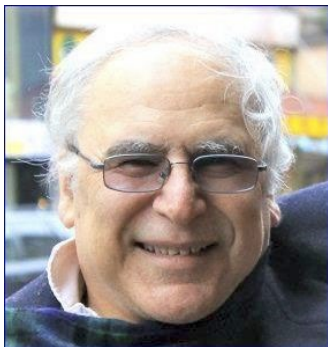


COMMERCIAL PROPERTY REPORT

3048 W Broadway, Louisville, KY 40211



Presented by

Neil Blumberg | Broker

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Kentucky Real Estate License: 201409



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Metro 1 Realty



3048 W Broadway, Louisville, KY 40211

Off Market

- Sold Date: 3/22/2018
- Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Industrial	-
Property Subtype	Warehouse (Industrial)	-
Number of Units	0	-
Lot Size	0.44 acres	-
Lot Dimensions	19271 SF	-
Garage (spaces)	0	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	19271 sq ft
Lot Size - Frontage Feet	6086.0 sq ft
Lot Size - Depth Feet	522.0 sq ft
Lot Size - Acres	0.442 ac
Neighborhood Code	12

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Public Facts

Owner Information

Owner Name Euro Tech Inc
Mailing Address Po Box 6452 Louisville KY 40206-0452
Vesting Company/Corporation

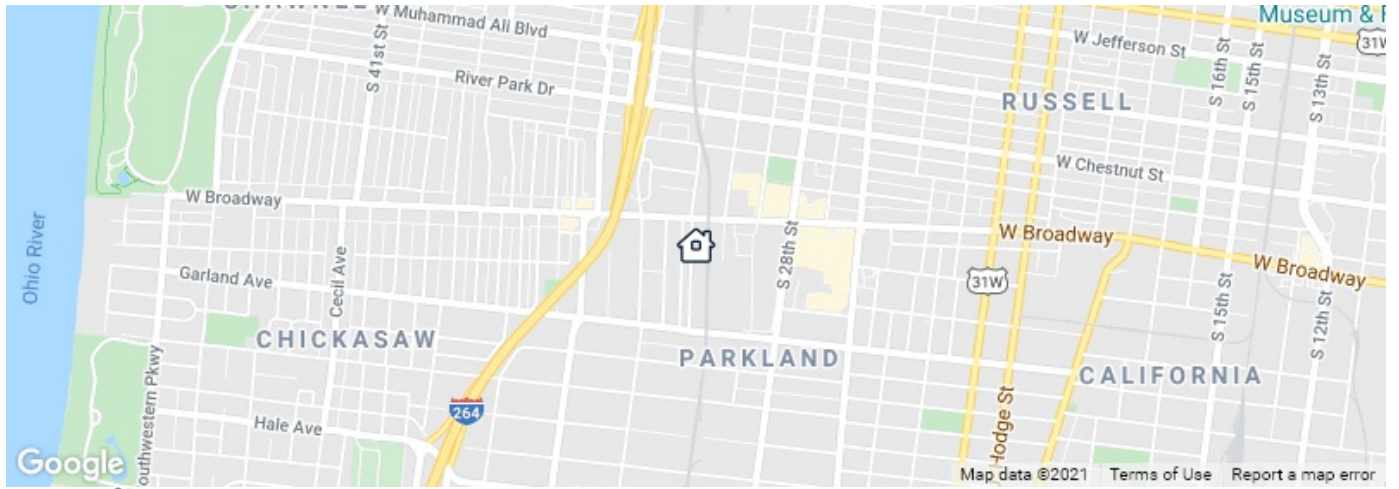
Legal Description

APN: 046A00200000 **Tax ID:** 00061166 **Zoning:** EZ1-ENTERPRISE ZONE **Census Tract:** 211110010.001001 **Abbreviated Description:** DIST:100023 TRACT 3
 MINOR PLAT DB 6086 X
 522, 0.4424 AC +/- **City/Municipality/Township:** Louisville, KY 40211

Assessed Values

Date	Improvements	Land	Total	Tax
2020	—	\$26,650	\$26,650	\$366
2019	—	\$26,650	\$26,650	\$358
2018	—	\$25,000	\$25,000	\$331
2017	—	\$25,000	\$25,000	\$326
2015	—	—	—	\$328
2014	—	—	—	\$331
2013	—	\$25,000	\$25,000	\$250
2011	—	\$25,000	\$25,000	\$323
2010	—	\$25,000	\$25,000	\$250

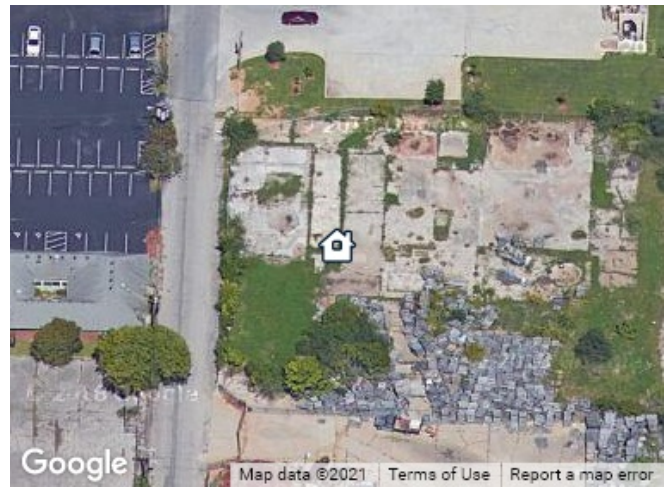
Maps



Legend: Subject Property



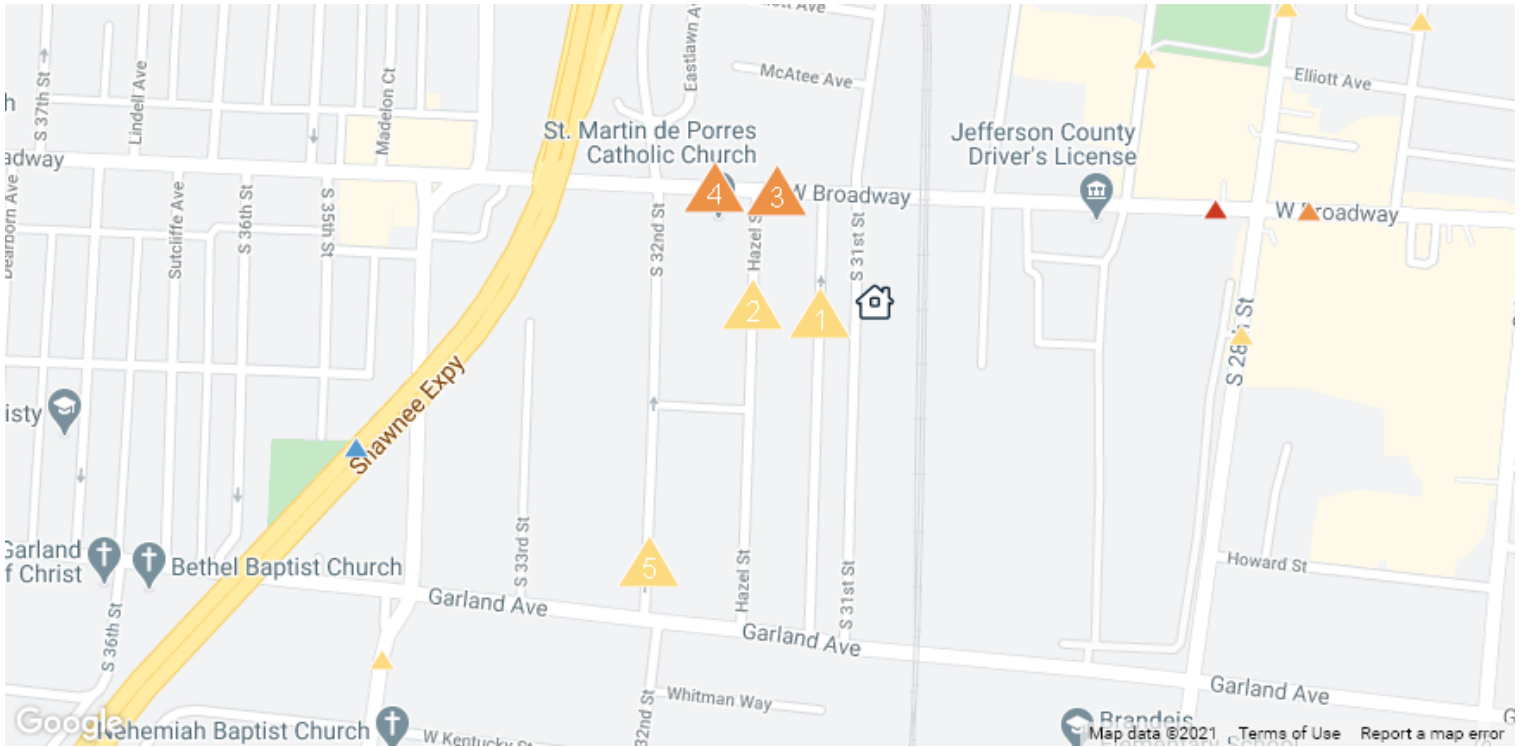
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Legend: Subject Property



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1 <h2>620</h2> <p>2018 Est. daily traffic counts</p> <hr/> <p>Street: S 31st St Cross: W Broadway Cross Dir: N Dist: 0.08 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td style="color: yellow;">▲</td> <td>660 AADT</td> </tr> </tbody> </table>	Year	Count	Type	2010	▲	660 AADT	▲ 2 <h2>1,425</h2> <p>2018 Est. daily traffic counts</p> <hr/> <p>Street: Hazel St Cross: W Broadway Cross Dir: N Dist: 0.08 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td style="color: yellow;">▲</td> <td>920 AADT</td> </tr> </tbody> </table>	Year	Count	Type	2010	▲	920 AADT	▲ 3 <h2>12,838</h2> <p>2018 Est. daily traffic counts</p> <hr/> <p>Street: W Broadway Cross: Hazel St Cross Dir: W Dist: 0.01 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td style="color: orange;">▲</td> <td>11,930 AADT</td> </tr> </tbody> </table>	Year	Count	Type	2010	▲	11,930 AADT	▲ 4 <h2>14,331</h2> <p>2018 Est. daily traffic counts</p> <hr/> <p>Street: W Broadway Cross: Hazel St Cross Dir: E Dist: 0.03 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td style="color: orange;">▲</td> <td>14,707 AADT</td> </tr> <tr> <td>2010</td> <td style="color: orange;">▲</td> <td>11,570 AADT</td> </tr> </tbody> </table>	Year	Count	Type	2012	▲	14,707 AADT	2010	▲	11,570 AADT	▲ 5 <h2>1,202</h2> <p>2018 Est. daily traffic counts</p> <hr/> <p>Street: S 32nd St Cross: Garland Ave Cross Dir: S Dist: 0.04 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2009</td> <td style="color: yellow;">▲</td> <td>1,000 AADT</td> </tr> </tbody> </table>	Year	Count	Type	2009	▲	1,000 AADT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

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- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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