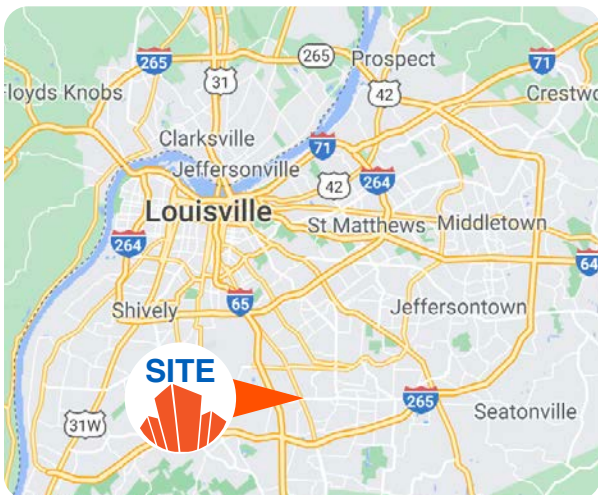




## RETAIL SPACE AVAILABLE

7901 Preston Hwy | Louisville, KY 40219



## LEASE RATE: \$39/SF NNN 2,299± SF AVAILABLE

- **Location:** Prominent frontage along **Preston Highway**, a major retail corridor in south Louisville
- **Visibility:** High-traffic location with strong daily vehicle counts (27K+ ADT) and signage potential
- **Access:** Convenient ingress/egress with ample on-site parking
- **Surroundings:** Established national and local retailers, restaurants, and service businesses nearby
- **Opportunity:** Perfect for a tenant seeking strong visibility and accessibility in a proven trade area
- **Zoning:** **C-1 Commercial** – ideal for retail, restaurant, or service-oriented users

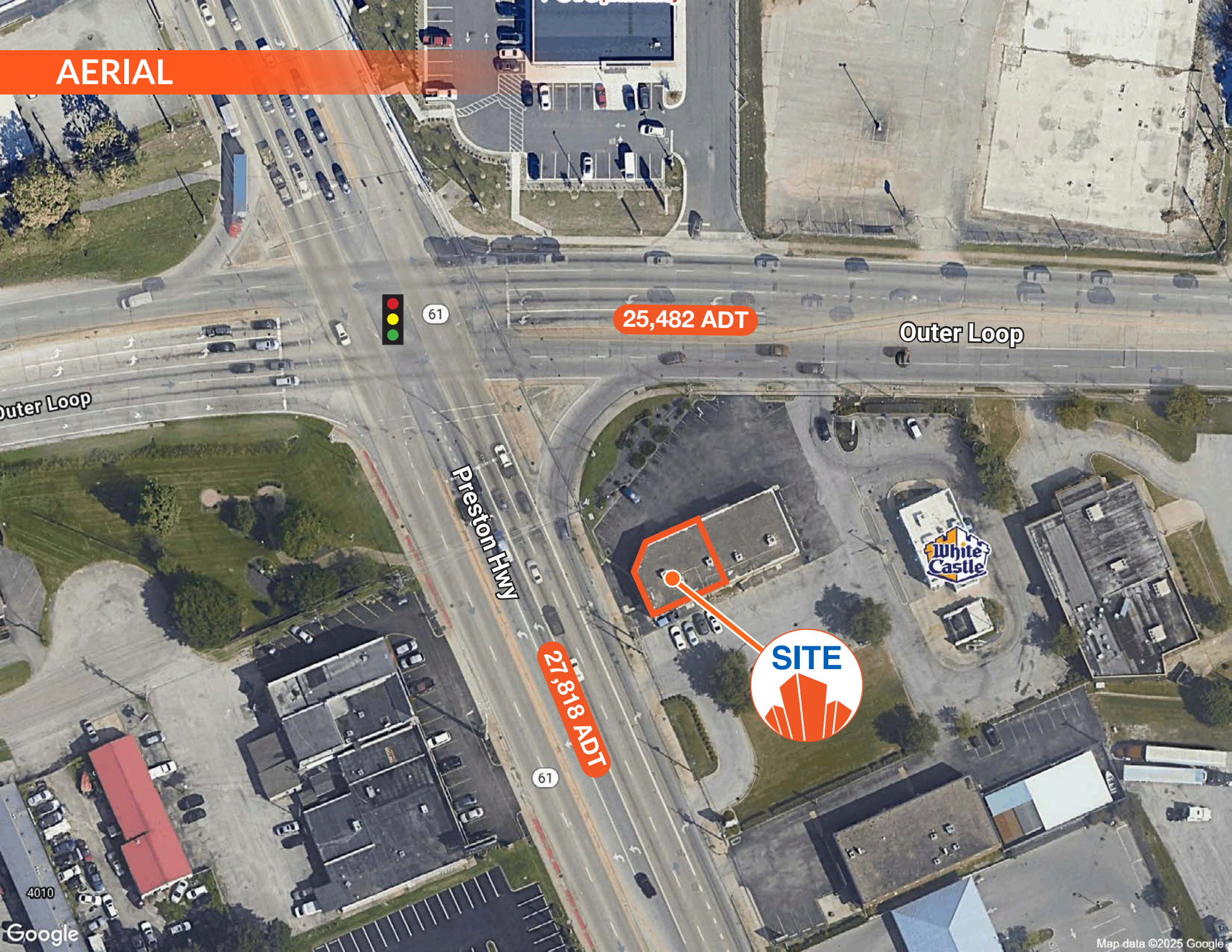
JUSTIN BAKER  
MICHAEL TABOR

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MTABOR@TRIOCPG.COM

(502) 454-0911  
(502) 454-4557



AERIAL



61

25,482 ADT

Outer Loop

Outer Loop

Preston Hwy

27,818 ADT

61



4010



**AERIAL**

**SITE**

**Jefferson Mall**  
Dillard's JCPenney TILTED KID  
ROSS Bath & Body Works THE CHILDREN'S PLACE  
AMERICAN EAGLE AÉROPOSTALE  
VICTORIA'S SECRET FINISH LINE HOT TOPIC  
charlotte russe BJS Wholesale Club H&M

**FESTIVAL AT JEFFERSON COURT**  
BOOT BARN Kroger  
LANE BRYANT Applebee's TJ-MAXX  
SALLY BEAUTY RED LOBSTER McALISTER'S usbank  
PETS MARY PAPA JOHN'S HIBBETT SPORTS

**Outer Loop**

**Jefferson Commons**  
MATTRESS FIRM ULTA Sport Clips  
FIVE BELOW QDOBA WILD WINGS  
Michael's ALDI MEN'S WEARHOUSE  
SHOE CARNIVAL Academy  
FIVE GUYS FIREHOUSE SUBS

**Walmart**

**Target**

**Hobby Lobby**

**Best Buy**

**Cheddar's**

**Home Depot**

**McDonald's**

**Rally's**

**Dollar General**

**Interstate 65**

**Preston Hwy**

**ADT Volumes:**  
165,050 ADT  
25,482 ADT  
27,818 ADT

Google

Map data ©2023 Google

Dillard's JCPenney **TILTED 10**  
**ROSS** Bath & Body Works **THE CHILDREN'S PLACE**  
 AMERICAN EAGLE AÉROPOSTALE  
 VICTORIA'S SECRET **FINISH LINE** HOT TOPIC  
 charlotte russes **BJS** Wholesale Club **H&M**

**BOOT BARN** **Kroger**   
 LANE BRYANT  **TJ-maxx**  
**SALLY BEAUTY**  **usbank**  
   
**PETSMART** **PAPA JOHN'S** **HIBBETT**  
 10001

MATTRESSFIRM ULTA SportClips  
fIVE BEL'W QDOBA WILD WINGS  
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FIVE GUYS FIREHOUSE SUBS

**25,482 ADT**

27,818 ADT

165,050 ADT

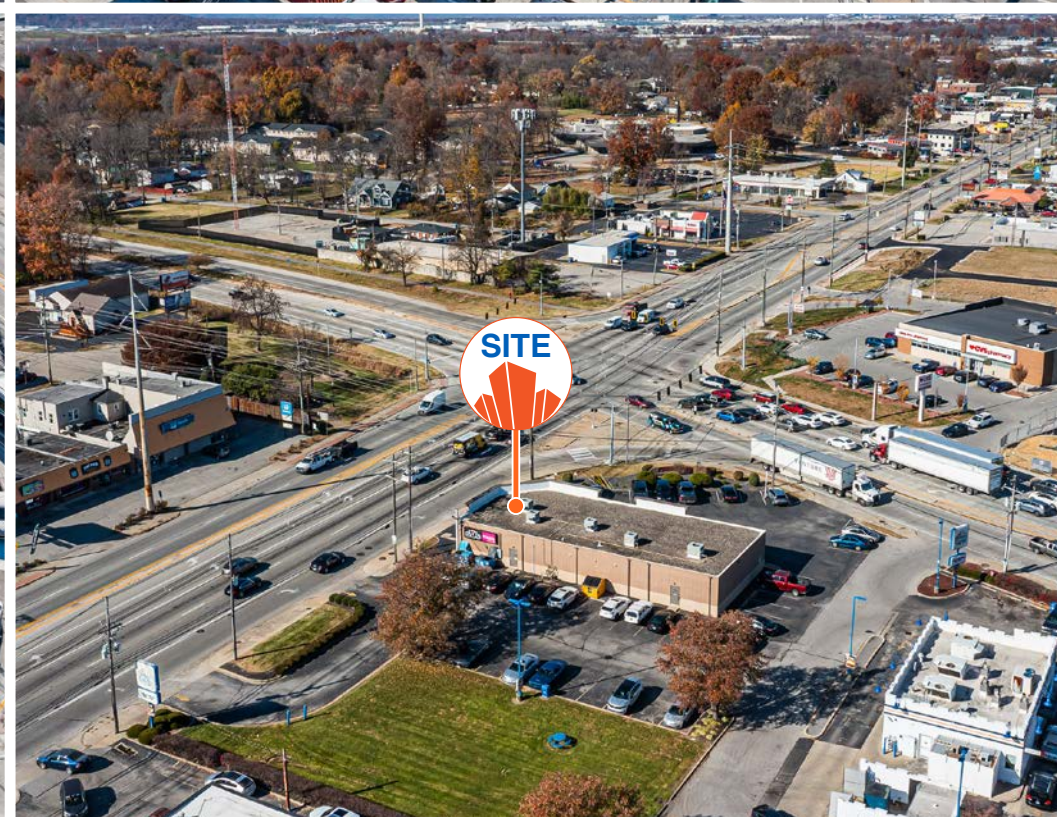
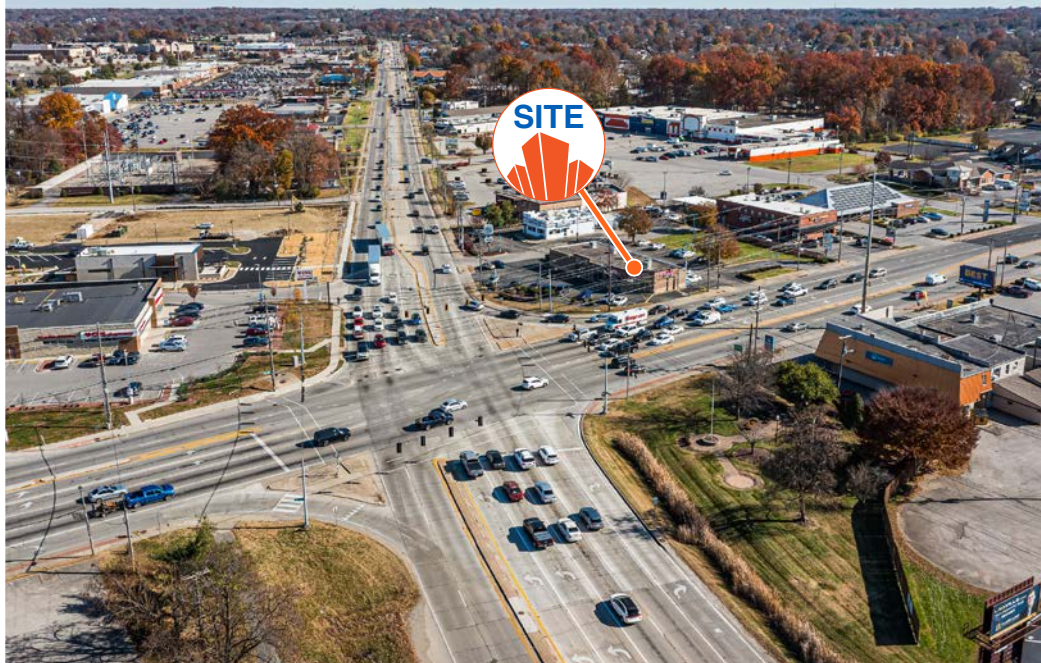


Google

Map data ©2023 Google



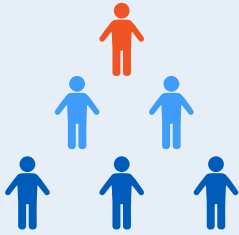
# PHOTOS





# DEMOGRAPHICS

## POPULATION



1 Mile: **10,757**

3 Miles: **69,658**

5 Miles: **179,801**

## HOUSEHOLDS



1 Mile: **4,463**

3 Miles: **27,558**

5 Miles: **72,337**

## BUSINESSES



1 Mile: **610**

3 Miles: **2,428**

5 Miles: **6,667**

## EMPLOYEES



1 Mile: **4,860**

3 Miles: **24,957**

5 Miles: **75,679**

## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

