

For Lease

# Industrial Property

\$10.25 SF/yr



## 2500 Plantside Drive

2500 Plantside Drive  
Louisville, Kentucky 40299

### Property Highlights

- Located near I-64
- 1 Dock Door

### Property Description

10,000 SF Industrial building at the corner of Plantside and Grassland with incredible visibility. This fully conditioned former Advanced Auto Parts store has 1 external dock, 2 restrooms, and a small office. Available April 1, 2025

#### OFFERING SUMMARY

Available SF	10,000 SF
Lease Rate	\$10.25 SF/yr (NNN)
Lot Size	0.8 Acres
Building Size	10,000 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	0	\$95,692
0.5 Miles	524	\$94,670
1 Mile	4,808	\$83,247

For more information

**Clay F. Manley III**

O: 502 583 4040 x305  
cmanley@naifortis.com

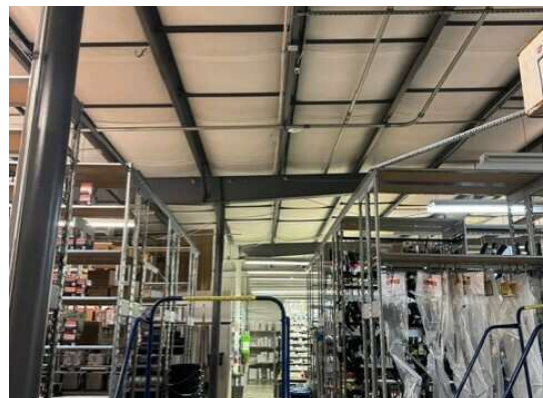
**Mark Wardlaw**

O: 502 583 4040 x304  
mwardlaw@naifortis.com

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# Industrial

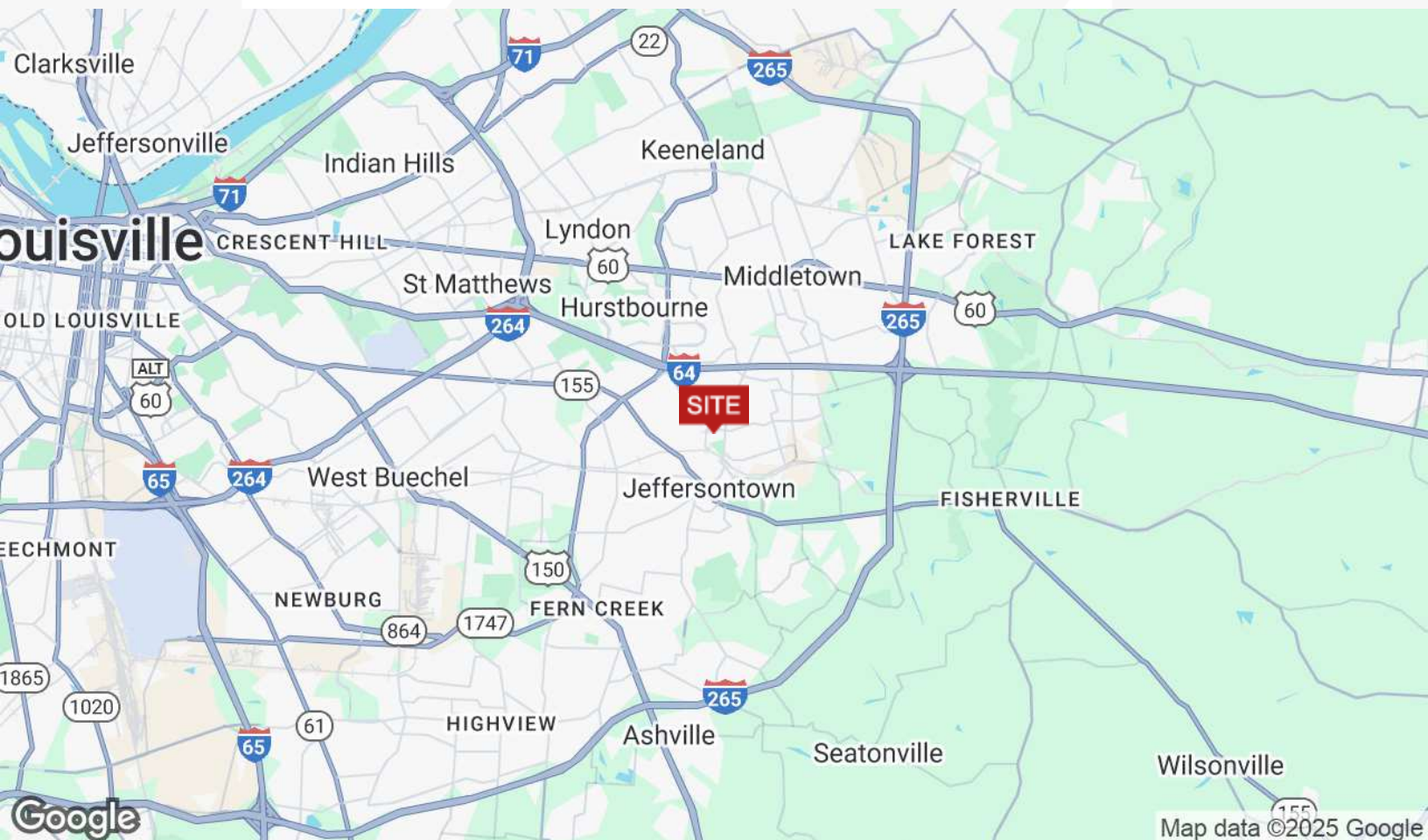
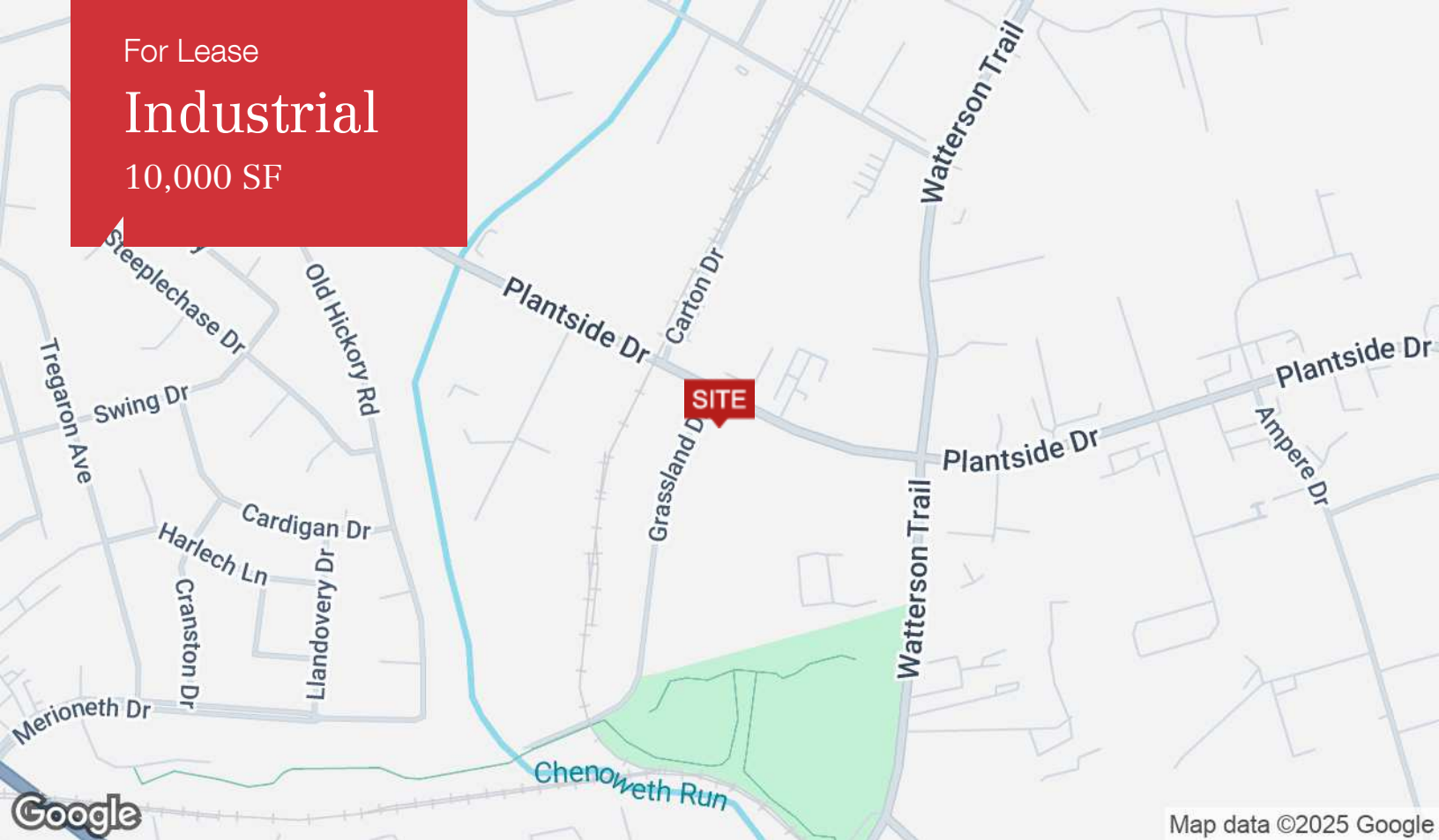
10,000 SF



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**Industrial**

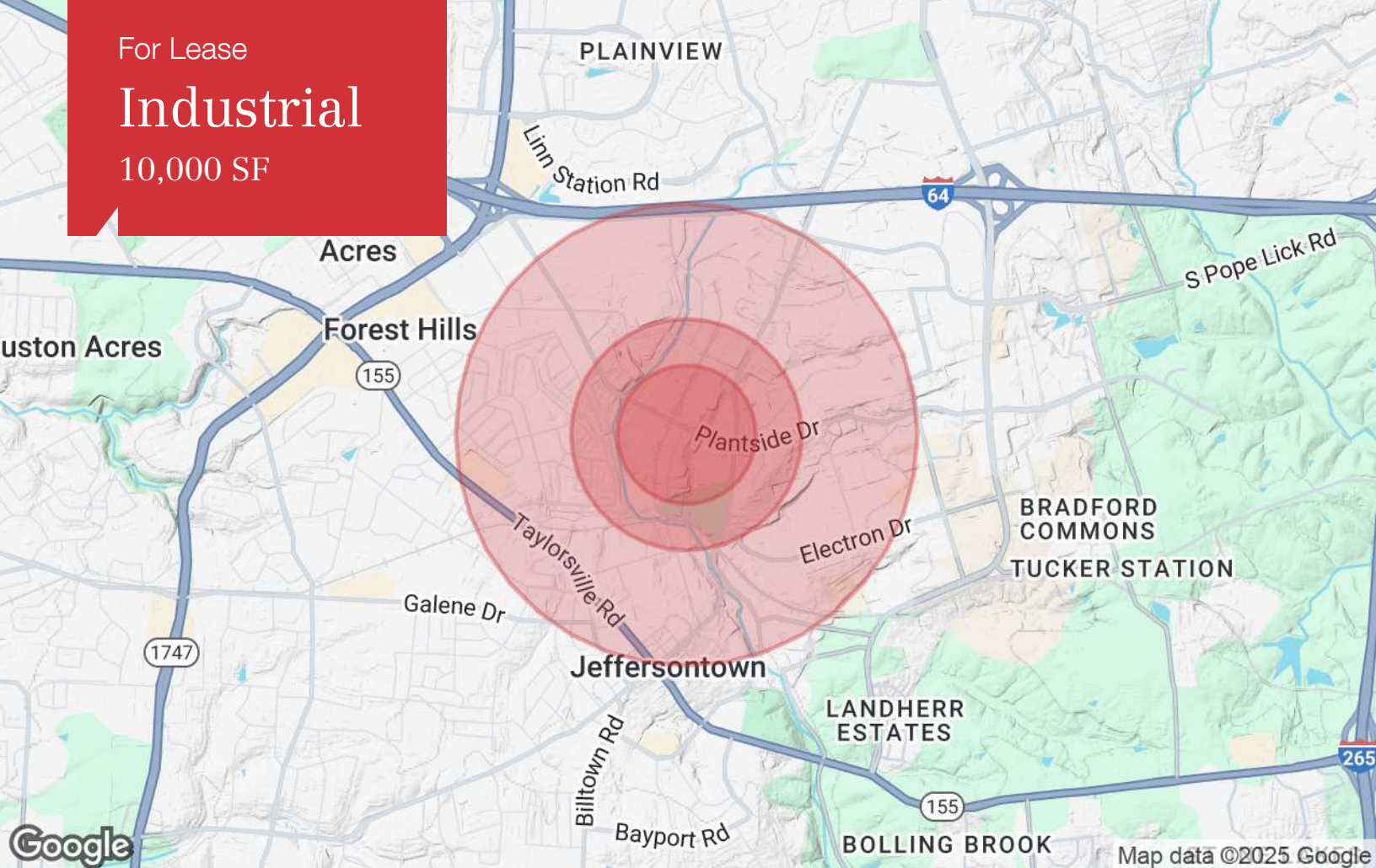
10,000 SF



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10,000 SF



Population	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	0	524	4,808
MEDIAN AGE	41	41	39
MEDIAN AGE (MALE)	39	40	37
MEDIAN AGE (FEMALE)	43	43	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	0	235	2,152
# OF PERSONS PER HH	0	2.2	2.2
AVERAGE HH INCOME	\$95,692	\$94,670	\$83,247
AVERAGE HOUSE VALUE	\$305,996	\$253,426	\$236,122
Race	0.3 Miles	0.5 Miles	1 Mile
% WHITE	LIQUID ERROR: DIVIDED BY 0%	84.1%	76.7%
% BLACK	LIQUID ERROR: DIVIDED BY 0%	10.9%	14.9%
% ASIAN	LIQUID ERROR: DIVIDED BY 0%	1.1%	1.9%
% HAWAIIAN	LIQUID ERROR: DIVIDED BY 0%	0.2%	0.1%
% INDIAN	LIQUID ERROR: DIVIDED BY 0%	0.7%	0.6%
% OTHER	LIQUID ERROR: DIVIDED BY 0%	3.2%	5.9%
Ethnicity	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	-	9.5%	14.6%

\* Demographic data derived from 2020 ACS - US Census