

OFFERING MEMORANDUM

1961 Brownsboro Rd
Louisville, KY 40206



INVESTMENT SALE



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BROWNSBORO RD 9,018 ADT

STOR ALL

NAIL
NURSES

PIZZA
PAPA JOHN'S

Tikal Placita
Tienda Latina

H&R BLOCK

Golden Wash
Laundromat

GOOD
MORNING
BREAKFAST
BRUNCH

FAMILY DOLLAR

長城
Great Wall

ABOUT

TRIO Commercial Property Group is pleased to present the exclusive opportunity to acquire a multi-tenant retail center located at 1961 Brownsboro Road in Louisville, Kentucky. The property totals approximately 18,330 square feet across two buildings, featuring a diverse tenant mix and exceptional visibility along one of Louisville's most established retail corridors.

PROPERTY OVERVIEW

- **Total Building Area:** ±18,330 SF across two buildings
- **Zoning:** C-2 Commercial (supports a wide range of retail, office, and service-oriented uses)
- **Occupancy:** 100% occupied, multi-tenant retail center with a stable rent roll and long-term tenancy
- **Parking:** Ample on-site parking to accommodate both tenants and customers

INVESTMENT HIGHLIGHTS

Well Position Location: Strategically located along Brownsboro Road, a high-traffic corridor with 9,018 vehicles per day (ADT) and strong visibility from multiple approaches.

Established Trade Area: Situated in one of Louisville's most desirable submarkets—minutes from Frankfort Avenue, I-71, and I-264—surrounded by top-tier national and local retailers.

Strong Demographics: Within a 3-mile radius, the area boasts 91,216 residents with an average household income exceeding \$72,000, reflecting a stable, affluent consumer base.

Attractive Fundamentals: Combination of high occupancy and consistent rental income creates an appealing risk-adjusted return profile for investors.

Accessibility & Exposure: Convenient access from both Brownsboro Road and surrounding arterials ensures strong daily traffic and visibility.

Vibrant Surroundings: The property benefits from proximity to a mix of retail, dining, service-oriented businesses and residential neighborhoods that drive year-round customer traffic.

This offering represents a rare opportunity to acquire a fully leased, multi-tenant retail center in one of Louisville's most established corridors. The asset combines stable in-place income with long-term growth potential in a thriving infill location.



PROPERTY INFO



\$2,325,000
LIST PRICE



\$148,783
NET OPERATING
INCOME



LOCATION
1961 Brownsboro Rd
Louisville, KY 40206



BUILDING AREA
Strip Center 16,755 SF
Free Standing Bldg 1,575 SF



LAND INFO
1.73 Acres



ACCESS
Located off
Brownsboro Rd



PARKING
67 Parking
Spaces



BUILDING INFO
Year Built: 1956

The property at **1961 Brownsboro Road** provides investors with a stable and diversified income stream supported by a balanced mix of national and local tenants. The center's consistent tenancy and long-standing lease history offer predictable cash flow and a dependable return profile while also demonstrating strong operational performance and income security. **Family Dollar, Papa Johns and H&R Block have been in the center 20+ years.** Combined with steady rent growth opportunities and a desirable infill location, 1961 Brownsboro Road represents a compelling long-term hold in one of Louisville's strongest submarkets.



TENANT OVERVIEW

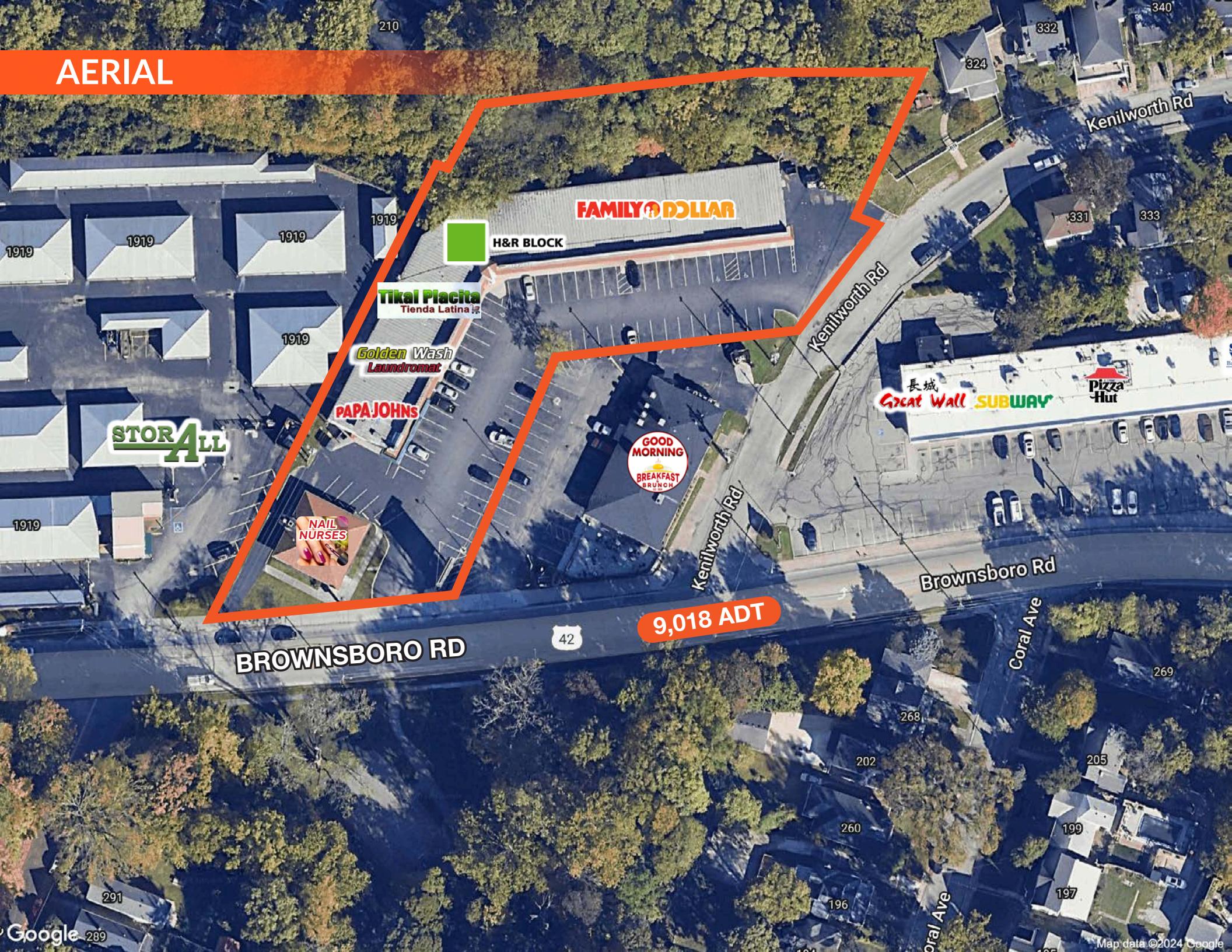


The property features a diverse and complementary tenant mix of established local and national operators, contributing to stable long-term cash flow and balanced risk across the rent roll. Many tenants maintain multi-year lease commitments, reflecting the property's strong location fundamentals and consistent customer draw along Brownsboro Road.

- **Family Dollar & Papa Johns** anchor the center, providing steady daily traffic and national brand recognition.
- **Golden Wash** recently executed a long-term lease through 2035, reinforcing long-term stability.
- **H&R Block**, a legacy tenant since the late 1990s, reflects the property's sustained occupancy and consistent performance.
- Local and service-based tenants such as **Nail Nurses** and **Tikal Placita** enhance community engagement and diversify the tenant profile.
- The combination of creditworthy national retailers and loyal local tenants positions the property as a strong, income-producing asset with minimal turnover risk.



AERIAL



AERIAL

**3 Minutes,
0.8 Miles from I-64**



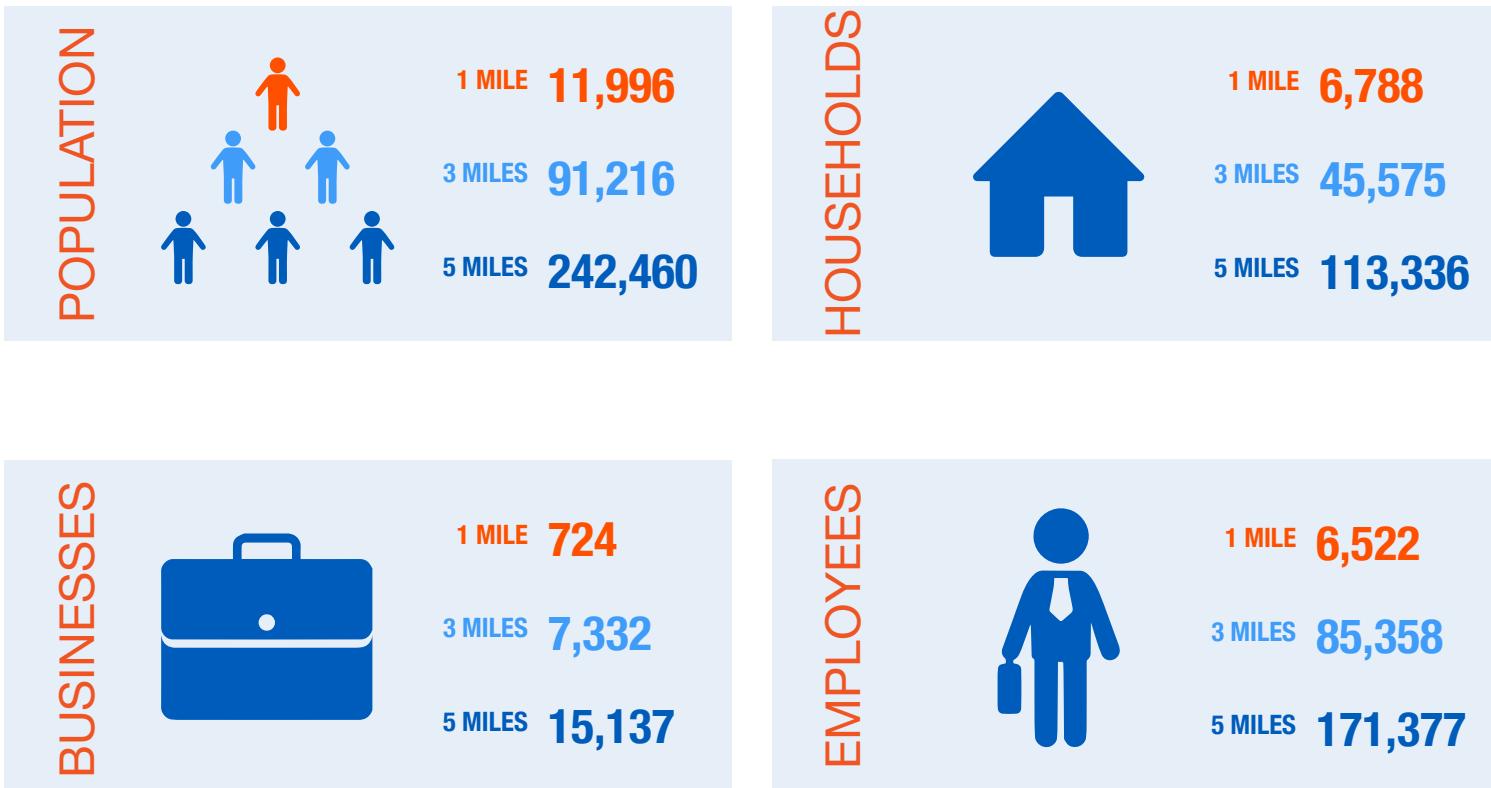
The map shows a network of roads with four specific segments highlighted in red and labeled with their Average Daily Traffic (ADT) values:

- Frankfort Ave** (top left): 87,158 ADT
- Stoecker Ave** (top center): 12,974 ADT
- Story Ave** (center): 12,211 ADT
- Mellwood Ave** (bottom right): 10,167 ADT

The map also features a highway sign for route 60, and street names like Stevens St and William St.

87,158 ADT

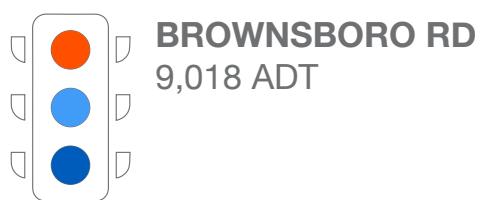
DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS





LOUISVILLE OVERVIEW

Beating the Competition

Louisville presents a compelling value proposition, supporting the success of your business in a dynamic urban environment. Recognized as a competitive, genuine, and global city, Louisville stands out as a hub for advanced manufacturing and logistics, notably housing UPS WorldPort. Additionally, it boasts the distinction of being one of only a few U.S. cities hosting all five major performing arts groups. As the birthplace of Muhammad Ali, Louisville exceeds expectations, making a significant impact. Since 2014, the city has witnessed over \$15 BILLION in investments, solidifying its reputation as a prime destination.



1.3M

Louisville Metropolitan Population



45th

Largest US Metropolitan



14th

Best City for College Graduates



KEY METRO LOUISVILLE RANKINGS

1.3M

BOOMTOWN (BUSINESS GROWTH
AND CONSUMER DEMAND)

- Yelp, 2019

Top 10

BEST CITY FOR
COLLEGE GRADS

- SmartAsset, 2021

Top 3

WORKER CONFIDENCE
IN U.S. METROS

- LinkedIn, Q1 2022

#1

IN OHIO RIVER CORRIDOR FOR
DEVELOPMENT

- Site Selection, 2020

METRO LOUISVILLE TOP EMPLOYERS



21,233
employees



14,476
employees



12,600
employees



12,247
employees



12,000
employees



6,933
employees



6,500
employees



6,226
employees



6,159
employees



6,000
employees

CENTRAL LOCATION

DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.



MAJOR CARGO HUB

UPS WORLDPORT

Worldport is a technological marvel – the largest automated package handling facility in the world, and the center point of UPS's worldwide air network. More than **300 flights arrive and depart daily**, and the hub processes roughly **two million packages per day**, increasing to more than four million during the peak holiday period.

Louisville's UPS Worldport is the **2nd busiest** cargo hub in the US, with **5.7 billion pounds** of cargo annually.



45th

Largest MSA in US at
1,285,439 People

\$102K

Average Income
in South East
Submarket - \$101,665

3.2%

Unemployment rate
in Louisville, lower
than U.S. average

92%

Of population within
12-mile radius has
Diploma or higher

LOUISVILLE AIRPORT EXPANSION



ACCESSIBILITY

Louisville is served by Louisville Muhammad Ali International Airport (SDF), which offers non-stop service to over 38 destinations within North America. SDF posted a record year in 2023, accommodating more than 4.6 million passengers. The airport is underway on a nearly \$500 million expansion that will add new jet bridges, walkways, ticket counters, and baggage claim sections. The project will expand the airport's non-stop offerings and significantly improve the passenger experience.

The airport is also notably one of the world's busiest cargo airports, ranking second in the U.S. and fourth globally in total cargo processed, respectively. The airport's status as a major logistics hub is driven by UPS, which operates its more than 5.2 MSF UPS Worldport processing facility on-site. The hub processes more than two million packages and serves more than 300 inbound and outbound flights daily.

PROPERTY CONTACTS



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COMMITTED TO **EXCELLENCE**

TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over **125 years of combined experience**, participating in over **\$2 billion dollars** in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.

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502 454 4933



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