



FOR SALE

Pleasure Ridge Town Centre

8507-8541 Terry Road, Louisville, KY 40258



HOAGLAND
COMMERCIAL

PLEASURE RIDGE TOWN CENTRE



Offering Summary

Sale Price:	\$4,850,000
Building Size:	94,229 SF
Lot Size:	7.96 Acres
Occupancy (June'26):	72.4%
Number of Units:	17
Renovated:	2022
Zoning:	C-2
Roof:	2023

Property Overview

Hoagland Commercial Realtors is pleased to present the Pleasure Ridge Town Centre ("Property") For Sale in the heart of Louisville, KY. This prime value-add investment opportunity spans over 94,000 SF across 7.96 acres. Anchored by Dollar General (BBB/Baa2), who recently renewed through 2034, the Property offers a great tenant mix blending investment-grade credit with both local and regional operators.

Current ownership has maintained the Property incredibly well, allowing new ownership the opportunity to focus on continuing to reach stabilization through lease-up. Additional value-add levers include development of additional pad-sites, market rate renewals and NNN conversions. This Property had a full roof replacement in 1Q'2023 and recently underwent a zoning change to C-2, allowing for a higher variety mix of retail and commercial uses.

Pleasure Ridge Town Centre presents an appealing investment opportunity for an owner-occupant or investor, with a large amount of value still available to be added and realized.

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PLEASURE RIDGE TOWN CENTRE



Obtainable Value-Add Opportunity

Dollar General Anchored – 8.5yrs remaining

+10.9% Pro Forma Cap Rate

Pad Site Potential

Densely Populated Submarket

Drive-Thru Permitted (Vacant End Cap)

New 20-Yr Roof Installed 1Q'23



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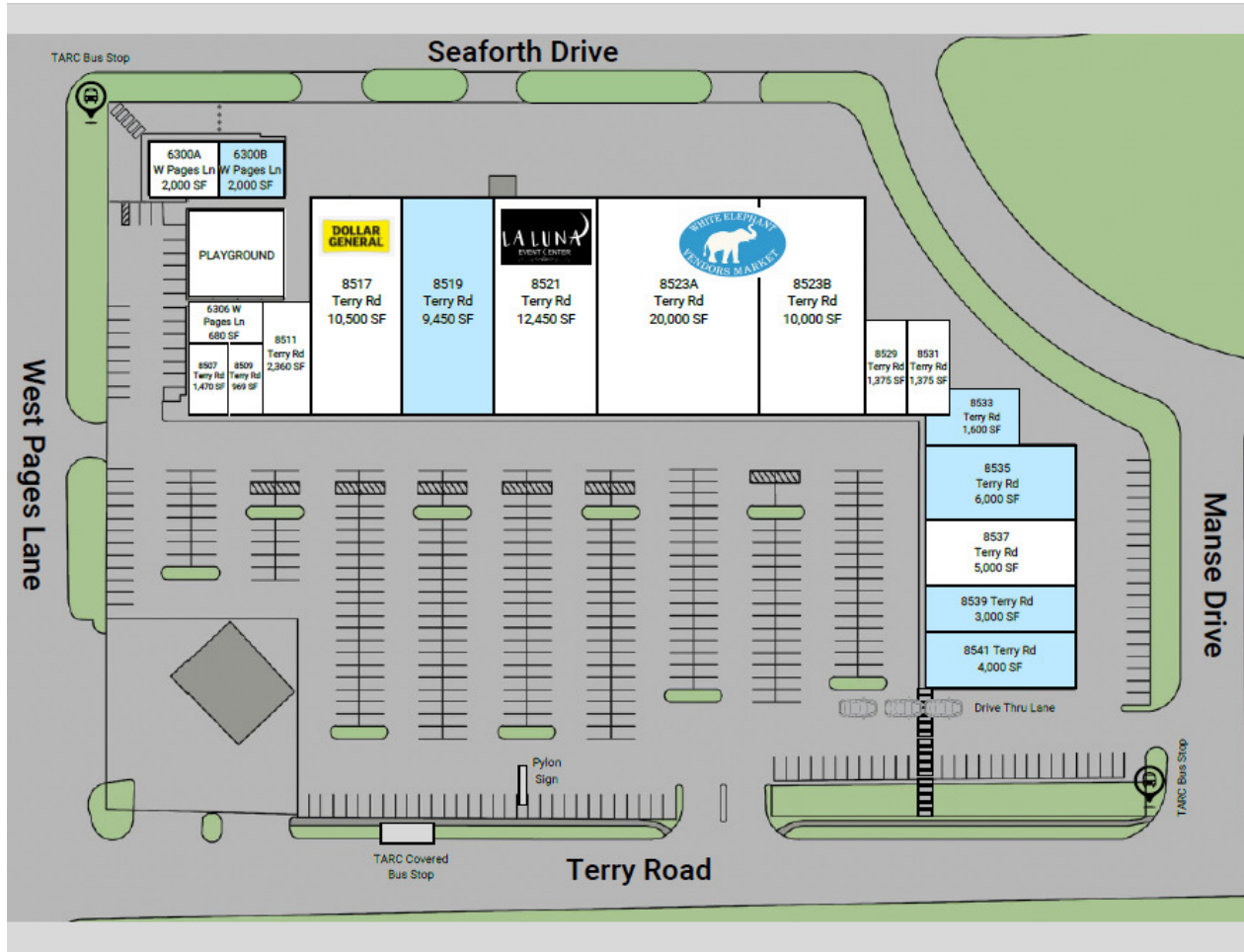


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PLEASURE RIDGE TOWN CENTRE TENANT INDEX

ADDRESS	TENANT	DIMENSION	SIZE (SF)
6300 A W Pages Ln	Our Angels Child Care	40x50	2,000
6300B W Pages Ln	AVAILABLE	40x50	2,000
6306 W Pages Ln	Ken's Barber Shop	15x40	680
8507 Terry Rd	China Dragon Restaurant	21x70	1,470
8509 Terry Rd	Nailed by Brady	17x53	969
8511 Terry Rd	Mills Family Dental	36x70	2,360
8517 Terry Rd	Dollar General	70x150	10,500
8519 Terry Rd	AVAILABLE	63x150	9,450
8521 Terry Rd	La Luna Event Center	83x150	12,450
8523A Terry Rd	White Elephant Vendors Mkt	133x150	20,000
8523B Terry Rd	White Elephant Vendors Mkt	67x150	10,000
8529 Terry Rd	The Chapel Church	27x51	1,375
8531 Terry Rd	Scott's Physical Therapy	27x51	1,375
8533 Terry Rd	AVAILABLE	40x40	1,600
8535 Terry Rd	AVAILABLE	60x100	6,000
8537 Terry Rd	Southwest Basketball Club	50x100	5,000
8539 Terry Rd	AVAILABLE	30x100	3,000
8541 Terry Rd	AVAILABLE	40x100	4,000

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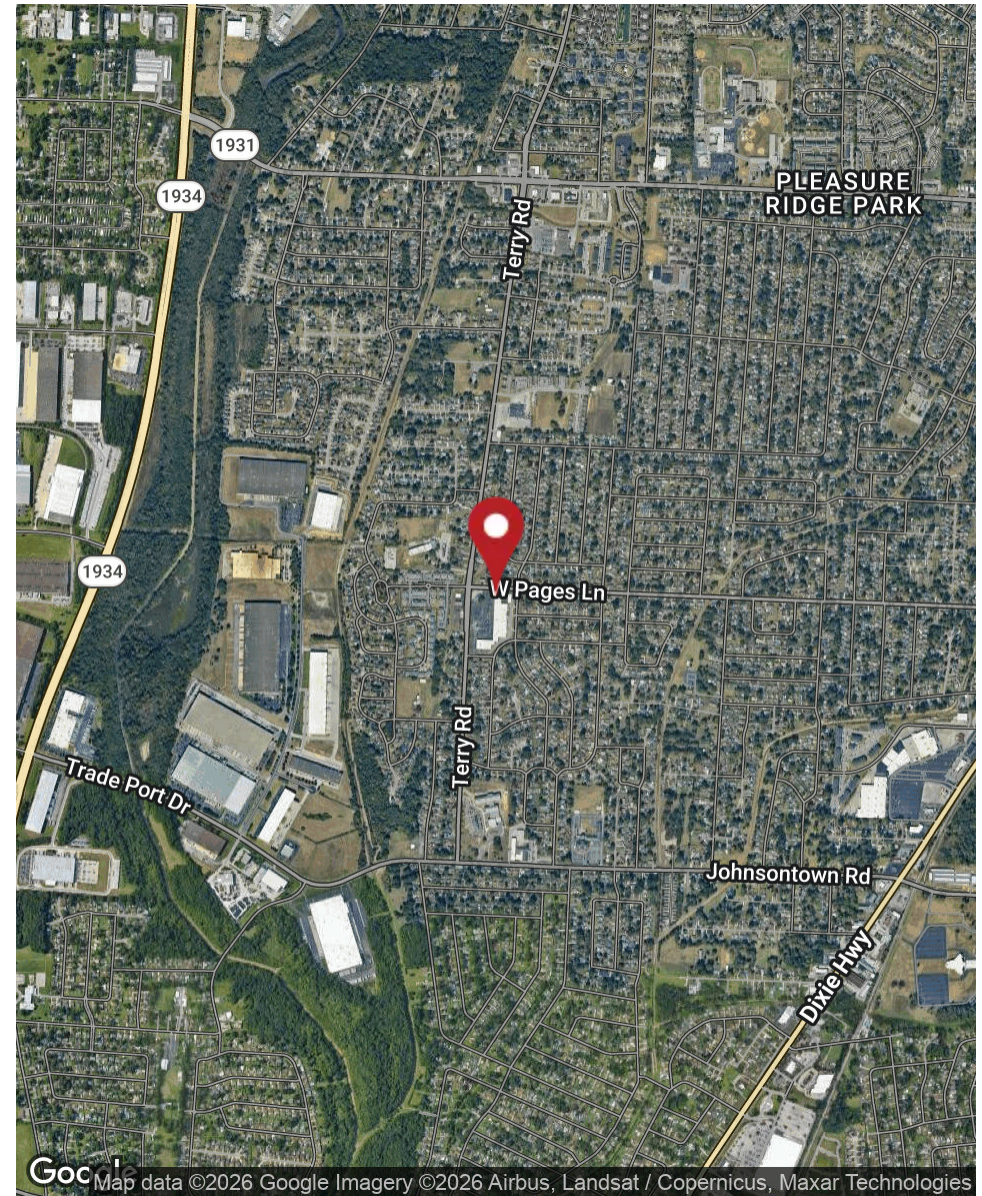
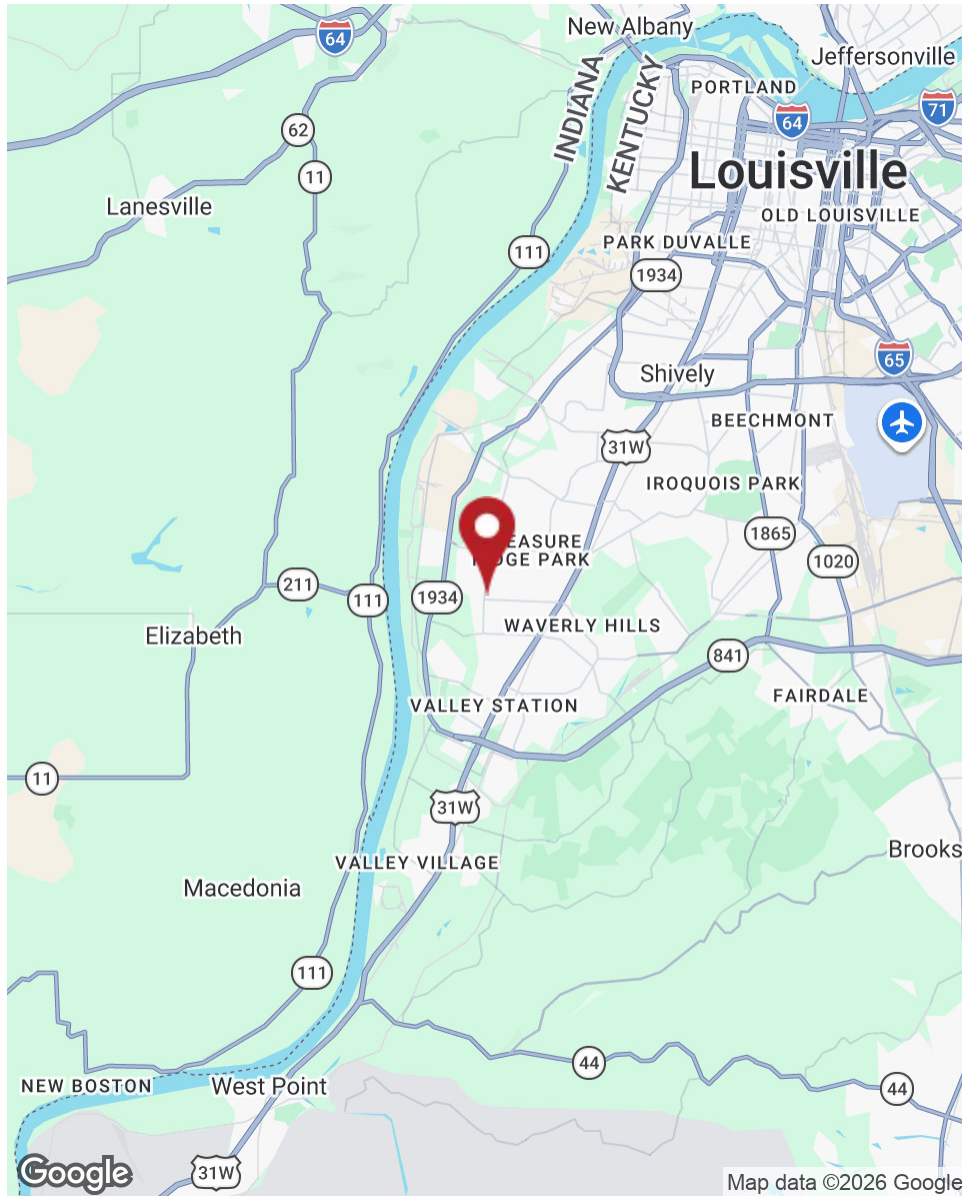
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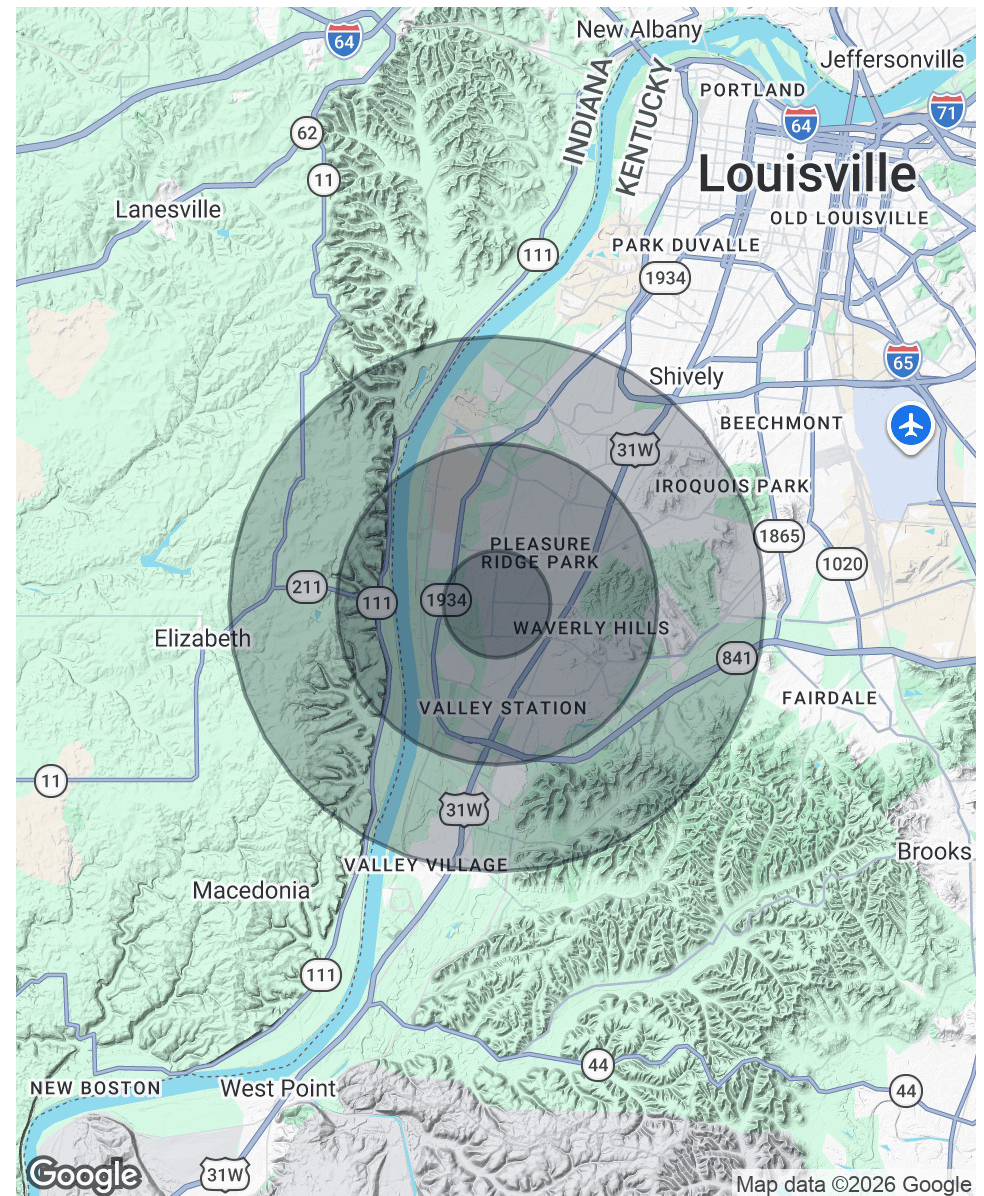


PLEASURE RIDGE TOWN CENTRE

Population	1 Mile	3 Miles	5 Miles
Total Population	10,349	55,639	105,604
Average Age	42.5	41.3	39.3
Average Age (Male)	40.4	38.7	37.7
Average Age (Female)	44.1	42.7	40.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,123	21,779	40,986
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$81,334	\$78,600	\$77,205
Average House Value	\$169,859	\$184,213	\$185,834

2023 American Community Survey (ACS)



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