



FOR SALE

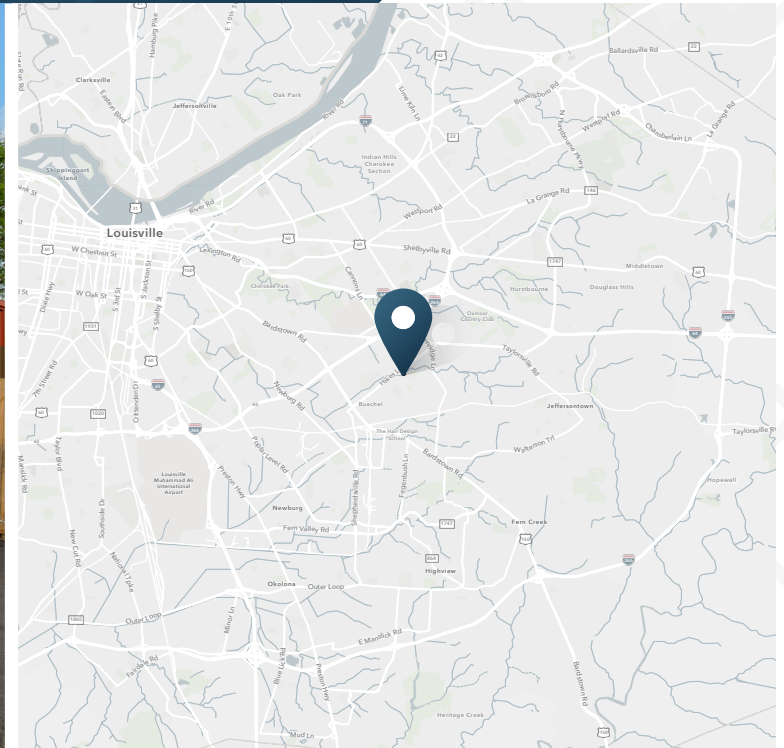
Move-In Ready Entertainment and Lounge Venue

3700 Klondike Lane | Louisville, KY 40218



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±9,000 SF
AVAILABLE
\$925,000
PRICE

ABOUT THE PROPERTY

- 9,000 SF building
- Move-In Ready Entertainment and Lounge Venue just 11 miles from downtown Louisville, KY.
- Diverse demographics with consistent spending in food, entertainment, and retail.
- Established residential base (# within 3 mile radius) provides built-in foot traffic for businesses, services, and restaurants.
- Easy access to I-264, I-65, and major traffic corridors.
- Ample parking.
- Approximately 7 miles from the University of Louisville's Belknap Campus with 24,000+ enrollment.
- Existing equipment included in purchase.
See page 3 for detailed list.

CONTACT

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NEARBY RETAIL



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Included Amenity/Equipment List

- 5 arcade games on contract with a local charitable gaming vendor
- Expansive bar and lounge area
- Most elements of a full-service commercial kitchen in place
- Beautiful custom bar with several long shelves and 8 beer taps
- Multiple refrigerators, ice machines, etc.
- Expansive 9 screen/16' video wall and multiple TVs in other areas
- Sonos fully customizable multi-room surround sound system
- Lounge furniture
- 7 Rabbit Air smoke eaters plus hydroxyl air purification system
- Large humidor + cigar inventory
- Beer and liquor inventory
- All new plumbing and electrical
- All new HVAC (2 Five-ton systems + ductwork)
- 20+ security cameras, multi-zone alarm system, and key fob access system



- Skytrak golf simulator room
- Fully equipped gym
- Large multihead steam shower
- 6 person infrared/hot coal dual function sauna
- Locker room
- Cold plunge

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Klondike Ln

Louisville, KY



Hikes Ln & Klondike Ln

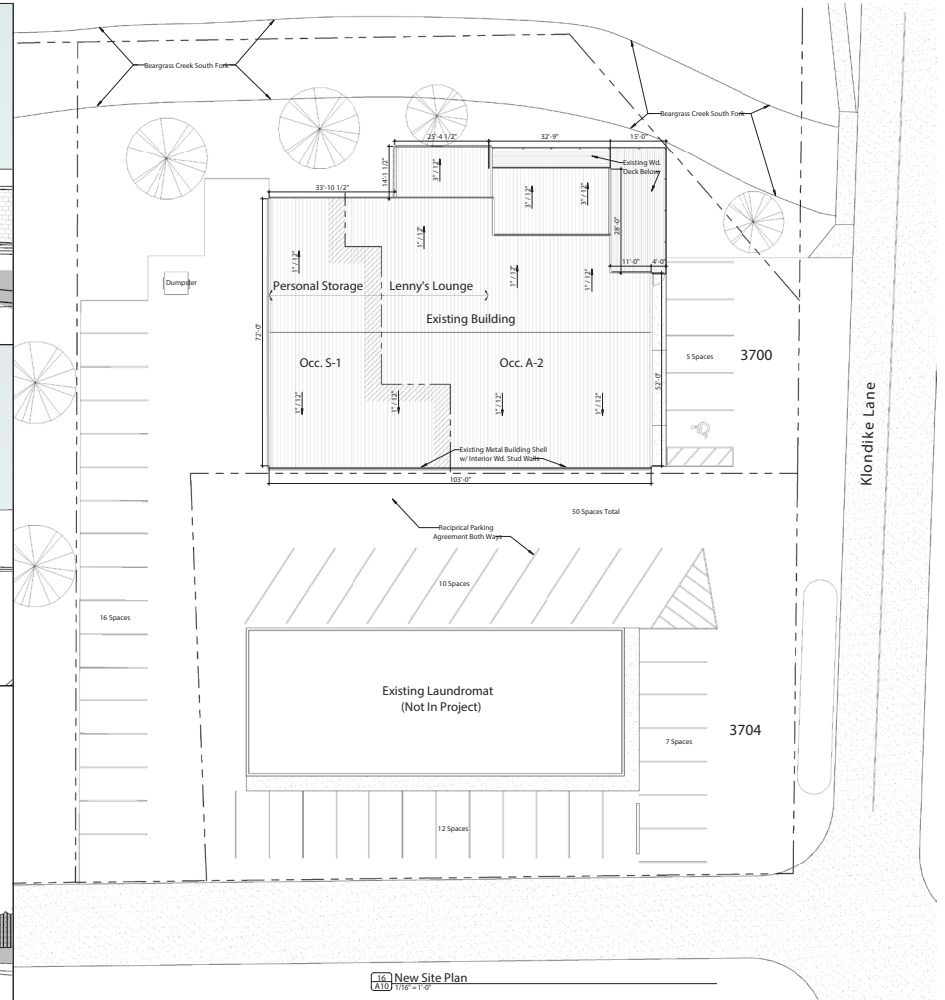
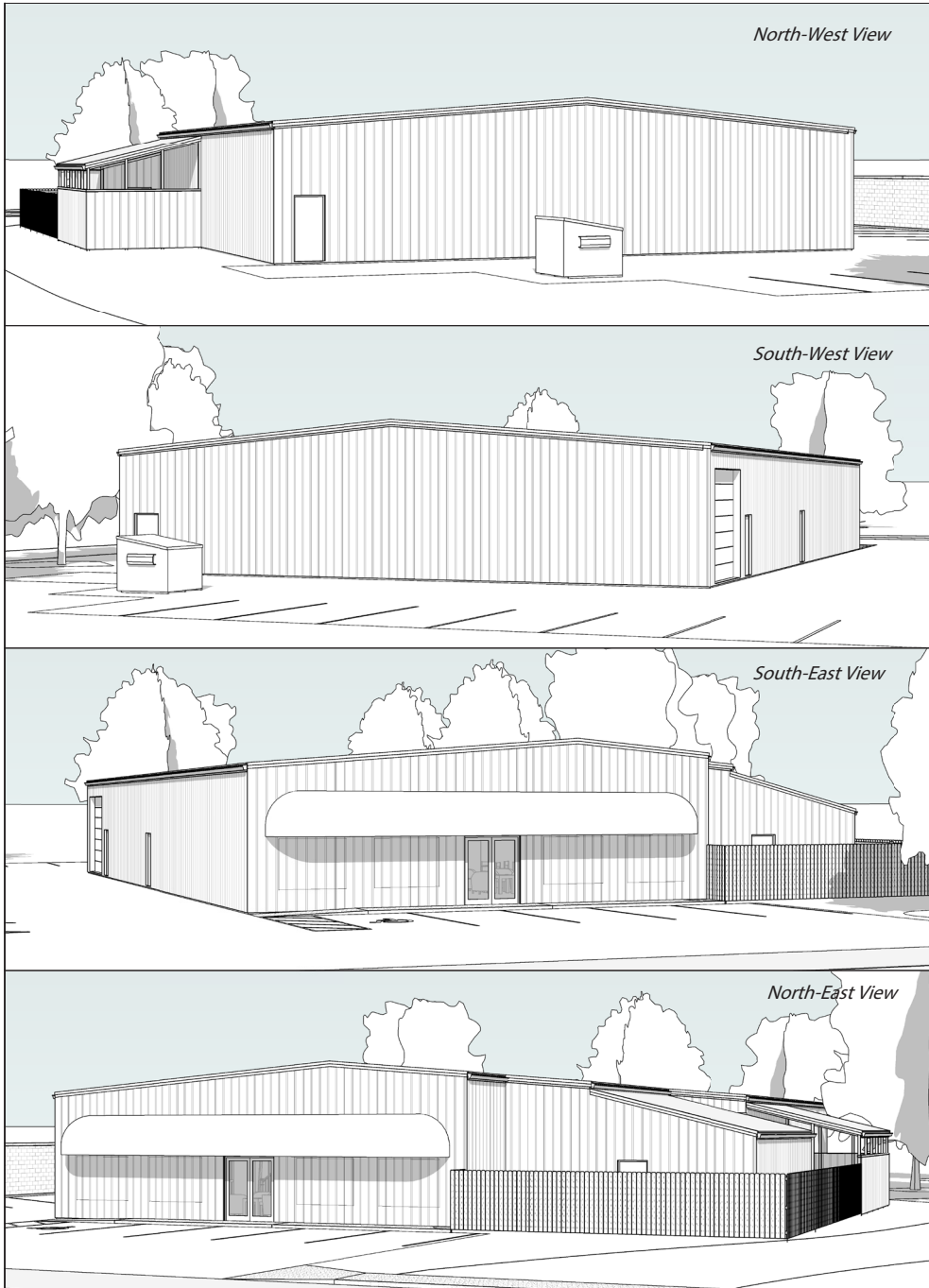
Louisville, KY



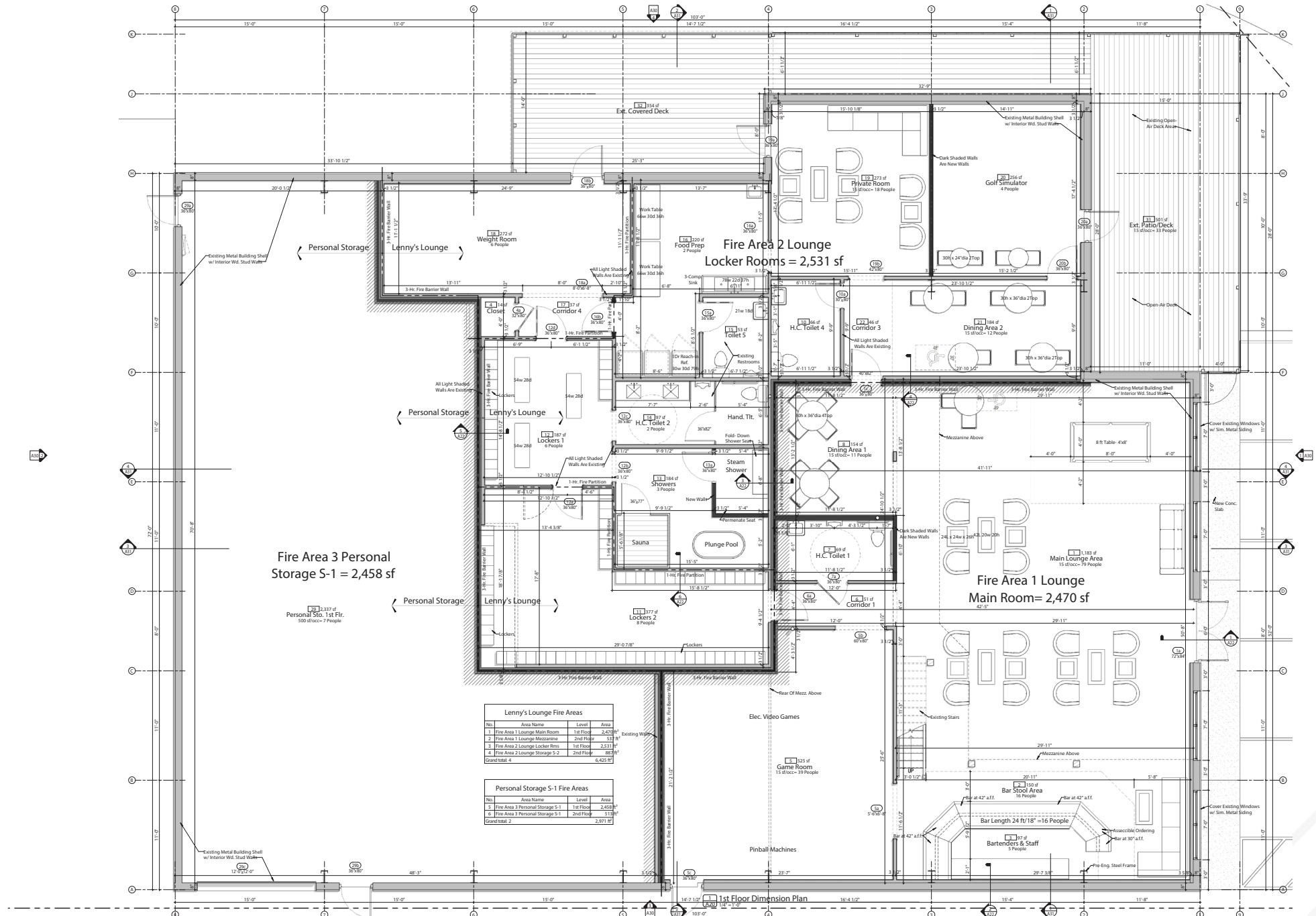
SITE
3700 Klondike Ln

Move-In Ready Entertainment and Lounge Venue

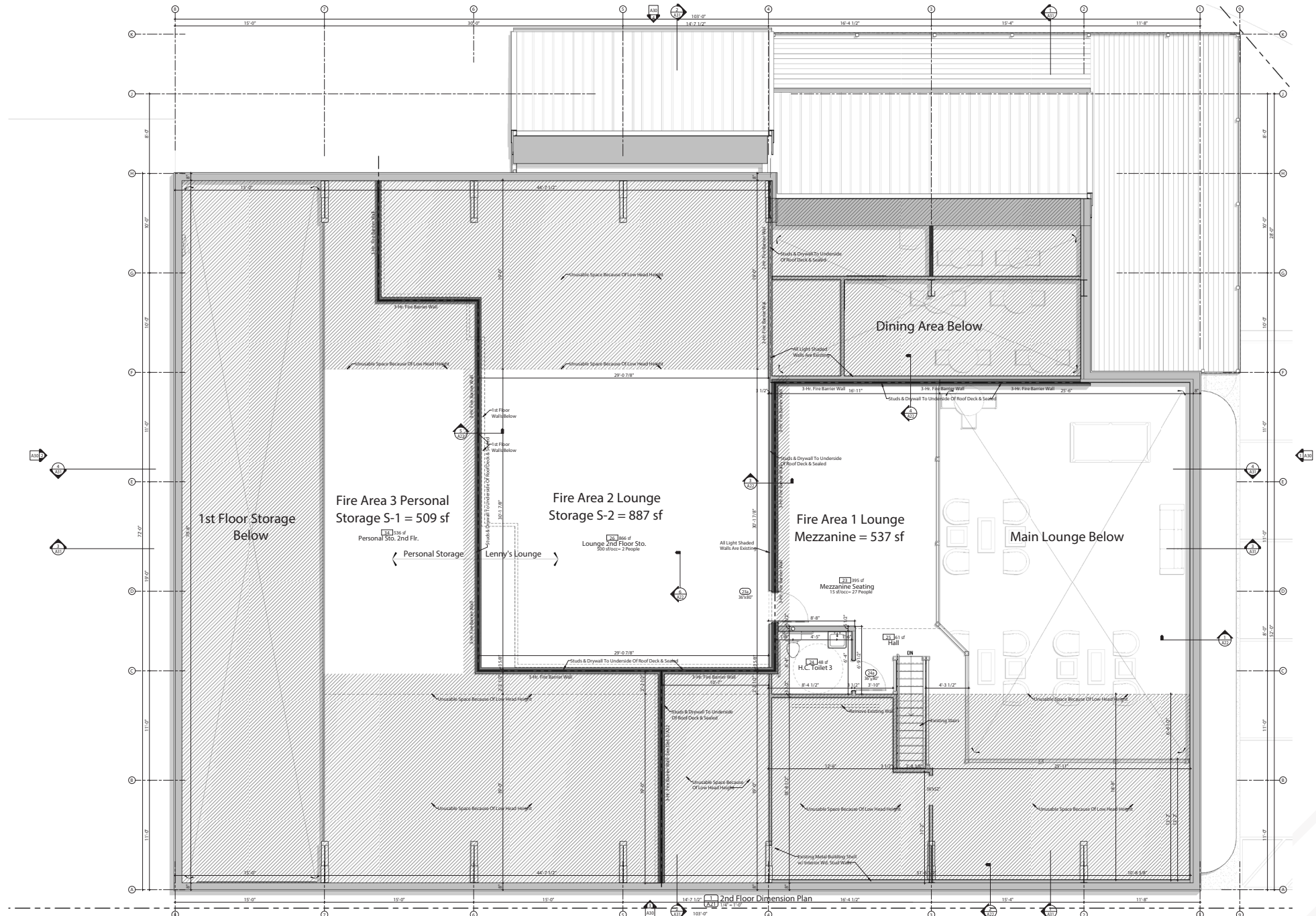
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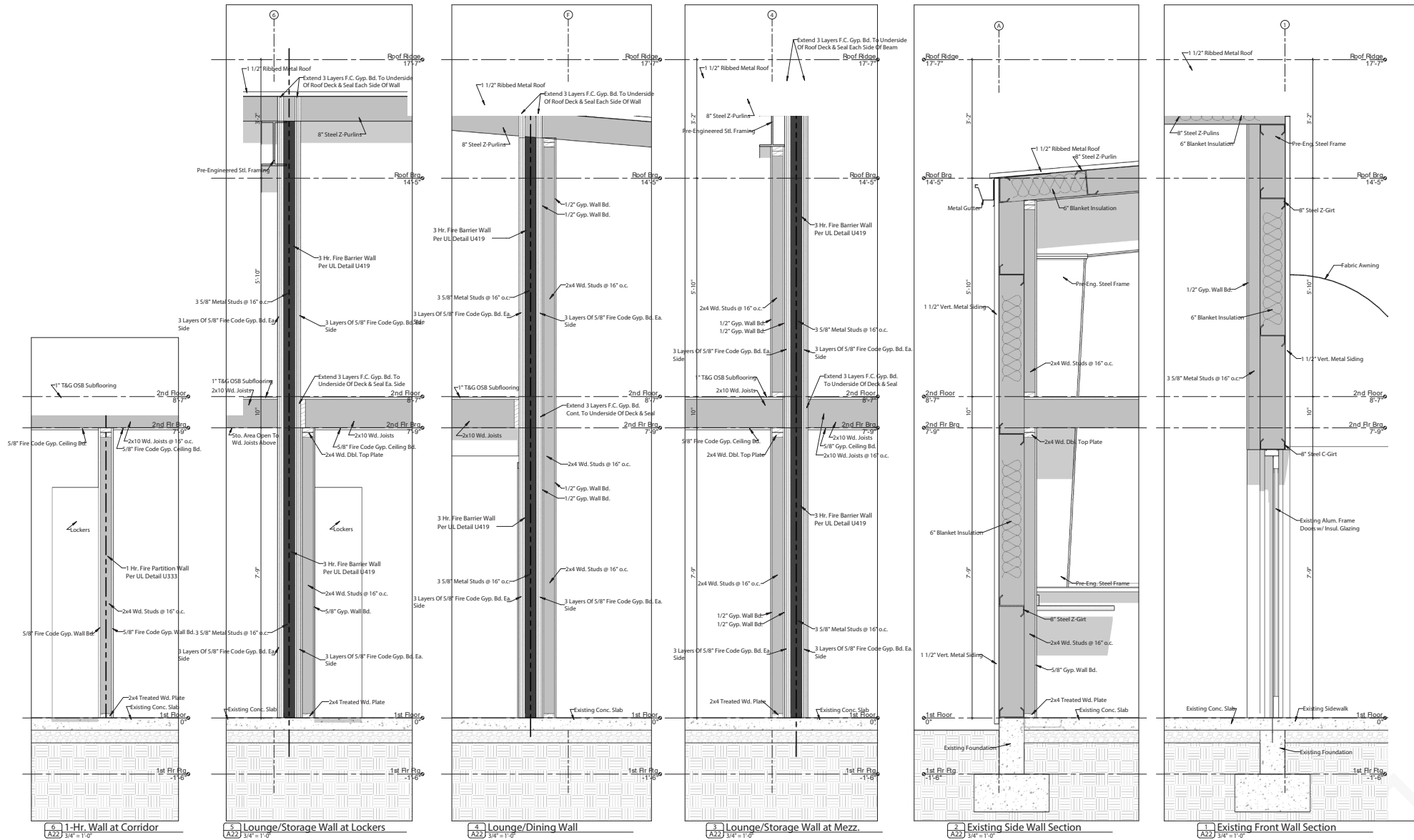


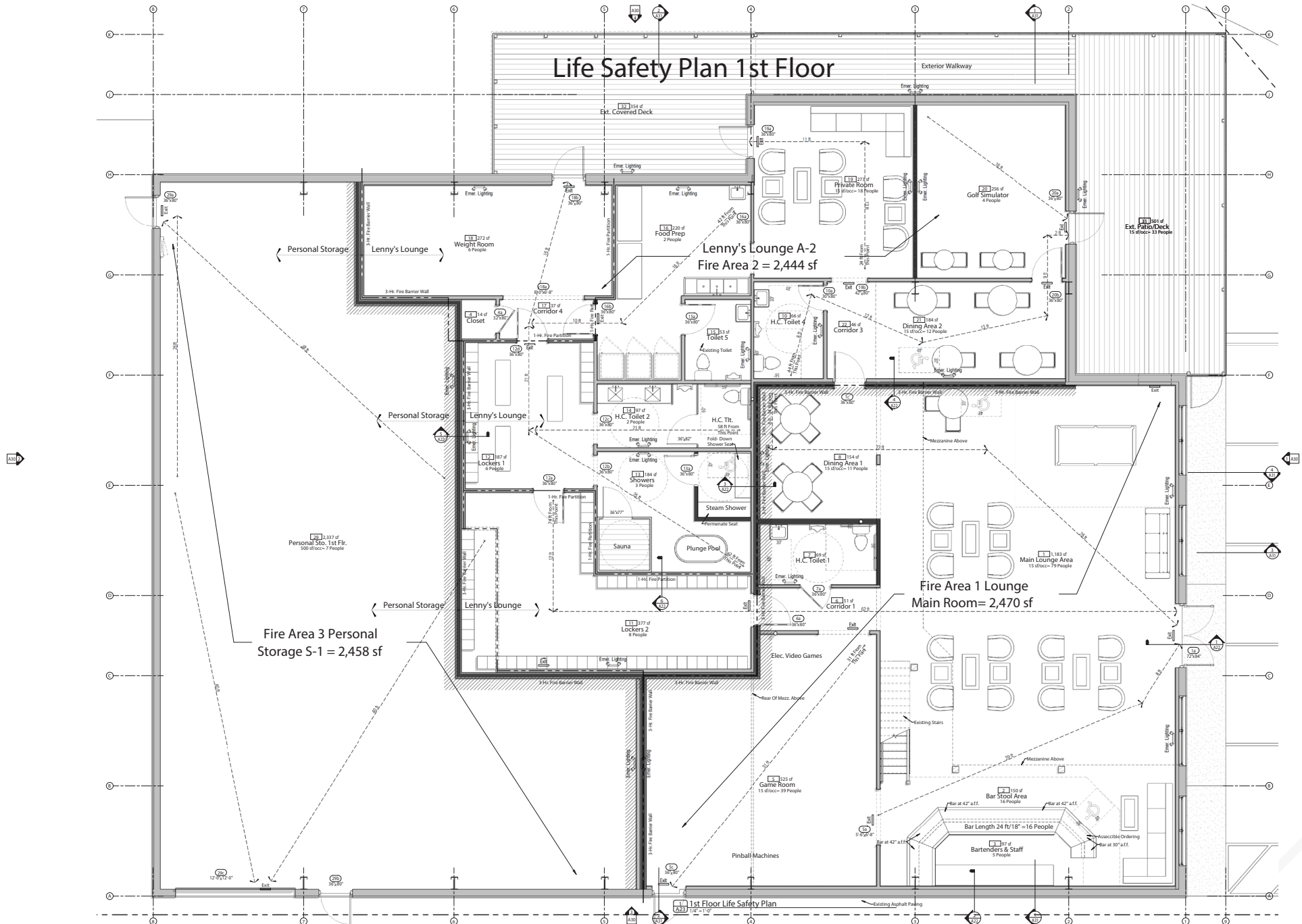
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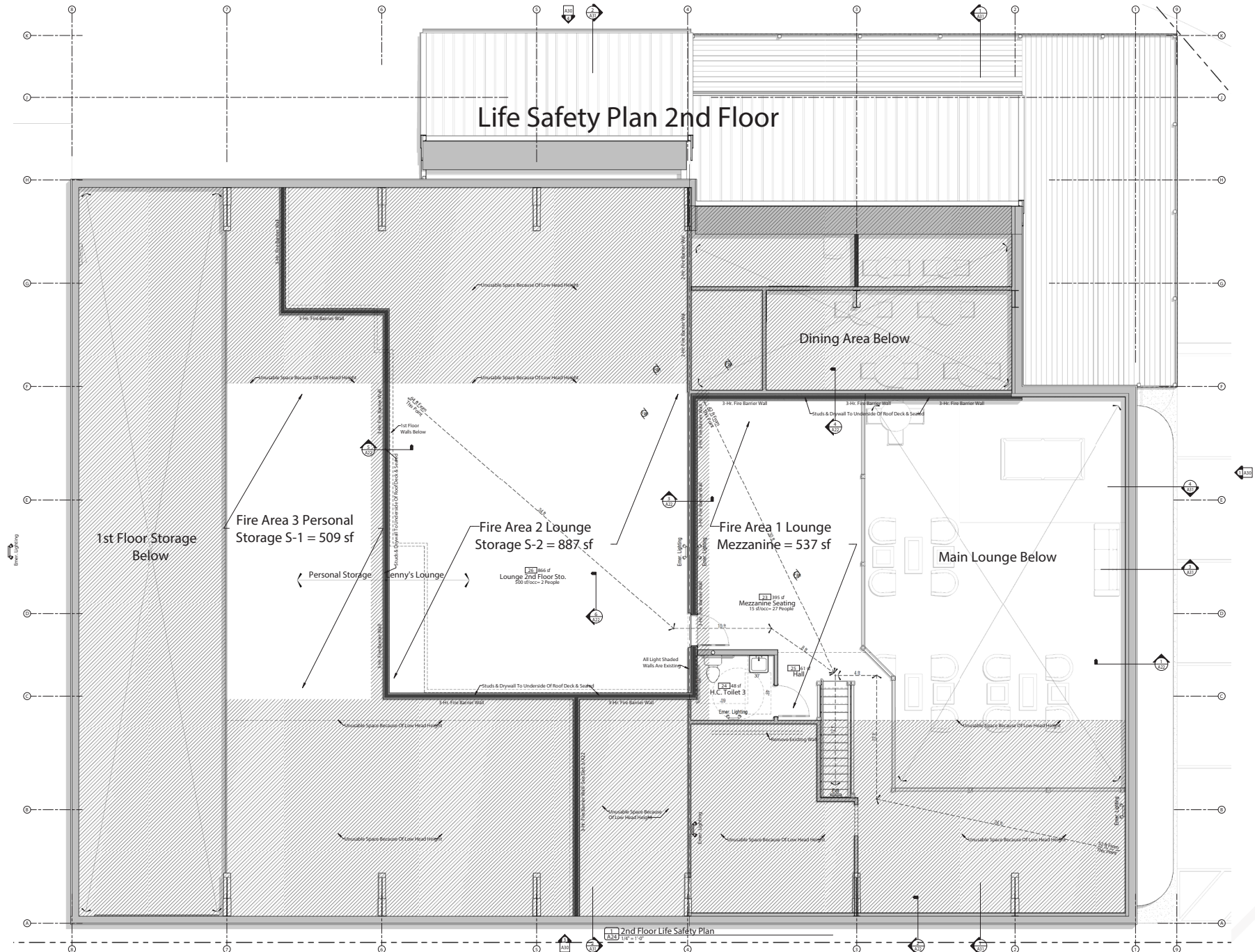
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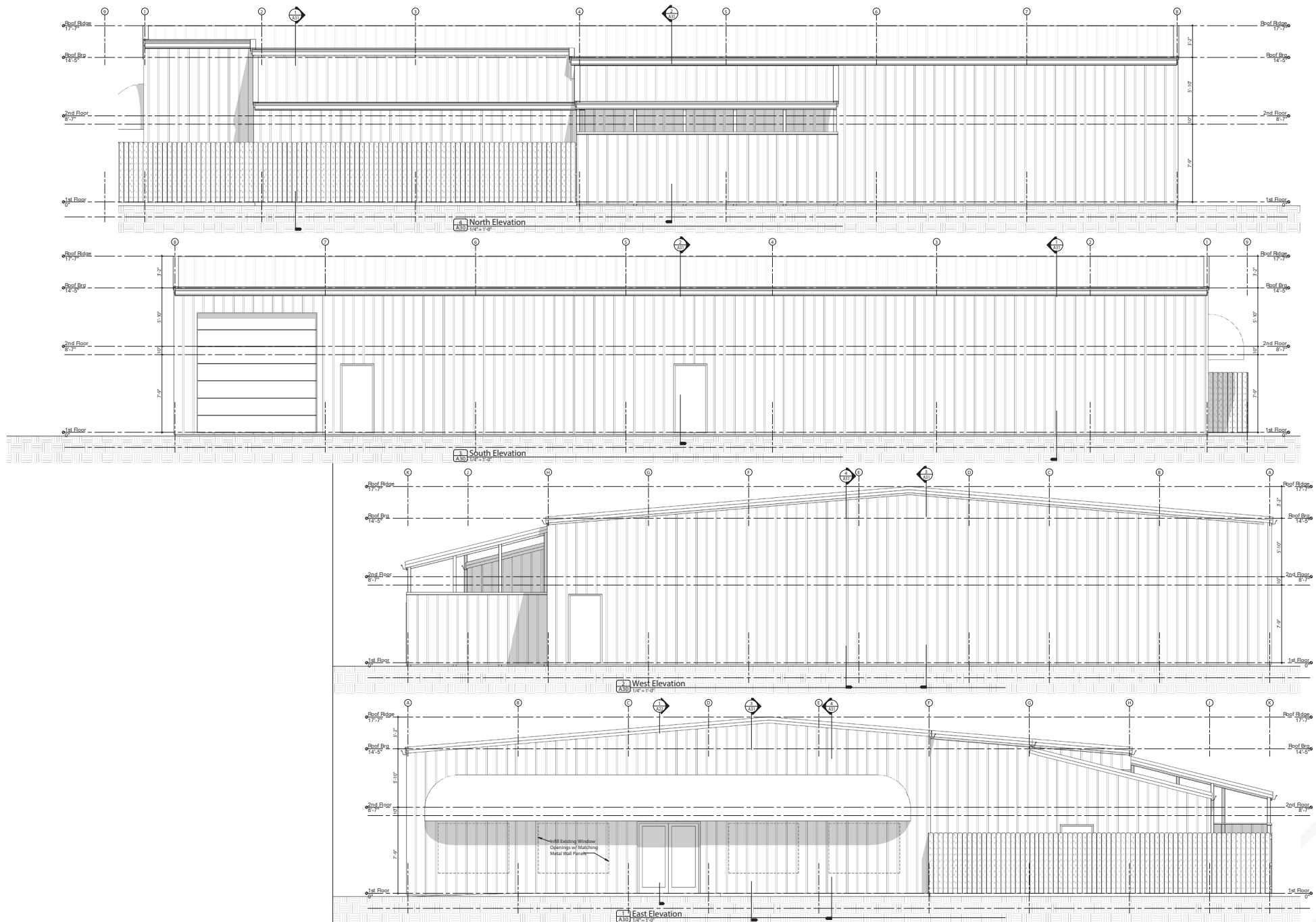


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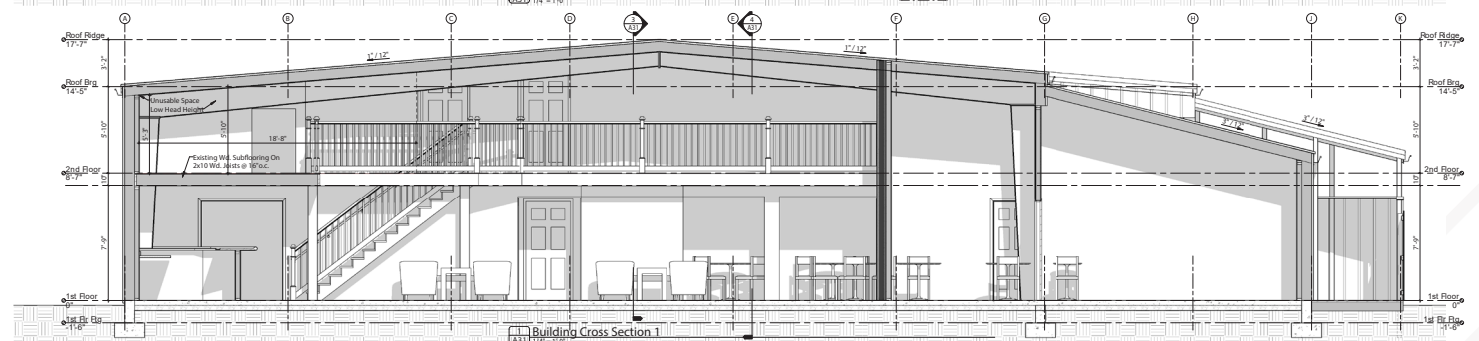
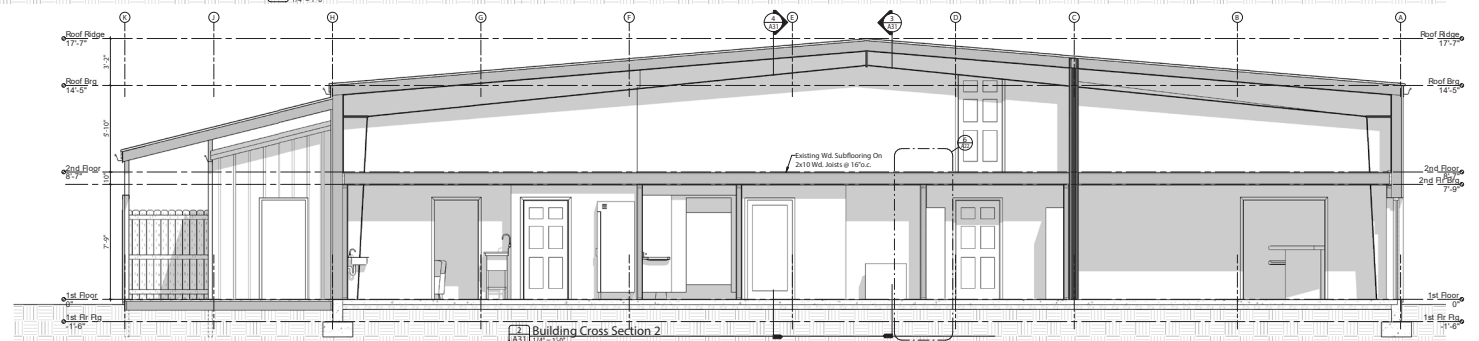
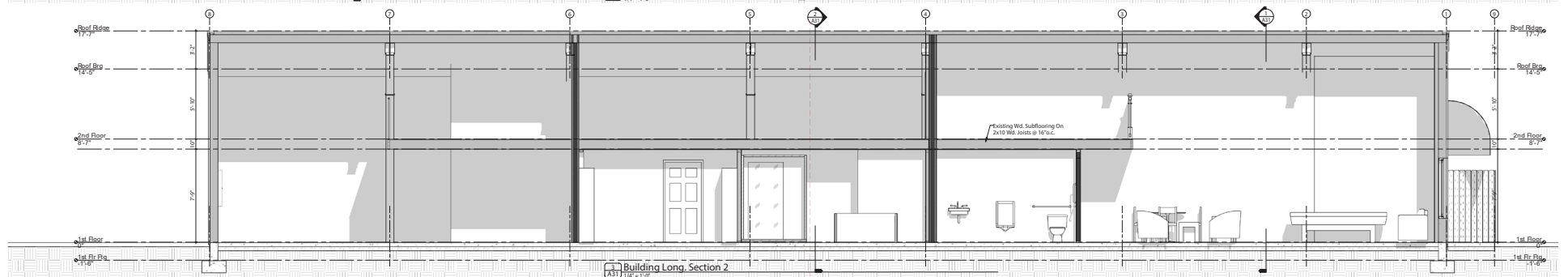
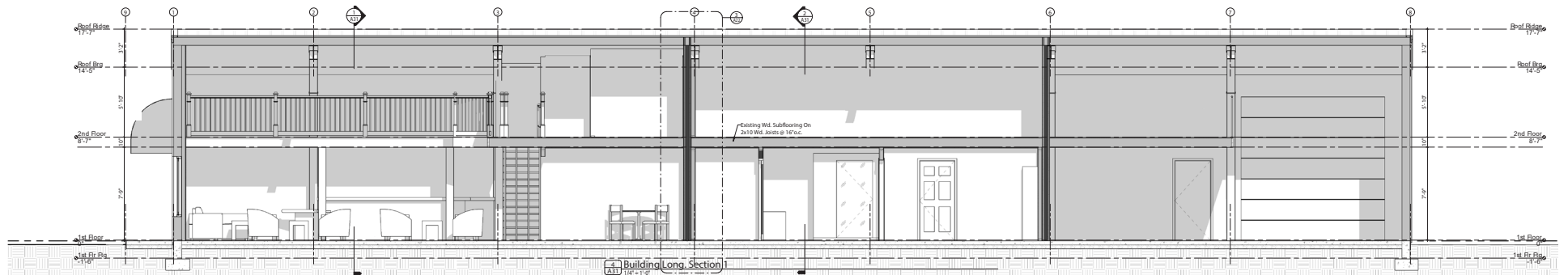


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DEMOGRAPHIC HIGHLIGHTS

1 MILE

17,482 Population	12,930 Total Daytime Population	\$80,624 Average Household Income	7,591 Total Households
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3 MILES

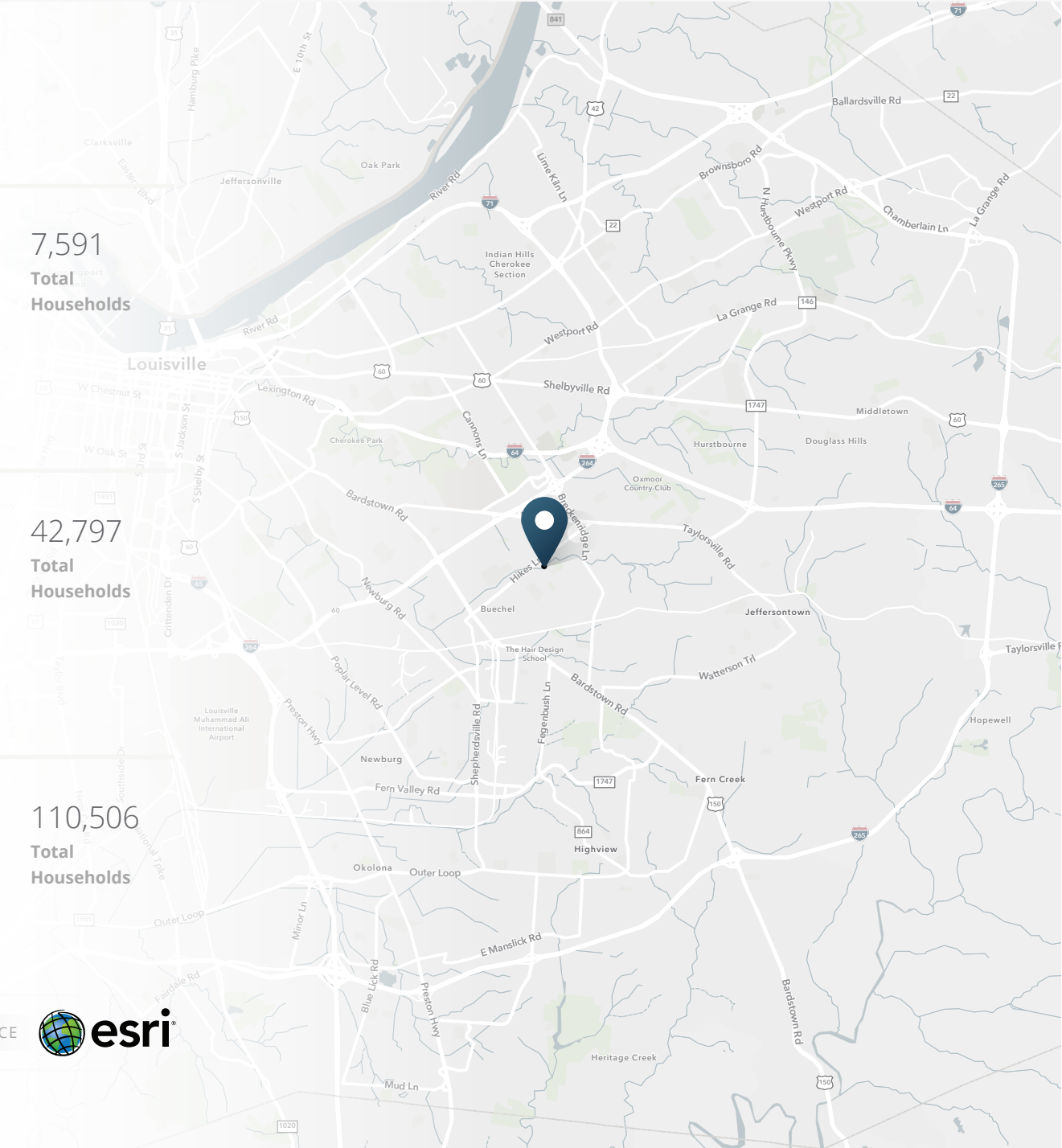
98,621 Population	113,753 Total Daytime Population	\$99,923 Average Household Income	42,797 Total Households
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5 MILES

259,047 Population	290,442 Total Daytime Population	\$105,291 Average Household Income	110,506 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



TARGET MARKET SUMMARY

3700 Klondike Lane

Ring of 5 miles

KEY FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2024, 2029.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry segments





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