



FOR LEASE: High-Visibility Retail Space in J-Town's Busiest Corridor



10318 Taylorsville Road

JEFFERSONTOWN, KY 40299

PRESENTED BY:

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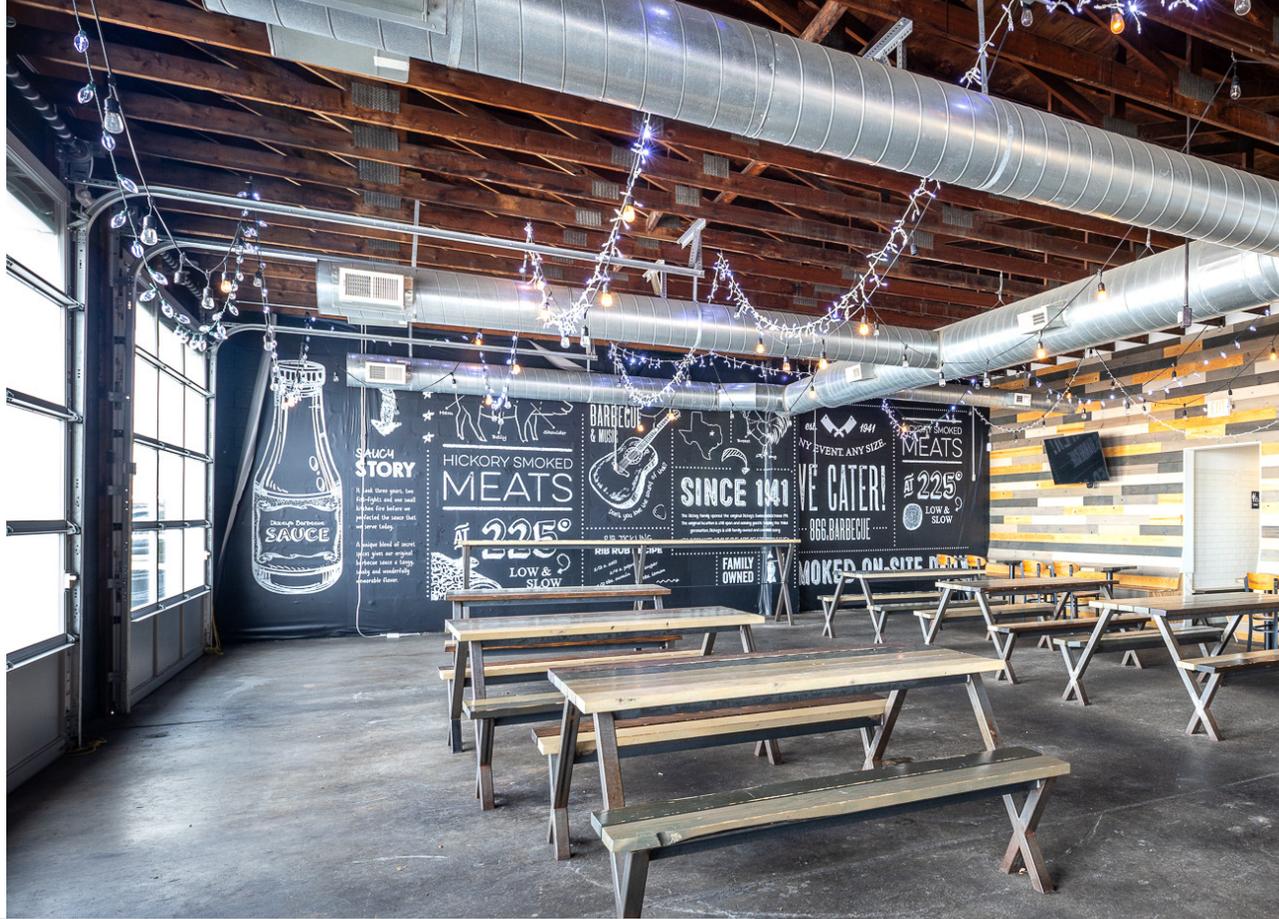
PROPERTY SUMMARY

FOR LEASE: PRIME J-TOWN RESTAURANT

10318 TAYLORSVILLE ROAD
JEFFERSONTOWN, KY 40299

OFFERING SUMMARY

| | |
|----------------------|---------------------|
| LEASE RATE: | \$32.00 SF/yr (NNN) |
| AVAILABLE SF: | 3,538 SF |
| ZONING: | Commercial |



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 10318 Taylorsville Road, a 3,538 SF freestanding retail/restaurant building on 0.40 acres in the heart of Jeffersontown, Kentucky — the 11th largest city in the Commonwealth and Louisville's largest suburb. This high-visibility site sits on one of Jeffersontown's primary commercial corridors with 172 feet of frontage on Taylorsville Road, offering an exceptional opportunity for a new concept to plant its flag in a thriving, well-established market. Renovated in 2019, the property is ready for a fresh identity — ownership is seeking dynamic retail, restaurant, or service concepts to breathe new life into the space and capitalize on the area's strong demographics and daily traffic flow. Leasing is the preferred strategy, though sale inquiries will be considered.

PROPERTY HIGHLIGHTS

- 3,538 SF freestanding single-tenant building on 0.40 acres
- Renovated in 2019 — turnkey for a new concept (originally built 1970)
- 172' of frontage on Taylorsville Road, a primary east-west corridor
- 20 on-site parking spaces (6.2 per 1,000 SF)
- Commercially zoned — suited for restaurant, retail, medical, or professional services
- Single-story, Class B building with excellent access and ingress/egress
- Taylorsville Road carries an estimated ~10,000+ vehicles per day through this corridor
- **Ideal Uses**
 - Fast casual restaurant or cafe/coffee concept
 - Specialty retail
 - Medical or professional services
 - Franchise or local retail concept



HIGH TRAFFIC, HIGH VISIBILITY LOCATION



GREAT PARKING, TWO ENTRANCES



SPACIOUS SEATING, WITH BAR

Jeffersontown, KY

About Jeffersontown, KY

Jeffersontown — known locally as “JTown” — is a city of nearly 30,000 residents and one of the most dynamic communities in the Louisville metro. What began as a small crossroads settlement has grown into a major suburban hub that blends small-town charm with serious economic firepower.

Population & Demographics

- Population: ~29,400, up from 28,474 at the 2020
- Median Household Income: \$78,185
- Median Home Price: ~\$283,500, reflecting steady ~5% year-over-year growth
- Median Age: 39.3

Economic Engine: Bluegrass Commerce Park

JTown is home to Bluegrass Commerce Park, the largest business park in Kentucky — spanning 2,400 acres with 1,200+ businesses and generating 31,000+ jobs across 16 industries. Major employers headquartered or operating here include Papa John’s International, ADP, Baptist Health, Amgen, Delta Dental, Signature HealthCARE, Lantech, and Liquor Barn. This concentration of daytime employment drives significant traffic, lunch-hour demand, and after-work activity — all of which benefit retail and restaurant operators along Taylorsville Road.

Downtown JTown & The Gaslight Square Renaissance

Jeffersontown’s Historic Gaslight Square District has undergone a major revival, anchored by a \$4 million streetscape project that introduced Jeffersonian-inspired architectural features, improved pedestrian infrastructure, and a new city hall plaza designed for public events. The district is now a walkable destination lined with independent restaurants, craft breweries like 3rd Turn Brewing, and local eateries — creating a vibrant dining and nightlife scene.

Adding to the momentum, the city invested \$7.4 million in the expansion of Veterans Memorial Park on Taylorsville Road, which includes a new outdoor amphitheater and boardwalk overlooking Chenoweth Run Stream — designed to host concerts, performances, and community events year-round.

Festivals & Community Events

JTown has a packed calendar that draws thousands of visitors annually:

- Gaslight Festival (September) — A Jeffersontown institution since 1969, now in its 57th year. This 11-day festival features 135+ arts & crafts vendors, a hot air balloon glow, a 5K run, a classic car show, a parade, live music, and a golf scramble. The 2026 festival runs September 10-20.
- Summerfest (June) — The city’s annual celebration featuring live music, food trucks, a kids zone, and a fireworks show.
- Night Markets (May & June) — Evening markets that activate the downtown district with local vendors and food.
- Chamber Networking Events — Year-round breakfast, lunch, and after-hours networking series hosted by the Jeffersontown Chamber of Commerce.



AERIAL

For marketing purposes only,
exact locations not warranted

Walmart Save money. Live better. FIFTH THIRD BANK
McDonald's AutoZone

J-Town BEACH Volleyball

JEFFERSONTOWN POLICE

MARATHON

SVN STONE COMMERCIAL REAL ESTATE
10318 Taylorsville Road

CHASE

El Nopal MEXICAN CUISINE

Waterson Trl. | VPD 9,140+

Taylorsville Rd. | VPD 13,640+

Chenoweth APPLIANCES

UNITED STATES POSTAL SERVICE

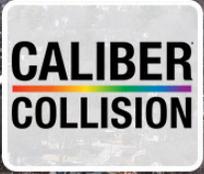
Quills COFFEE
Gaslight Diner
Jeffersonton, Kentucky

Giovanni's PIZZA POWER

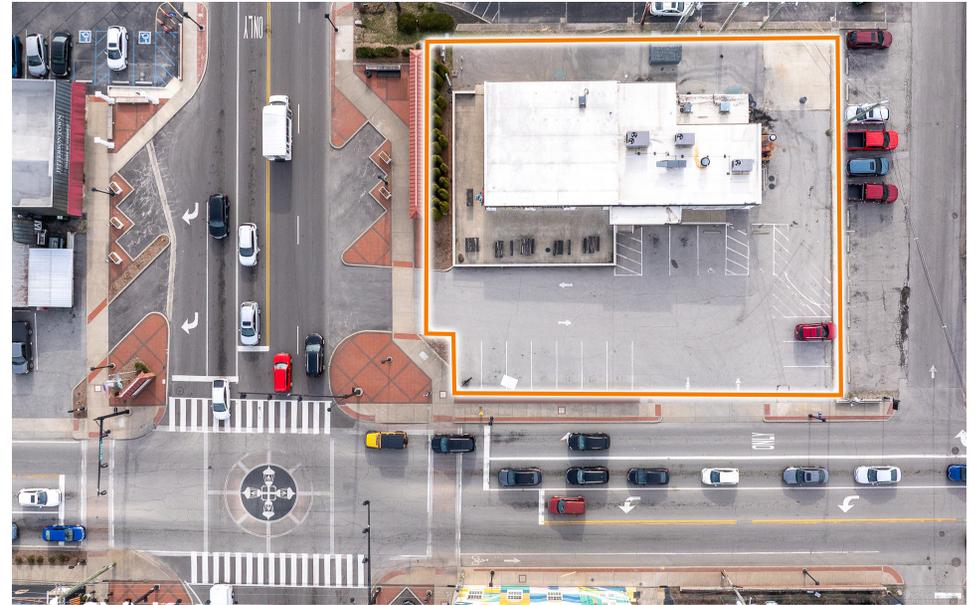
SVN STONE COMMERCIAL REAL ESTATE

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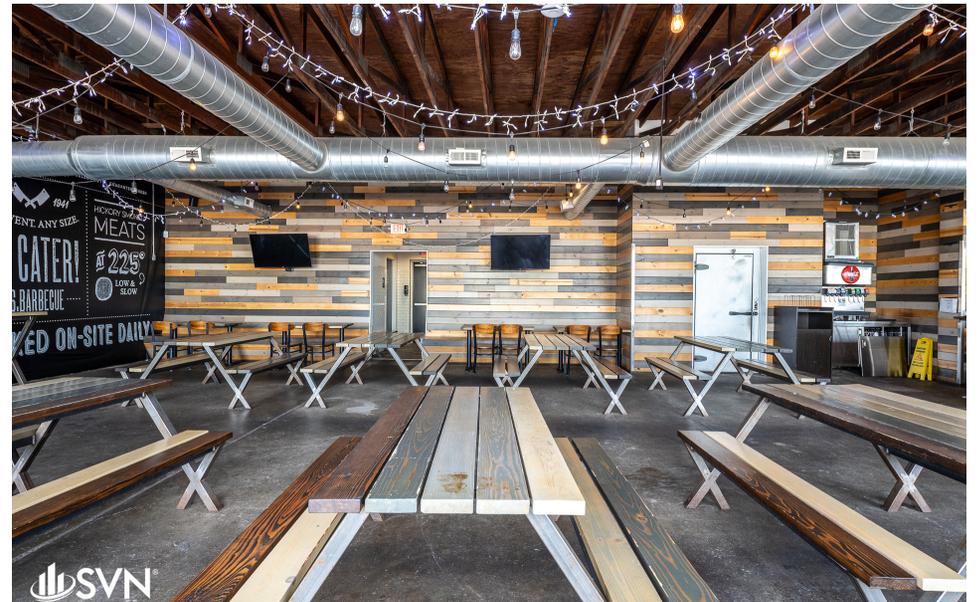
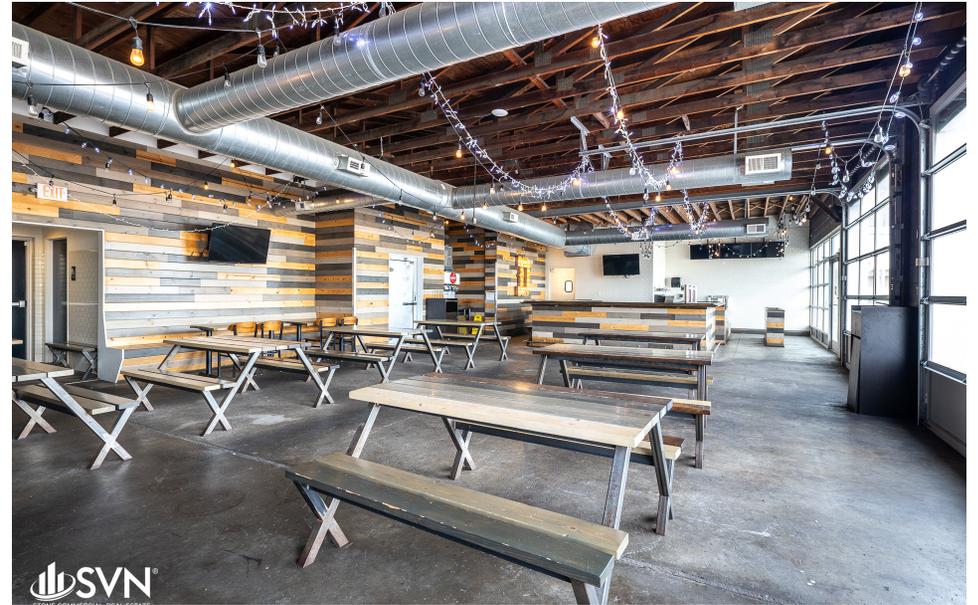
For marketing purposes only,
exact locations not warranted



EXTERIOR PHOTOS



INTERIOR PHOTOS





JUSTIN RYDER, CCIM

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PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

SVN | Stone Commercial Real Estate

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