

# OFFERING MEMORANDUM

**1961 Brownsboro Rd**  
Louisville, KY 40206



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STOR All

NAIL NURSES

PAPA JOHN'S

Tika! Placita  
Tienda Latina

H&R BLOCK

Golden Wash  
Laundromat

GOOD MORNING  
BREAKFAST  
BRUNCH

FAMILY DOLLAR

長城  
Great Wall

9,018 ADT

BROWNSBORO RD



# 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



**FAMILY DOLLAR**

**PAPA JOHN'S**

**H&R BLOCK**

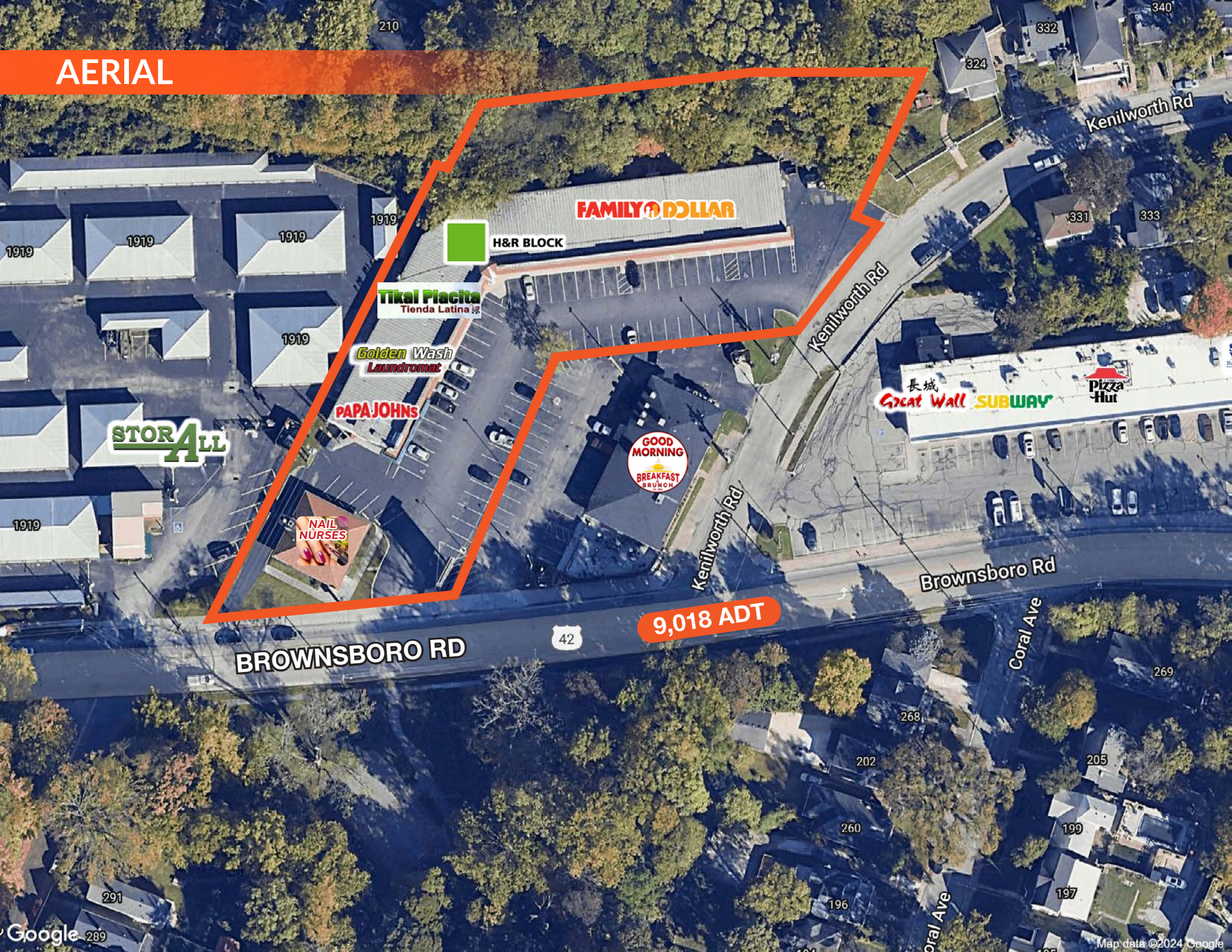
The property features a diverse and complementary tenant mix of established local and national operators, contributing to stable long-term cash flow and balanced risk across the rent roll. Many tenants maintain multi-year lease commitments, reflecting the property's strong location fundamentals and consistent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



210

340

332

324

331

333

Kenilworth Rd

FAMILY DOLLAR

H&R BLOCK

Tikal Placita  
Tienda Latina

Golden Wash  
Laundromat

PAPAJOHNS

GOOD MORNING  
BREAKFAST  
BRUNCH

長城  
Great Wall SUBWAY

Pizza  
Hut

STORALL

NAIL  
NURSES

Kenilworth Rd

Brownsboro Rd

Coral Ave

BROWNSBORO RD

42

9,018 ADT

269

268

202

260

196

205

199

197

Coral Ave



Lead and

AERIAL

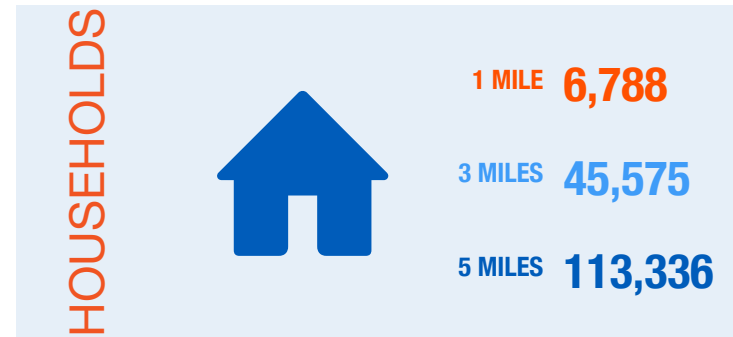
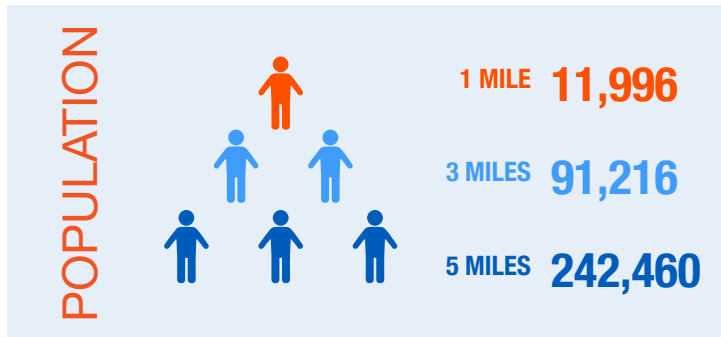


3 Minutes,  
0.8 Miles from I-64





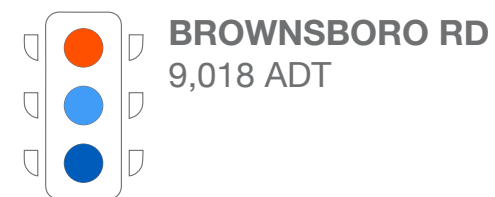
# DEMOGRAPHICS



## 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



BAPTIST HEALTH®

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



LOUISVILLE  
MUHAMMAD ALI  
INTERNATIONAL AIRPORT

## 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.

**TRIOCPG.COM**

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**502 454 4933**





# CONFIDENTIALITY DISCLAIMER

## Confidential Disclaimer

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