

JUNEAU SQUARE



FOR SALE • \$2.3 MILLION

SHELBYVILLE ROAD & JUNEAU DRIVE
LOUISVILLE, KENTUCKY

HOGAN
REAL ESTATE

Property Highlights

- + Adjacent to new freestanding Aldi grocery store, coming in 2024
- + Centrally located in the heart of Middletown
- + Approx. 65 dedicated parking spaces*
- + Huge 6' x 10' Pylon Signage panel on Shelbyville Road, exclusive to tenant
- + 36,500+ SF building suitable for a variety of uses
- + \$68 PSF, well below replacement costs

**Please note that property does not have cross-parking with Aldi, Rumors, McDonald's or Sternberg Van Rental*



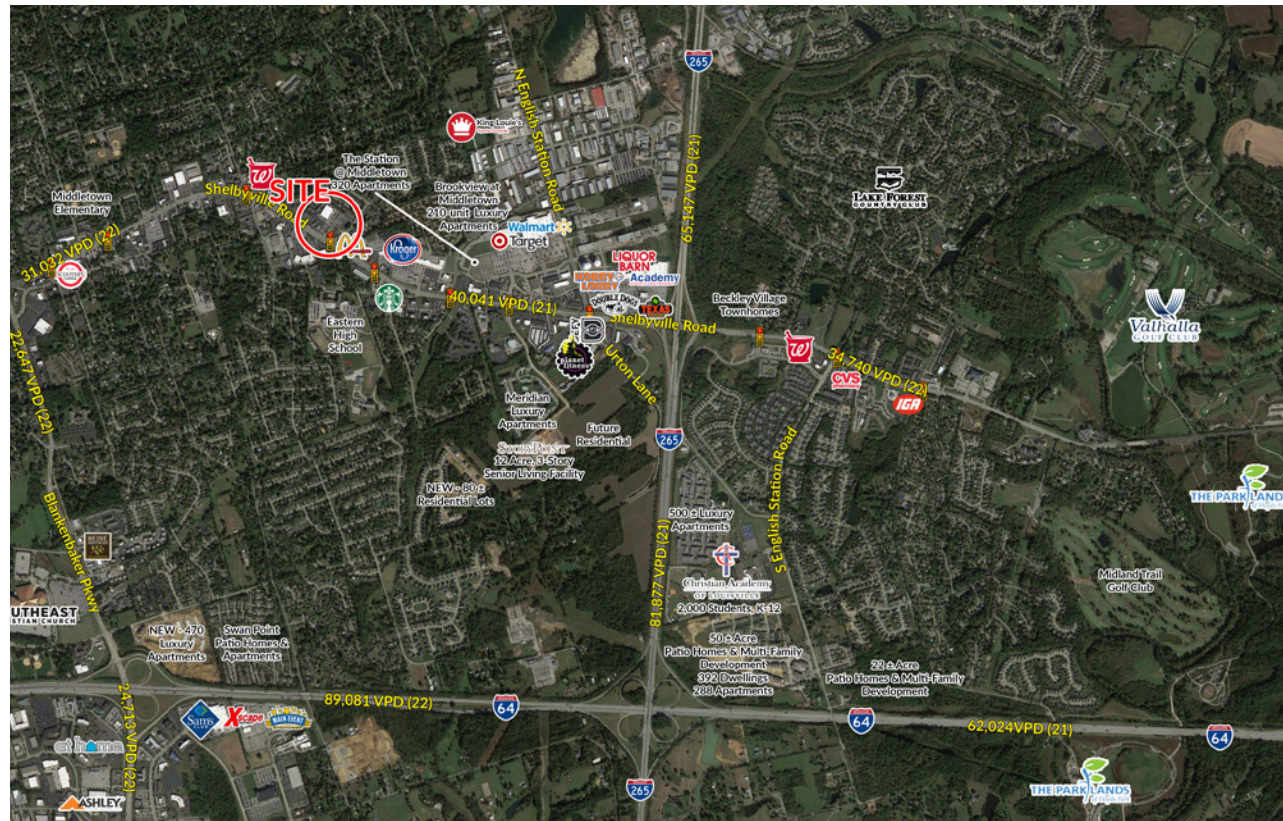
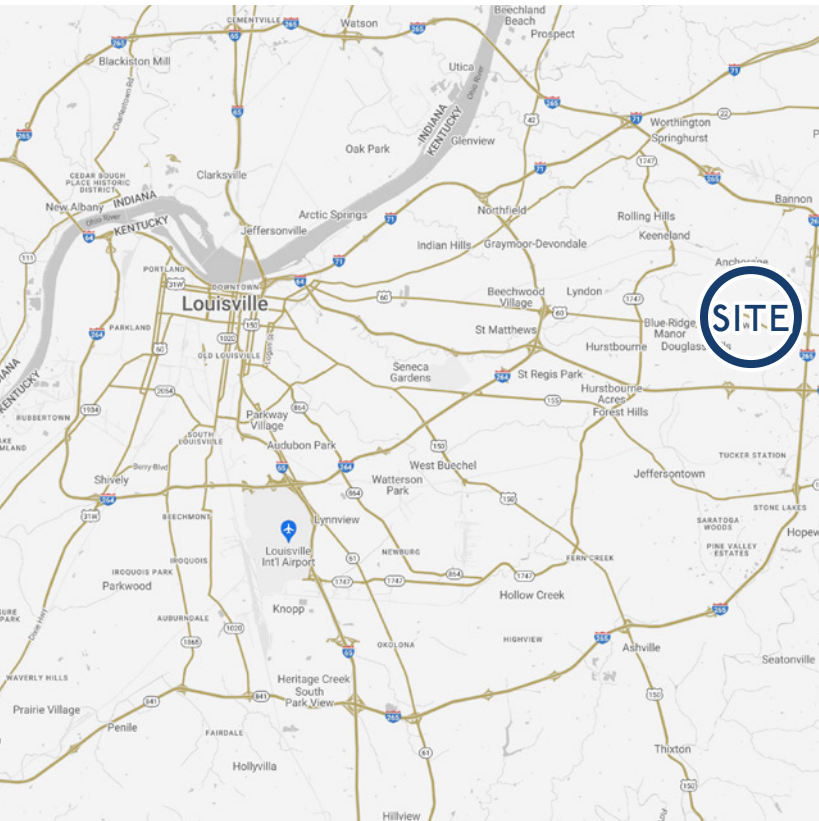
2.1 ± Acres
WITH 36,570 SF
building available
for sale



Prime Location
IN MIDDLETOWN
on Shelbyville Road with more than
40,000 VPD in front of site



Convenient Access
TO SIGNALIZED LIGHT
and right in / right out onto
Shelbyville Road



Demographics

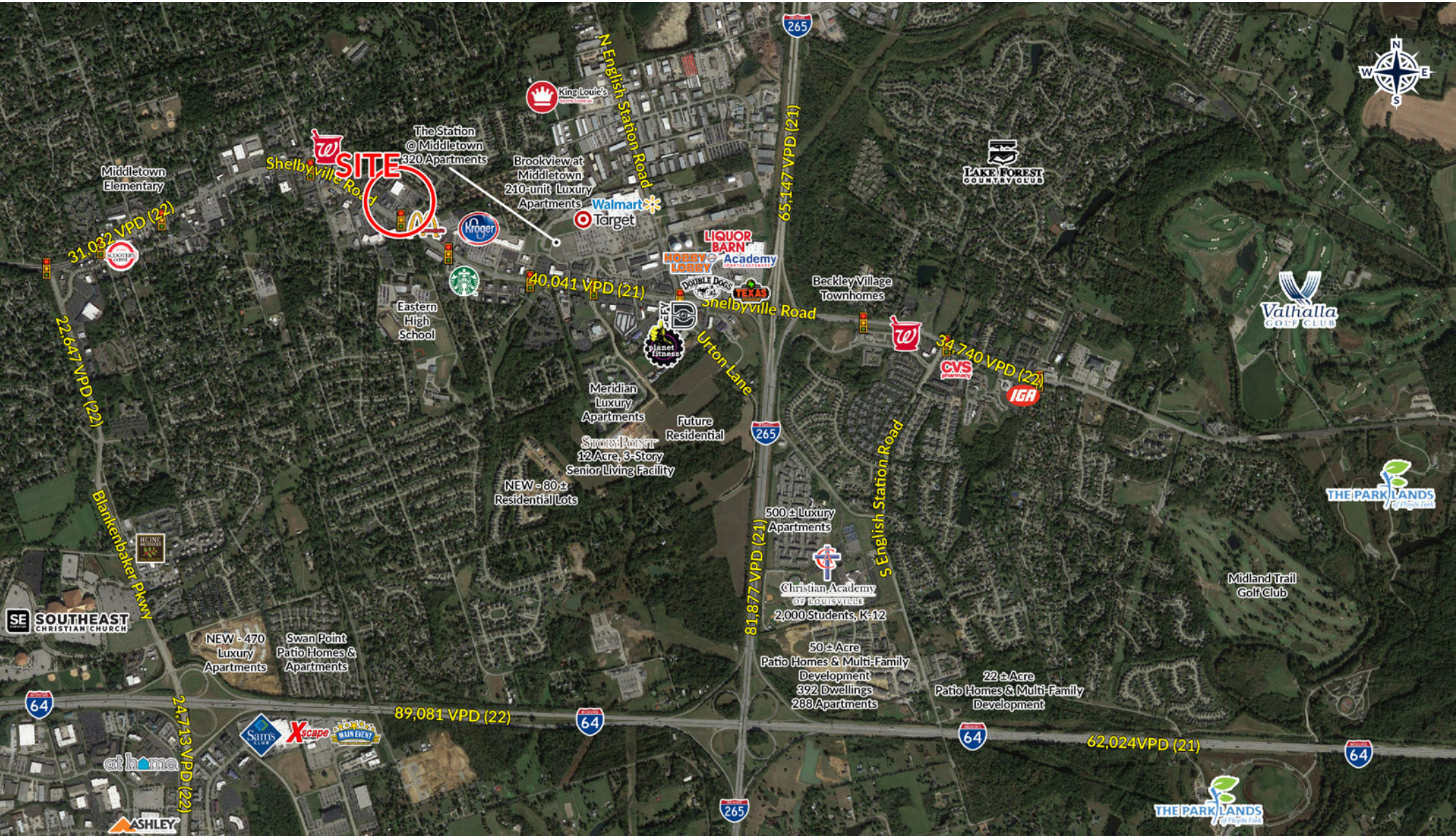
	1 Mile	3 Miles	5 Miles
Population	7,268	46,749	142,817
Average Household Income	\$94,231	\$127,661	\$112,364

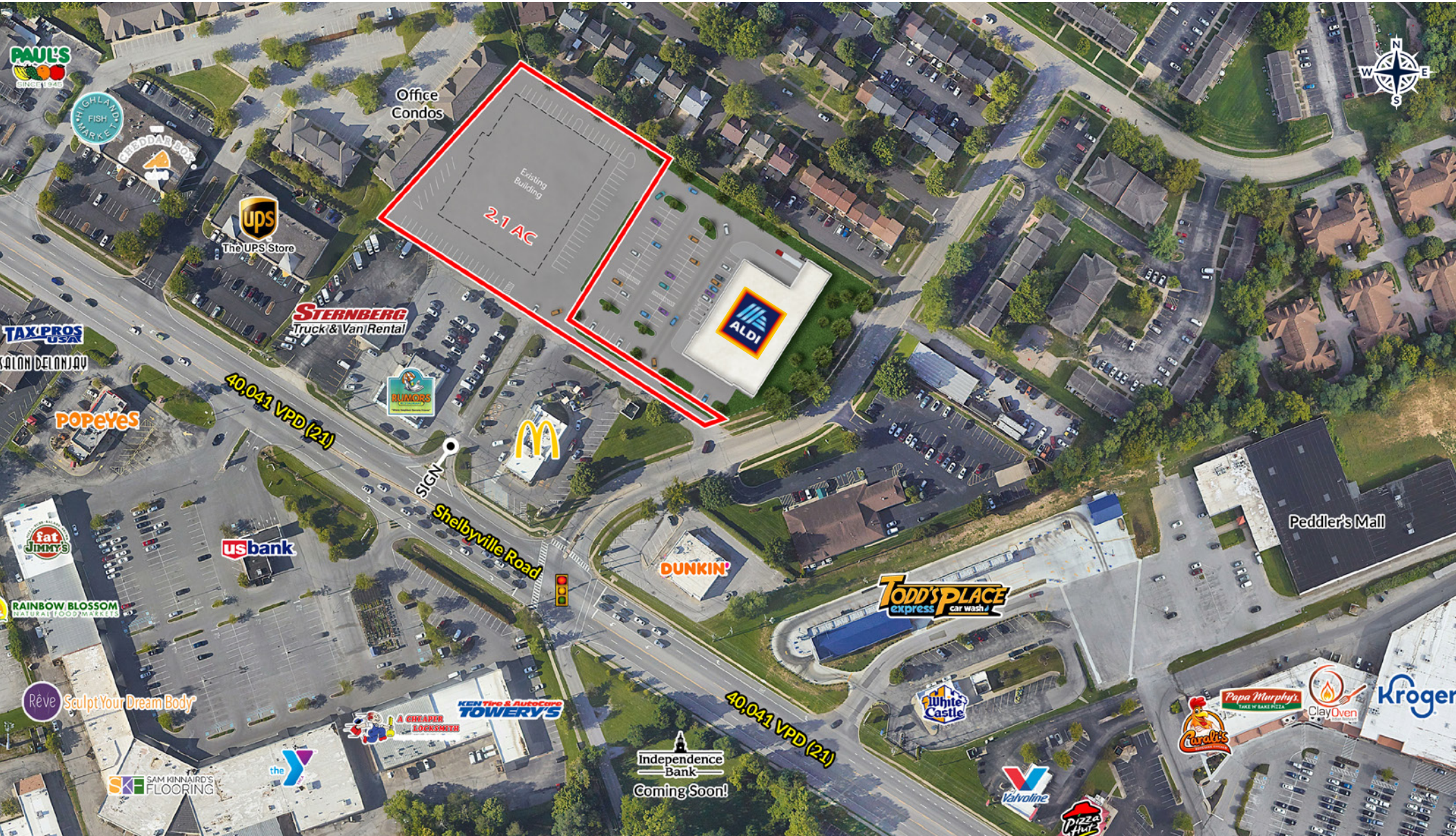
Trade Area

Located in affluent and populous Middletown trade area in Eastern Louisville, which boast a robust array of national retailers and attractive household income levels

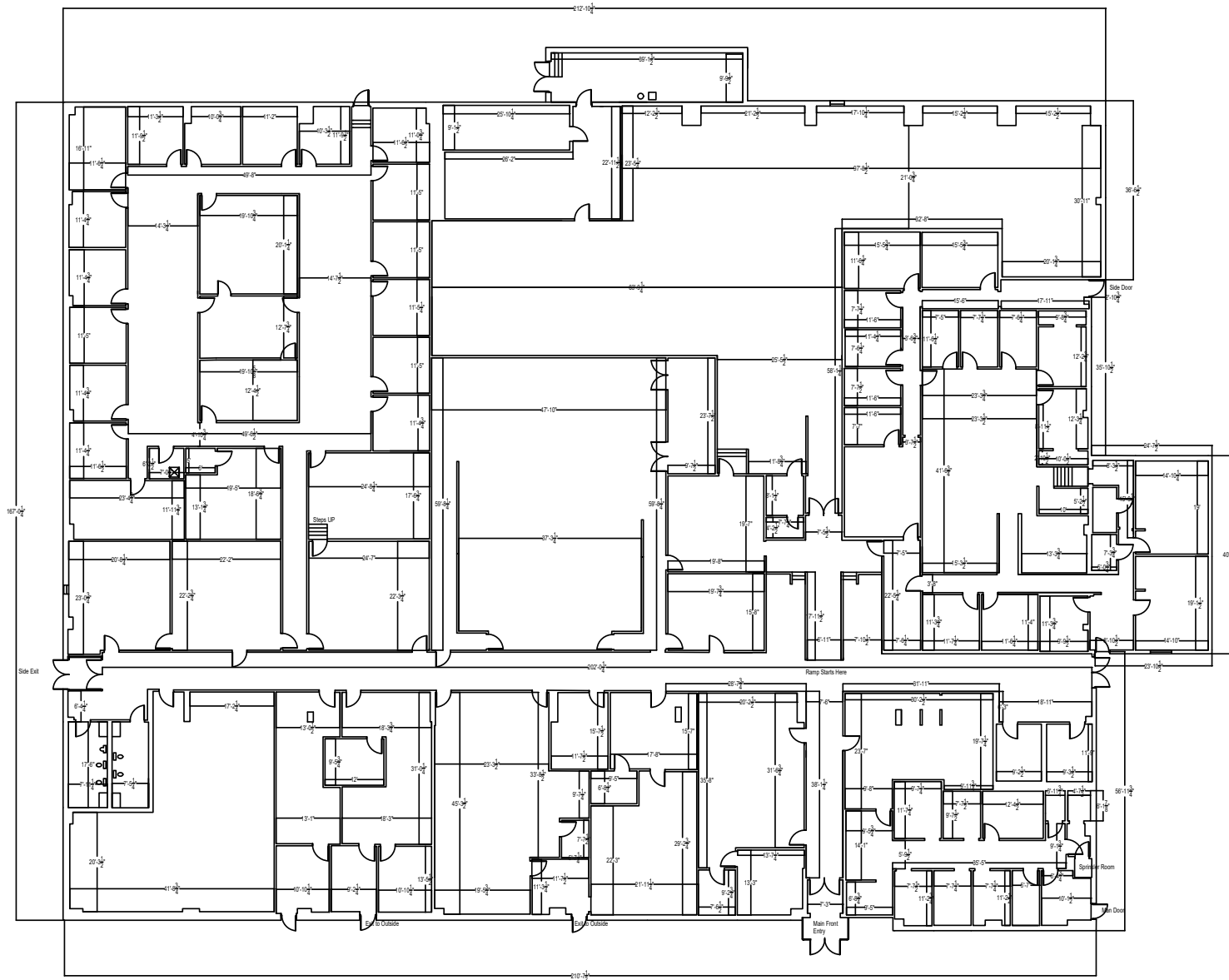
Kroger, Target, Walmart, Walgreens, Petco, Hobby Lobby, Academy Sports, Liquor Barn, Dunkin and many other prominent retailers and restaurants surround the site











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PROPERTY CONTACTS

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