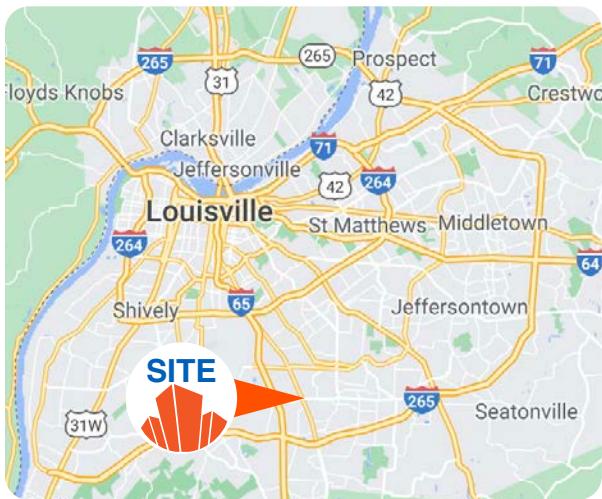




RETAIL SPACE AVAILABLE

7901 Preston Hwy | Louisville, KY 40219



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

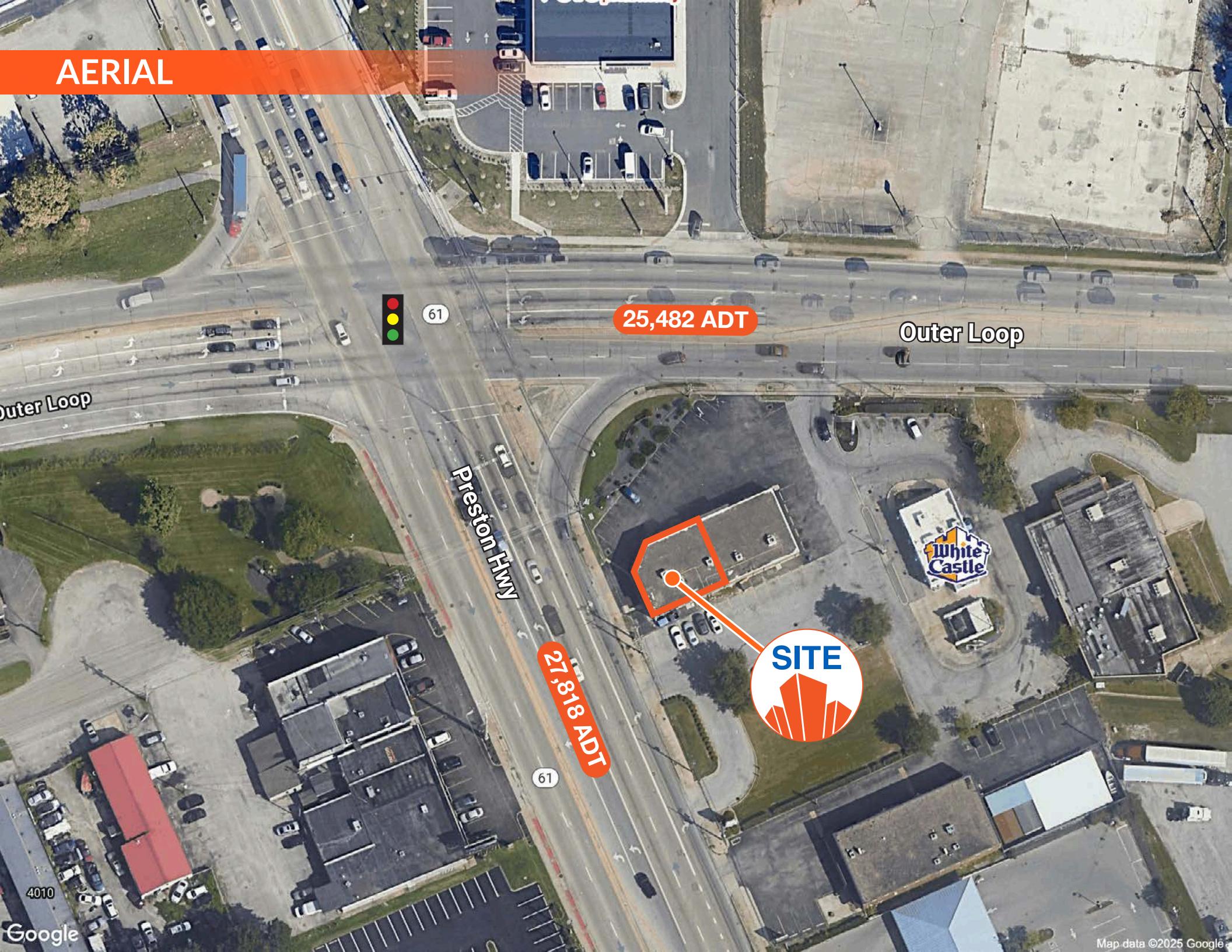
- Location:** Prominent frontage along **Preston Highway**, a major retail corridor in south Louisville
- Visibility:** High-traffic location with strong daily vehicle counts (27K+ ADT) and signage potential
- Access:** Convenient ingress/egress with ample on-site parking
- Surroundings:** Established 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

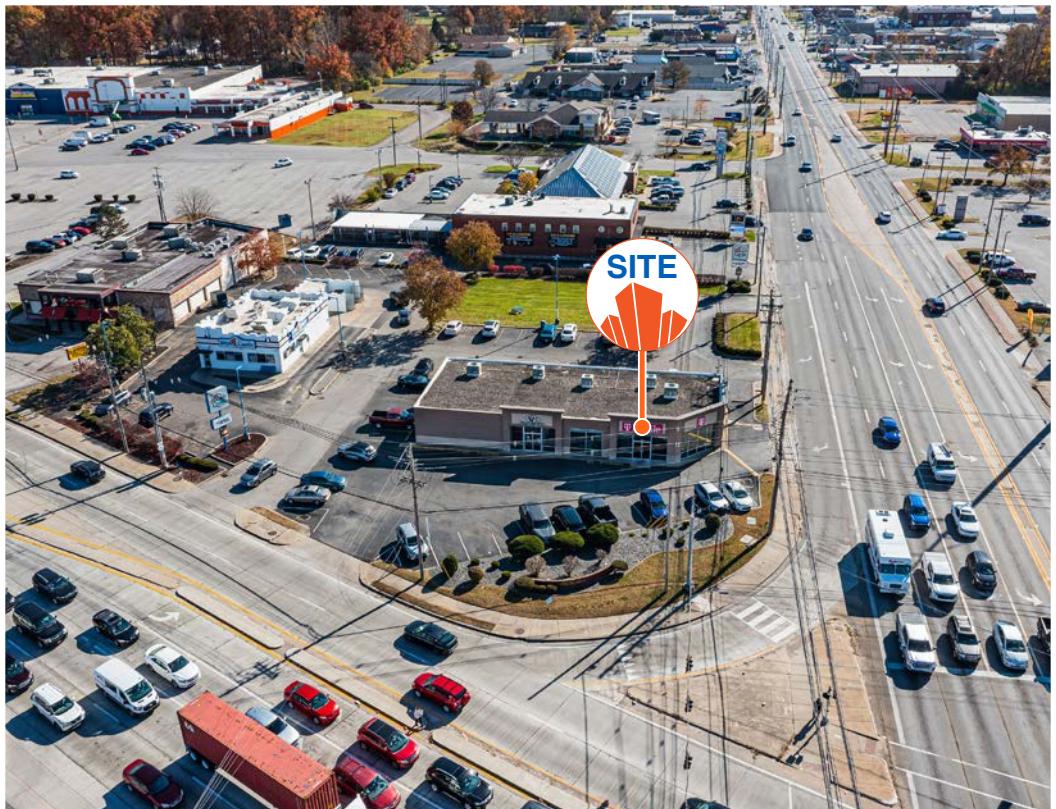
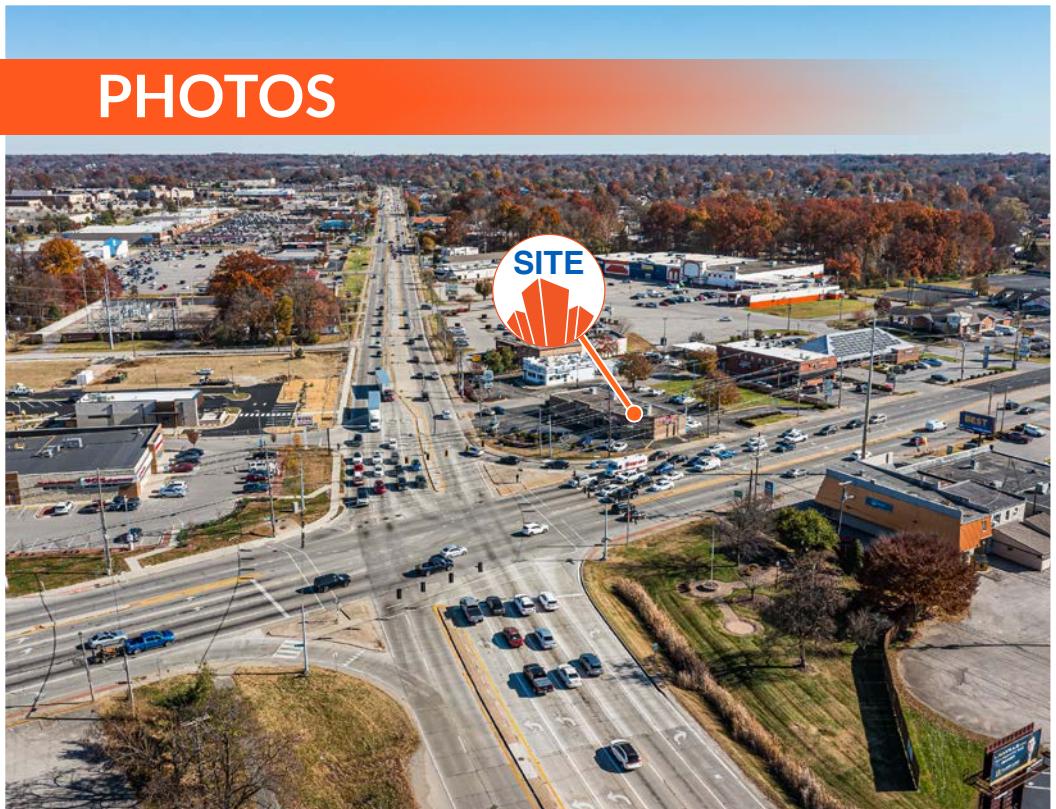
JBAKER@TRIOCPG.COM
MTABOR@TRIOCPG.COM

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

AERIAL

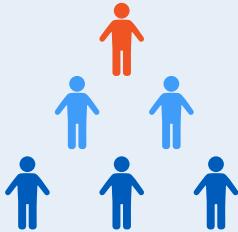


PHOTOS



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



1 MILE

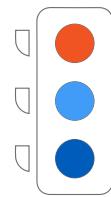


3 MILES



5 MILES

TRAFFIC COUNTS



Preston Hwy
27,818 ADT
Outer Loop
25,482 ADT

