



FREESTANDING RETAIL NEXT TO KROGER FOR SALE OR LEASE

## 100 LAWRENCE LANE

Shepherdsville, KY 40165



**\$1,000,000**

Asking Price

**3,083 SF**

Building Size

**0.25 AC**

Lot Size



# PROPERTY OVERVIEW



**3,083 SF**

*Total Building Area*



**9 SPACES**

*Parking*



**1-2**

*Unit Count*



**0.25 Acres**

*Lot Size*



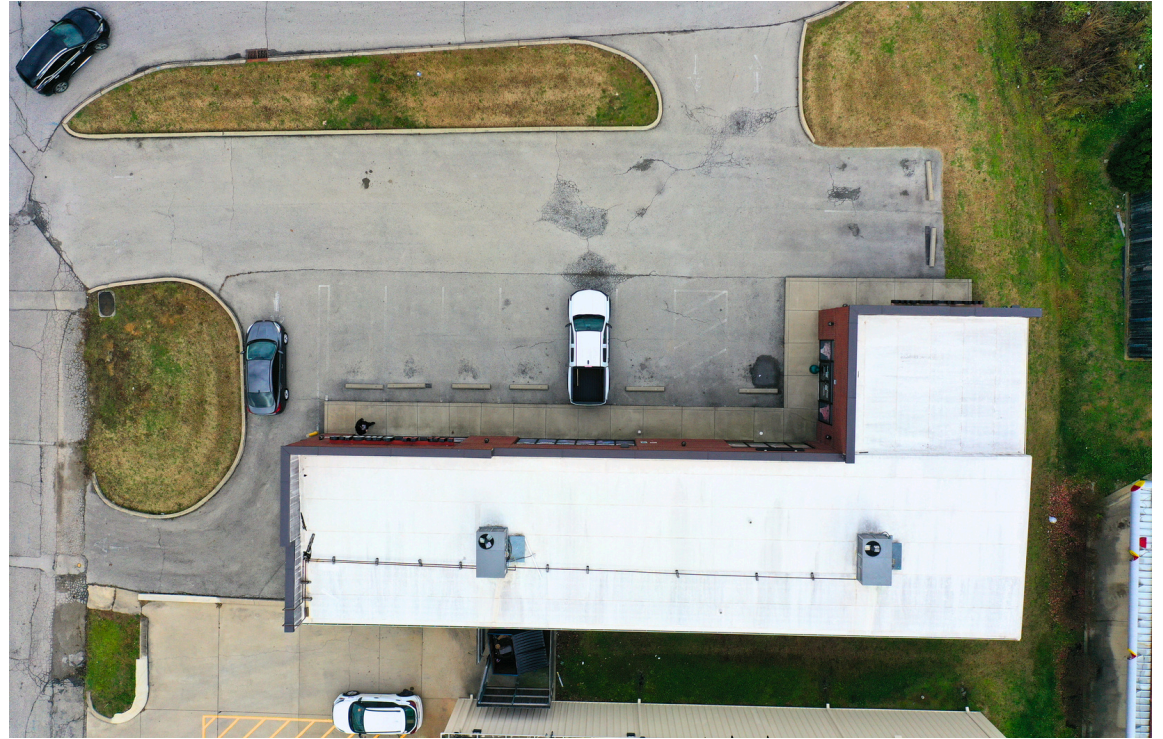
**B-1**

*Zoning*



**12,434 - East 4<sup>th</sup> St**

*Traffic Count (AADT)*



Gilezan Global is pleased to present a 3,083 SF free-standing retail building in Shepherdsville's primary retail corridor, shadow-anchored by Kroger. The building sits minutes from I-65 and is surrounded by national retailers and restaurants. The property features a drive-thru and visibility from E 4th St. It's currently configured as two units but easily convertible into a single space. A strong fit for QSR, retail, medical, or service operators seeking stand-alone identity and steady traffic. Available vacant or partially leased. Ideal for owner-users or investors.



# ADDITIONAL DETAILS

## UTILITIES

### Electrical

- 3 - Phase (208V/200A)

### Heating/Air

- Roof Units
- Central Heating & Air

### Plumbing

- Connected to city water and sewers

 **2017**  
Year Built

 **Stick & Brick on Slab**  
Building Construction

 **TPO**  
Roof

## Unit Breakdown

Room	Quantity
Unit A (Occupied)	1,500 SF
Unit B (Vacant w/ Drive-Thru)	1,500 SF



# LEASE OFFERING

## Cost Breakdown (Entire Bldg)

Base Rent/SF/YR	Annual	Monthly
\$30.00	\$92,490.00	\$7,707.50

## Cost Breakdown (One Unit)

Base Rent/SF/YR	Annual	Monthly
\$30.00	\$46,245.00	\$3,853.74

## Lease Terms

- NNN - Tenant pays for all operating expenses of the property.
- 3-yr minimum term.
- Single or Multi-Tenant
- Additional terms negotiable based on tenant credit and lease conditions.

## Tenant Responsibilities

- Utilities
- Repairs & Maintenance
- Property/Building Improvements
- Property Taxes
- Insurance

## Ideal Users

- Retail shops
- QSR
- Medical

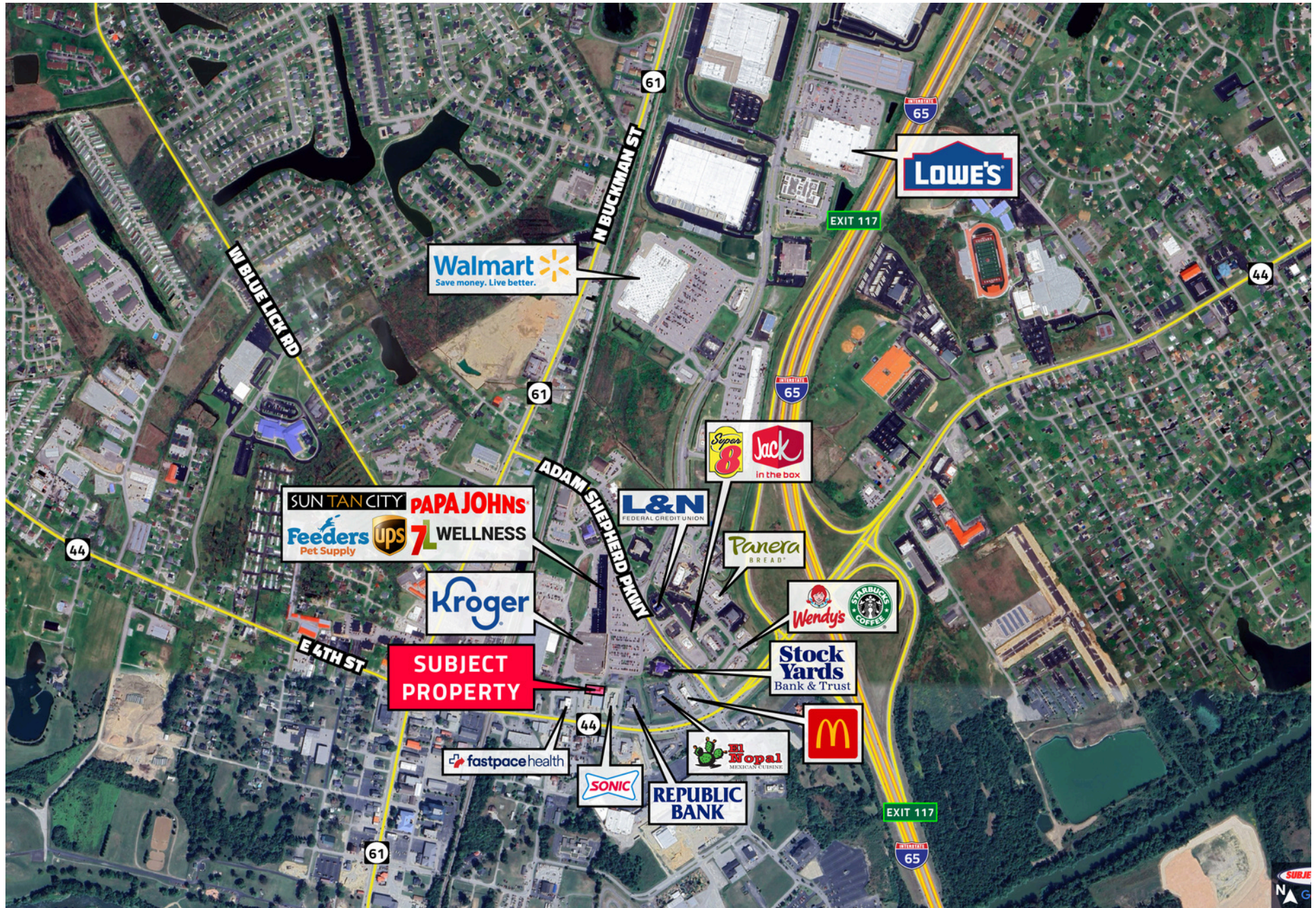


# INTERIOR - SUITE B





# SITE LOCATION





# DEMOGRAPHICS

	1 - Mile	3 - Miles	5 - Miles
2024 Population	5,109	18,454	28,563
2029 Population Proj.	5,204	19,831	30,383
Median Age	36.1	37.5	41.2
Avg. Household Income	\$62,873	\$68,442	\$75,634
Total Consumer Spending	\$52.1M	\$204.5M	\$342.4M



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