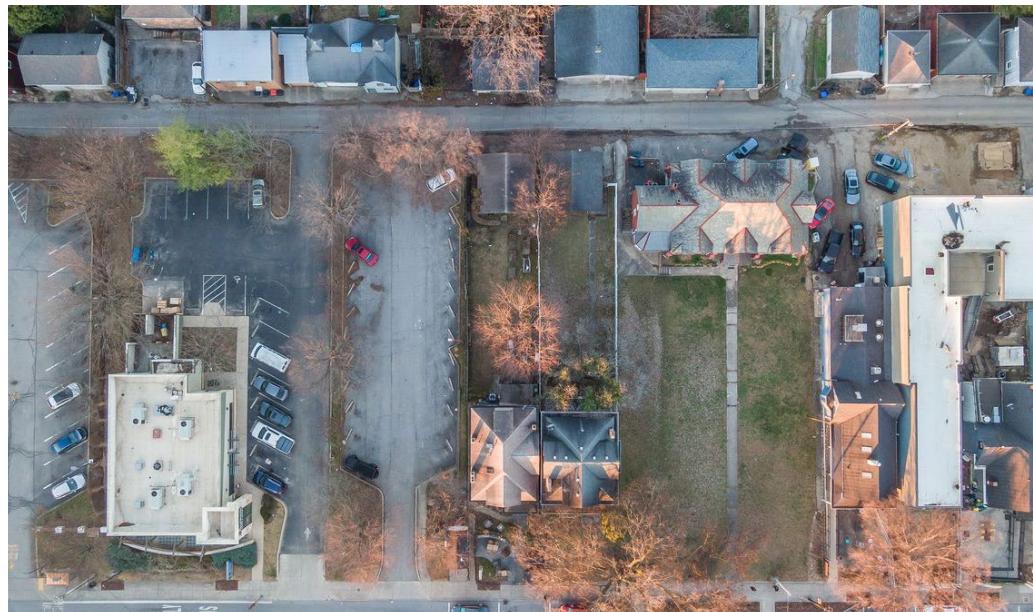
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ABOUT THE AREA

With walkability to the Highlands' most popular shops, restaurants, and nightlife, and unmatched visibility across from the future Mid City Mall redevelopment project, this is a once-in-a-lifetime opportunity for an owner-occupant or investor to bring their vision to life on Bardstown Road. Schedule your private tour today!

Business Categories	1-Mile	3-Mile	5-Mile	Louisville	Kentucky	United States
Restaurants	7.07	5.92	4.07	8.03	2.19	2.45
Health Care & Social Assistance	7.27	10.78	8.81	8.30	3.66	3.76
Retail	6.66	6.16	5.88	7.42	4.81	4.59
Manufacturing	1.63	2.34	2.12	3.06	1.18	1.32
Finance & Insurance	1.63	2.73	2.37	1.84	1.76	1.79
Professional & Tech Services	5.16	9.80	6.44	6.94	2.72	3.60

Site to Do Business, 2026



**URBAN CORE
COMMERCIAL
WALKABLE
VIBRANT
ICONIC
LIVELY**

IN ONE MILE

822

TOTAL BUSINESSES

14,717

TOTAL POPULATION

6,537

TOTAL EMPLOYEES

12,578

DAYTIME POPULATION

\$990M

TOTAL SALES

Site to Do Business, 2026



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MID CITY MALL REDEVELOPMENT NEWS

Earlier this month, the family that owns the Mid City Mall property announced a partnership with Atlanta-based developer Branch Properties, which released the renderings Friday of what it calls "Mid City Market." They show an unnamed grocery store anchor tenant in the space between Bardstown Road and Baxter Avenue with plenty of space for other development around it.



1265 Bardstown Rd. in relation to Mid-City Mall.

Long-time owners are working with Georgia-based Branch Properties to redevelop the site with a focus on "neighborhood needs, public space and compatibility with the surrounding community."

Here's what the current proposal includes:

- A library building
- A large grocery store – heavily implied to be Publix
- Public green space



Branch Properties' renderings of the new "Mid-City Market"

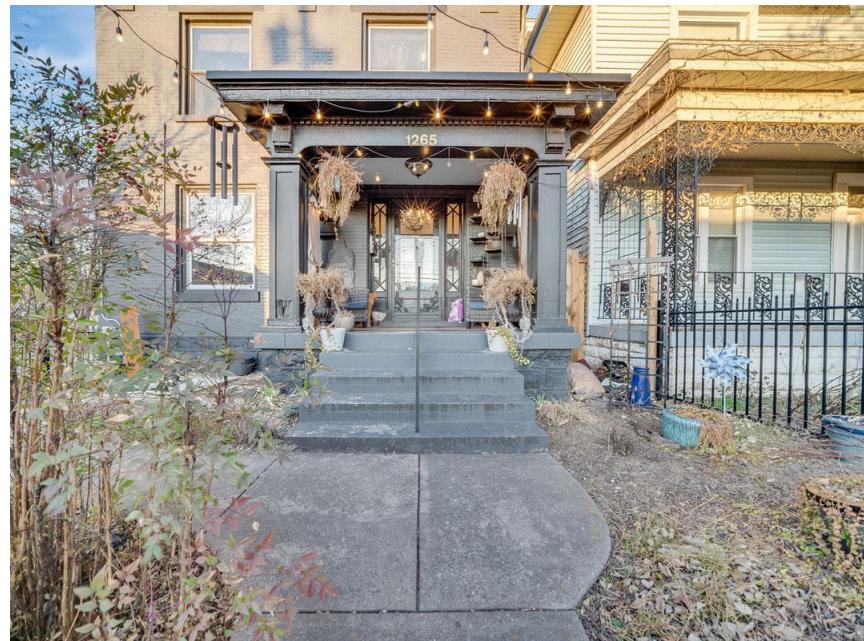


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DISCLOSURE

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	1-Mile	3-Miles	5-Miles
Population			
2025	14,717	108,837	257,457
2030	14,702	109,502	258,596
Households			
2025	8,066	52,930	116,111
2030	8,040	53,344	116,689
Med. Household Income			
2025	\$78,155	\$62,001	\$56,404
2030	\$124,523	\$68,744	\$62,441
Avg. Household Income			
2025	\$114,369	\$94,130	\$84,667
2030	\$124,523	\$103,019	\$93,113

Site to Do Business, 2026

