



Urton Lane Development Site Interstate Exposure

13300 URTON LN, Louisville, KY 40243



Offering Summary

Sale Price:	\$275,000 / acre
Available SF:	
Lot Size:	57.725 Acres
Price / Acre:	\$275,000
Zoning:	Campus Forum District R-4
Market:	Middletown
Traffic Count:	88,000

Property Overview

Large development parcel with 2,600 lineal feet of frontage on I-264 and exposure to 88,000 cars per day. Easy access to Shelbyville Road and less than a half-mile from Target, Walmart, Kroger, Academy Sports, and numerous restaurants, retail and services. Located less than three miles from Blankenbaker Crossings Business Park with more than 50,000 employees and minutes from Middletown Business Park and Eastpoint Business Park with dense employment and medical services. I-265 currently being widened to 6 lanes.

Property Highlights

- Ideally located for retail, distribution or multi-family development
- Located in close proximity to dense affluent residential and major employment centers
- Can subdivide

EXCLUSIVELY MARKETED BY

SUZANNE DAY CHEEK
scheek@duncanre.com
OFFICE: 502.376.9680
CELL: 502.376.9680

150 Thierman Lane
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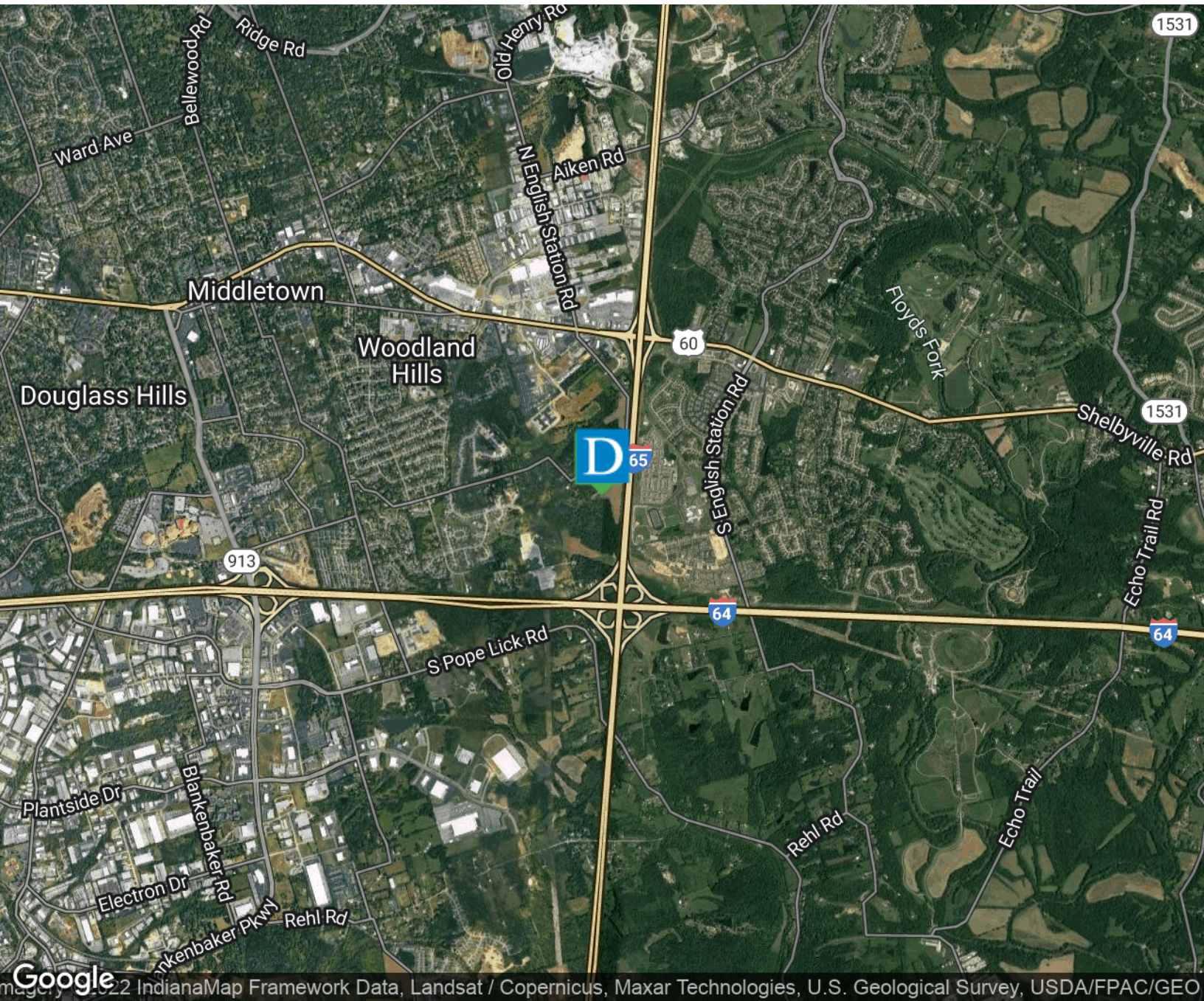


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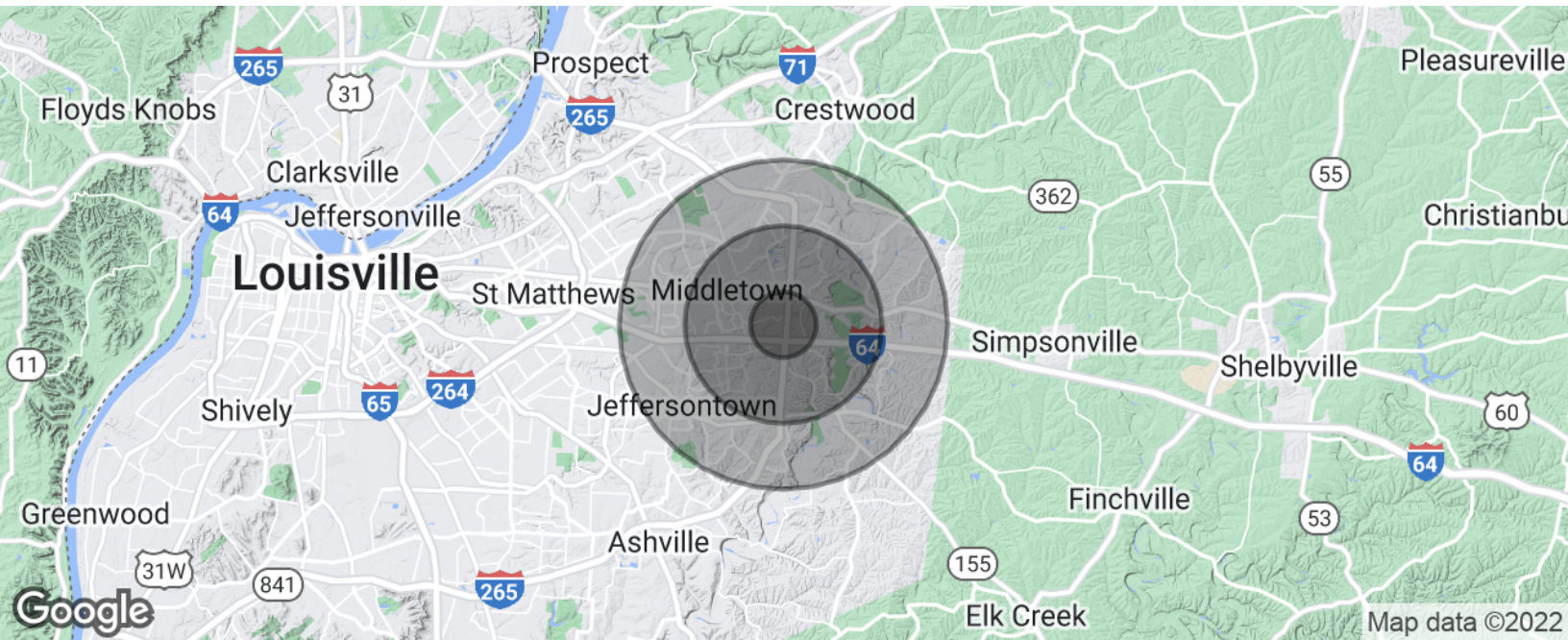


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Population	1 Mile	3 Miles	5 Miles
Total Population	3,760	29,297	80,413
Average age	41.1	41.5	40.5
Average age (Male)	40.2	40.4	39.0
Average age (Female)	42.0	42.3	41.4

Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,530	11,633	31,997
# of persons per HH	2.5	2.5	2.5
Average HH income	\$82,042	\$97,492	\$97,887
Average house value	\$325,323	\$346,329	\$308,043

* Demographic data derived from 2010 US Census

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