



+/- .98 AC Outlot

4620 Taylorsville Rd

Louisville, Kentucky 40220

Property Highlights

- Great Investment Opportunity
- +/-0.98 AC lot positioned directly in front of Genesis Health Club
- The site offers excellent exposure and accessibility
- Adjacent to Target and Home Depot, two of the nation's top-performing big-box retailers
- The site provides convenient regional access for both daily commuters and destination shoppers
- Area retailers include Kroger, Chick-fil-A, Lowe's, Starbucks, and Walgreens, along with banks, medical offices, and fast-casual dining
- I-64 is one of Louisville's main interstate routes, connecting the city to major destinations such as Lexington, KY, and St. Louis, MO
- Situated in a high traffic retail corridor with +/-44,451 VPD on Taylorsville Road and 1 mile west of I-64 with +/-133,268 VPD

Offering Summary

Sale Price:	\$900,000
Lease Rate:	\$90,000.00 per year (Ground)
Lot Size:	0.98 Acres
Zoning:	Commercial

For More Information

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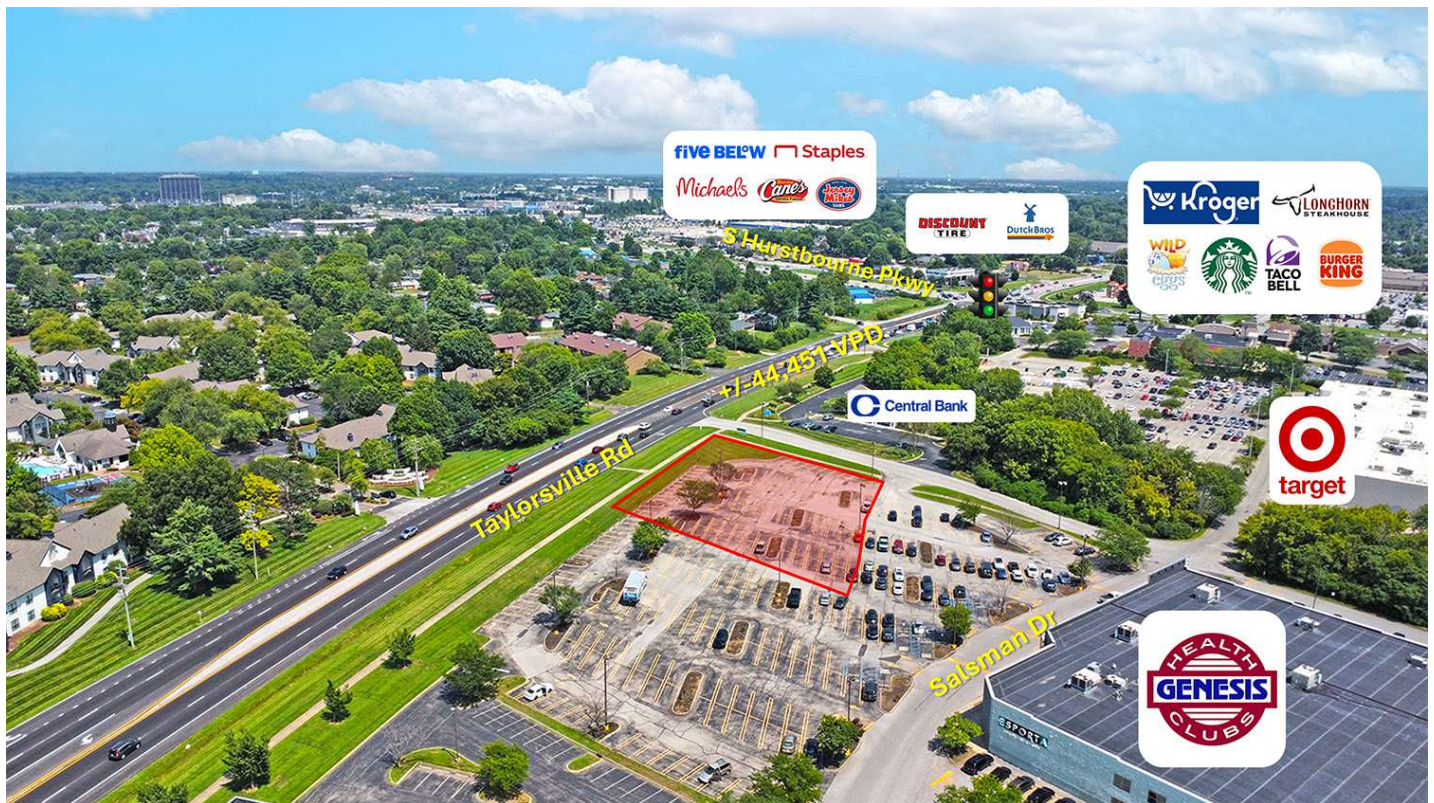
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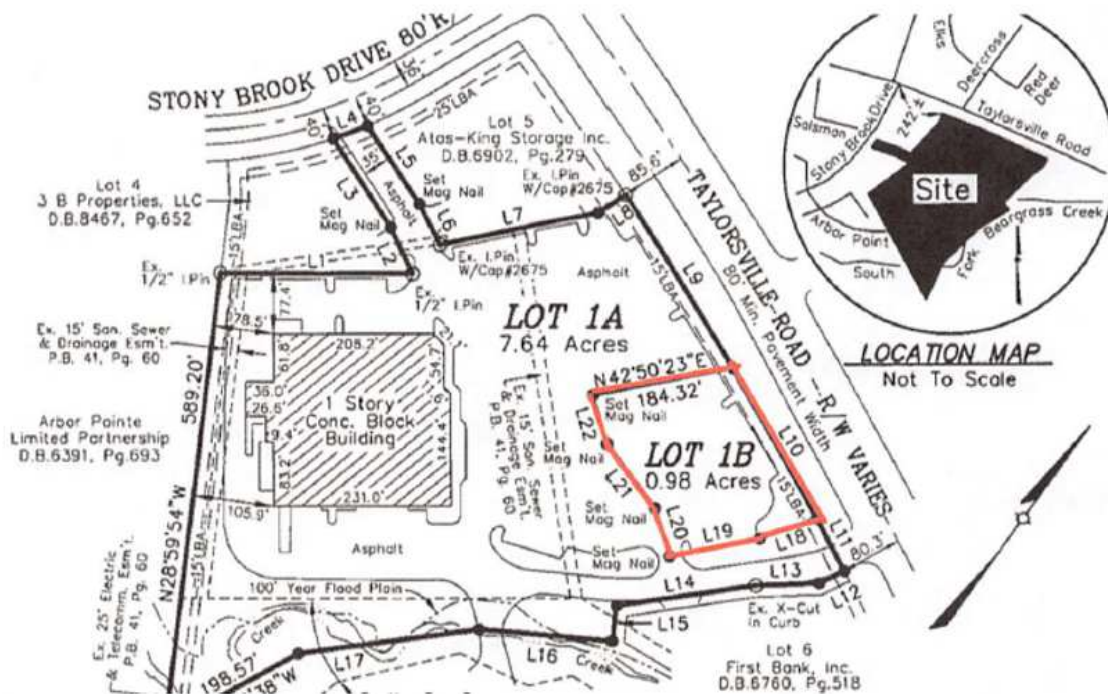
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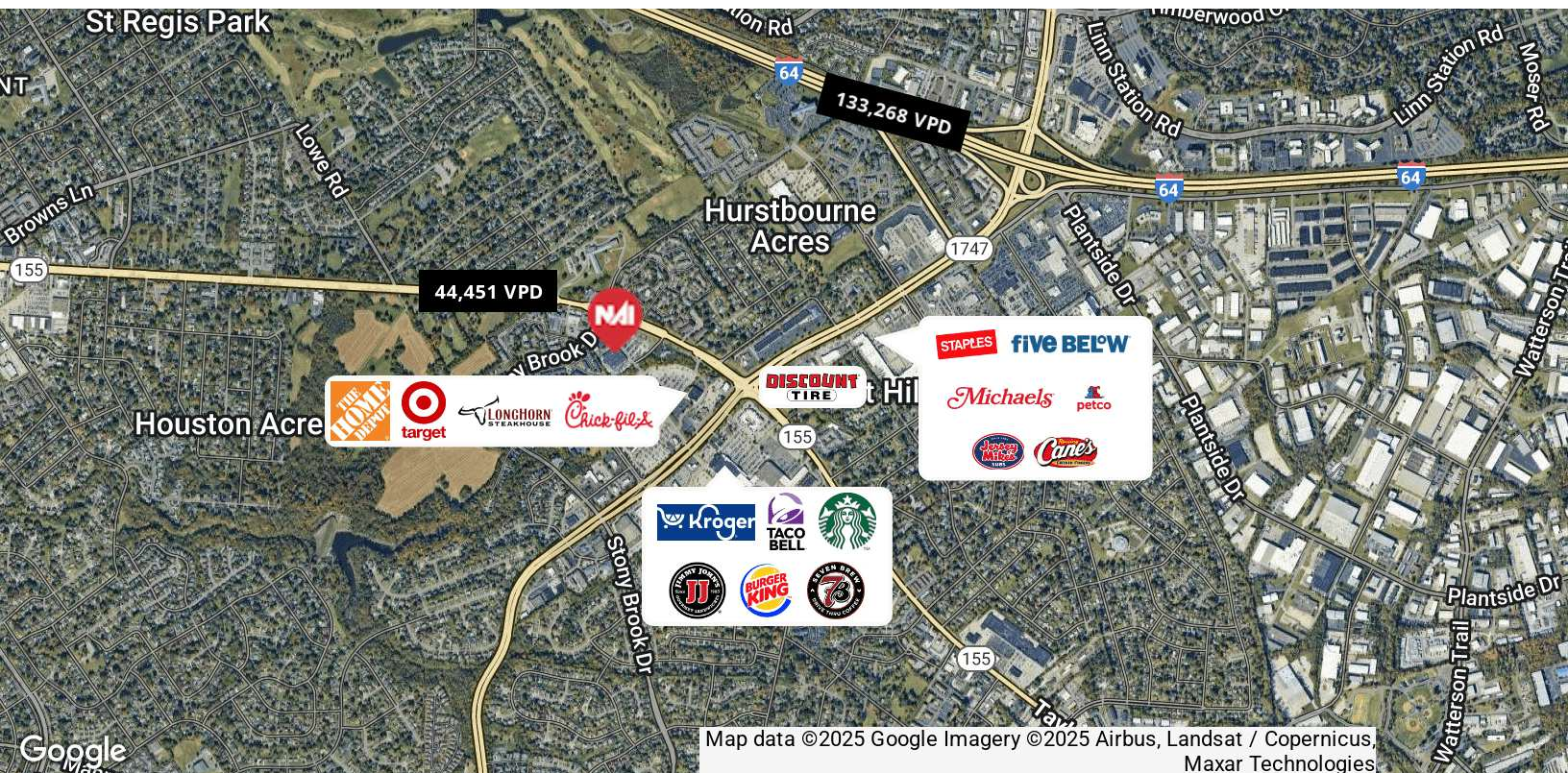
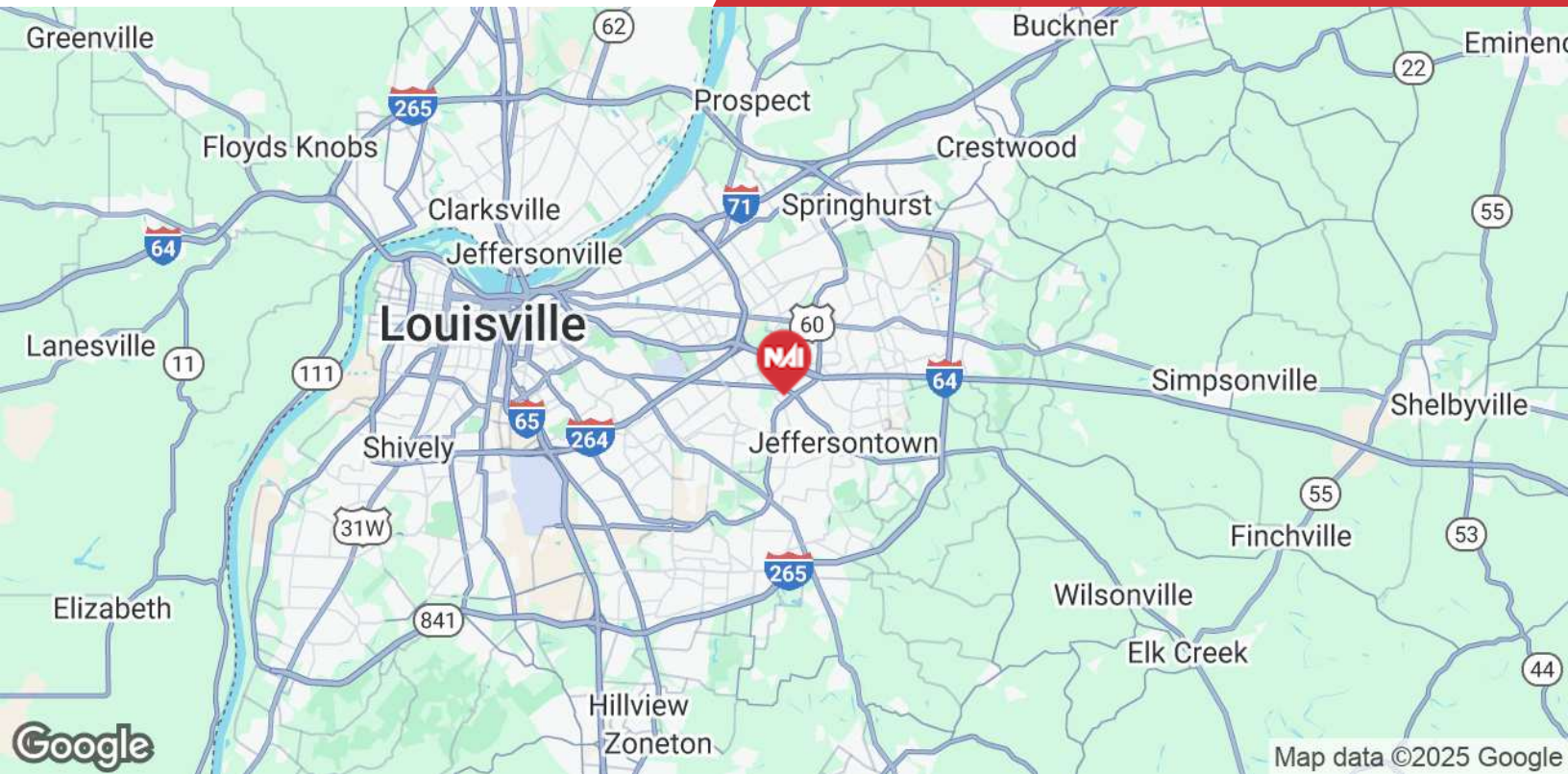


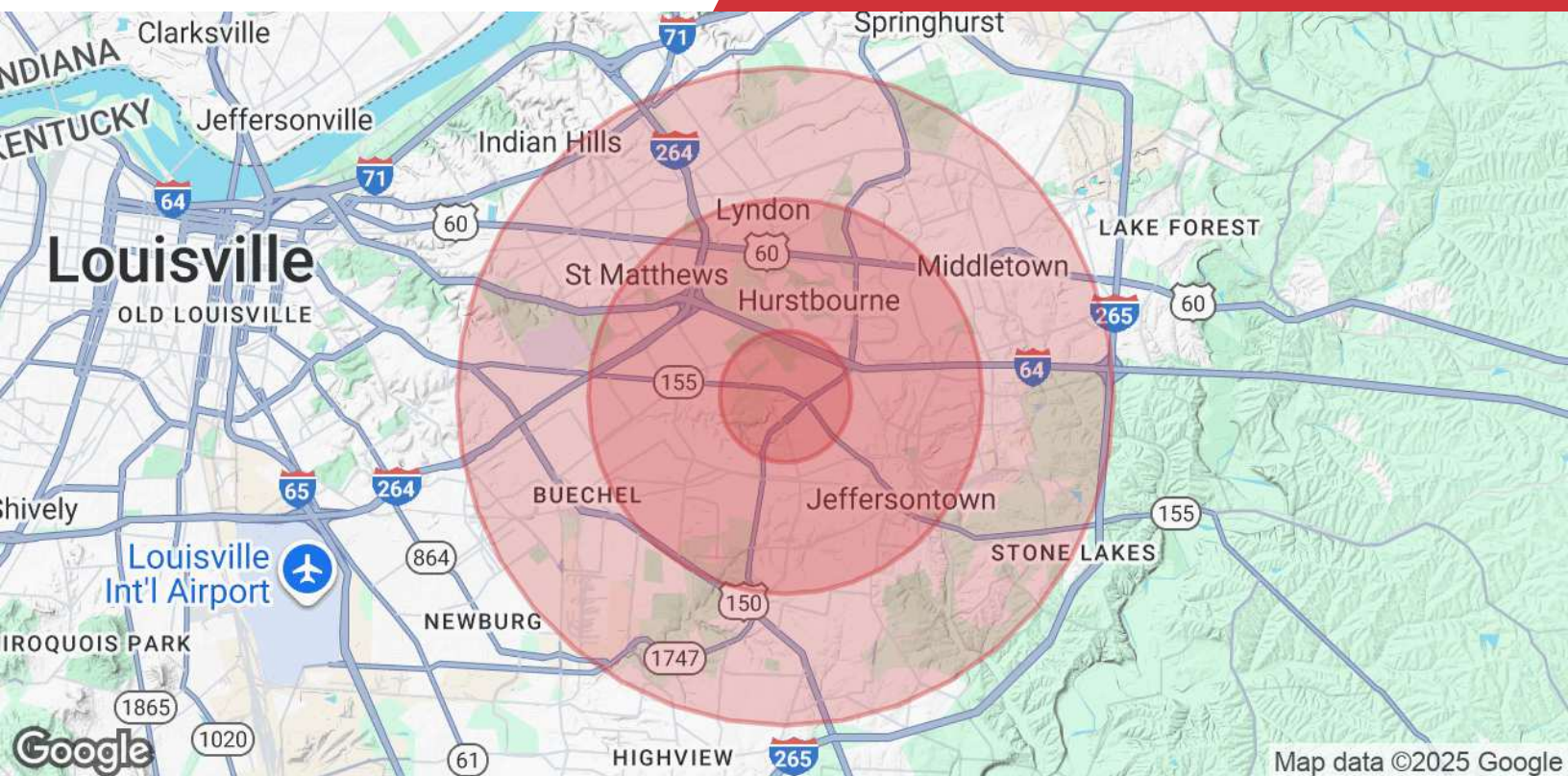






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Population

	1 Mile	3 Miles	5 Miles
Total Population	10,111	88,249	232,127
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,593	39,256	100,660
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$92,900	\$99,908	\$105,134
Average House Value	\$318,602	\$304,566	\$317,381

Demographics data derived from AlphaMap