



**1,200 - 22,378+ SF
AVAILABLE
NNN**

1041 ZORN AVE

**LEASING
BROCHURE**

**RETAIL, OFFICE &
RESTAURANT
SPACE
FOR LEASE**

ABOUT DOWNTOWN



Downtown Louisville, Kentucky, is a vibrant hub that beautifully blends rich history, modern attractions, and Southern hospitality, making it a must-visit destination. The area is known for its lively arts scene, with the Muhammad Ali Center, Louisville Slugger Museum & Factory, and the Kentucky Science Center offering unique cultural and educational experiences.

The historic Whiskey Row invites visitors to explore the city's deep bourbon heritage, while the Fourth Street Live! entertainment complex provides dining, nightlife, and live music. Waterfront Park offers scenic views along the Ohio River, perfect for leisurely strolls or outdoor events. Louisville's downtown reflects the city's diverse character, making it an attractive spot for both tourists and locals to experience its charm, whether through its distinctive cuisine, historical landmarks, or vibrant events like the famous Kentucky Derby Festival.

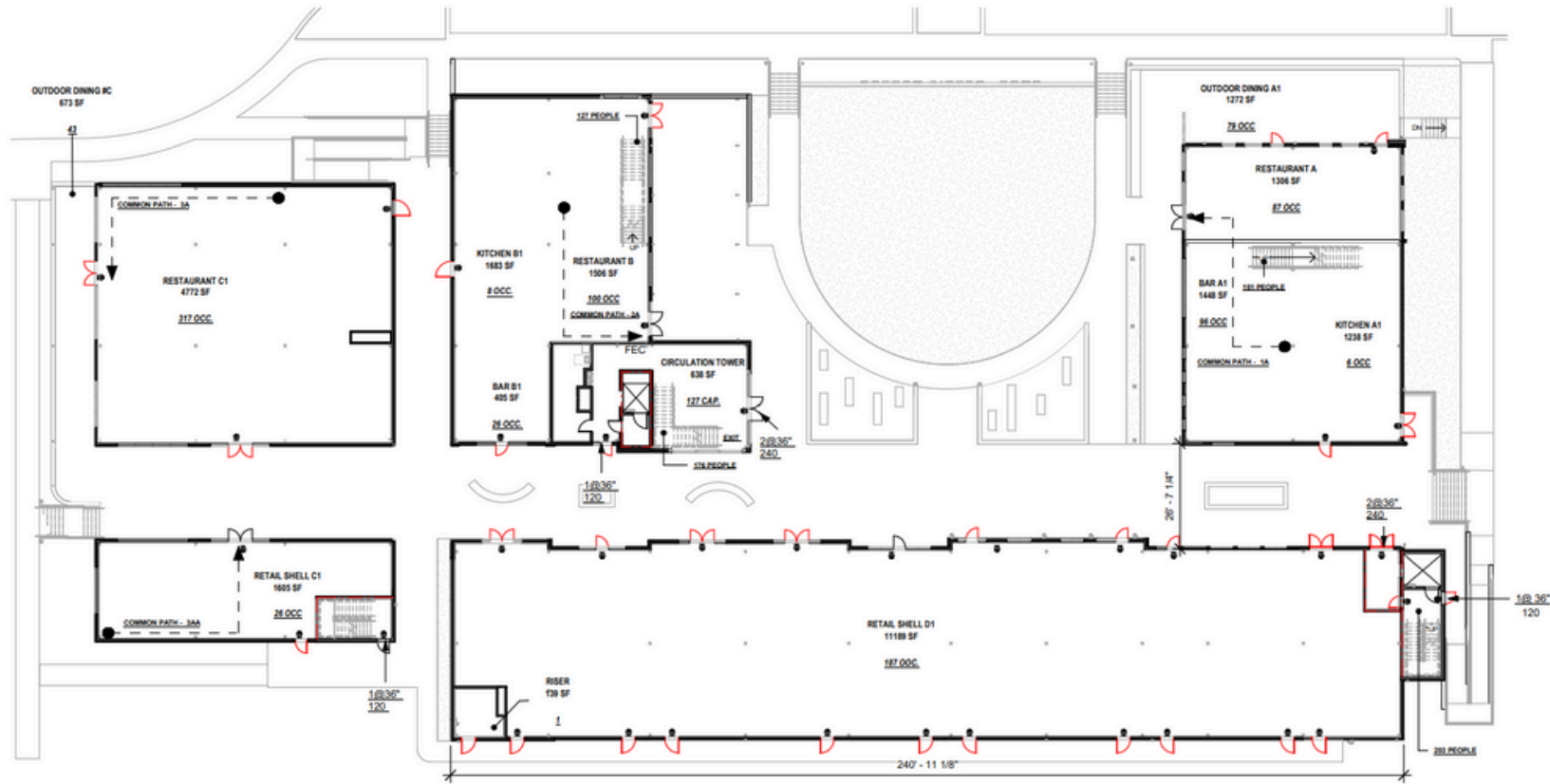
Property Highlights

- Approximately 49,456 SF of mixed-use property on the busy I-71 corridor. Uses include live/work, retail, restaurant, office and medical office.
- Nearby access includes I-71, Zorn Ave & River Road.
- Less than 5 miles from Louisville CBD

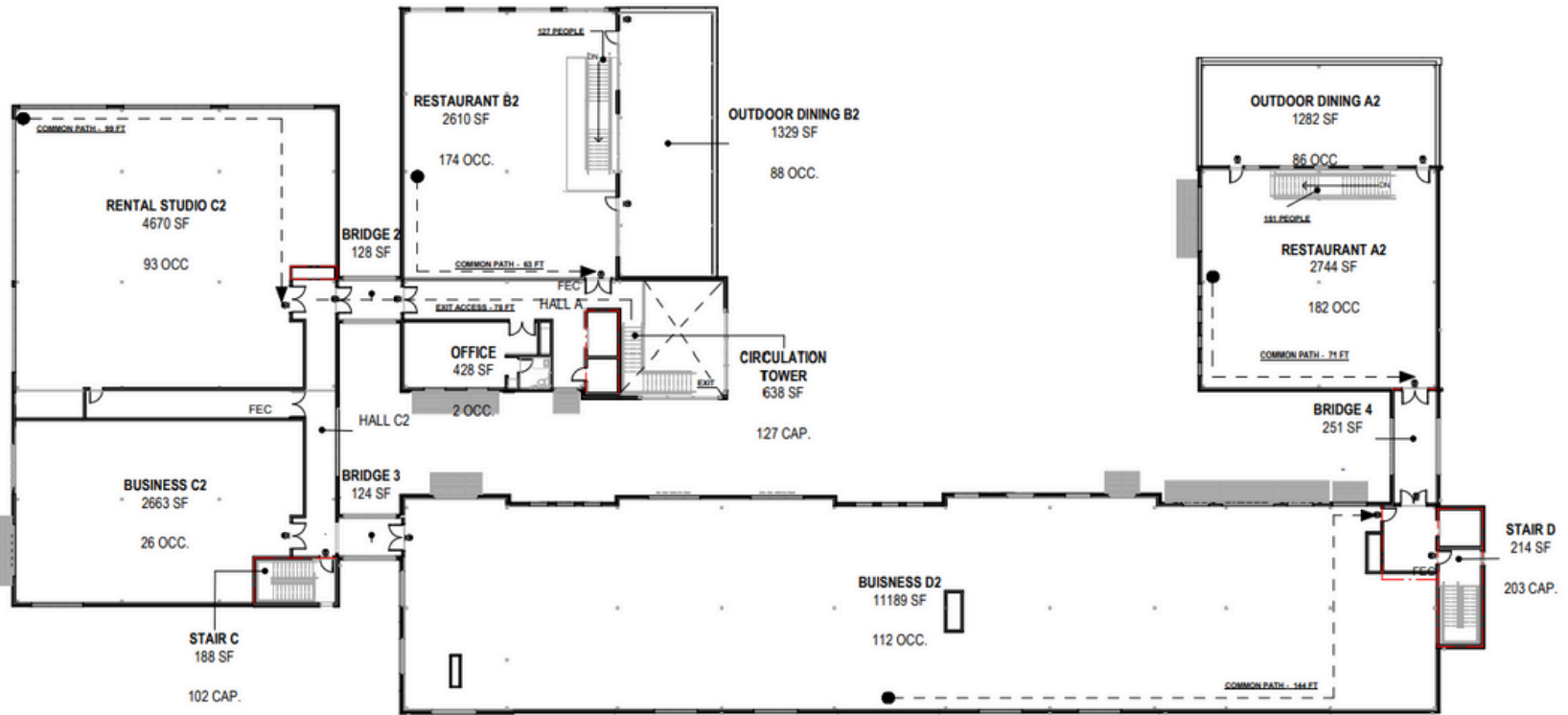
Utilities & Services

- Data / Fiber: AT&T
- Electric: LG&E
- Water and Sewer: Louisville Water

SITE PLAN GROUND LEVEL



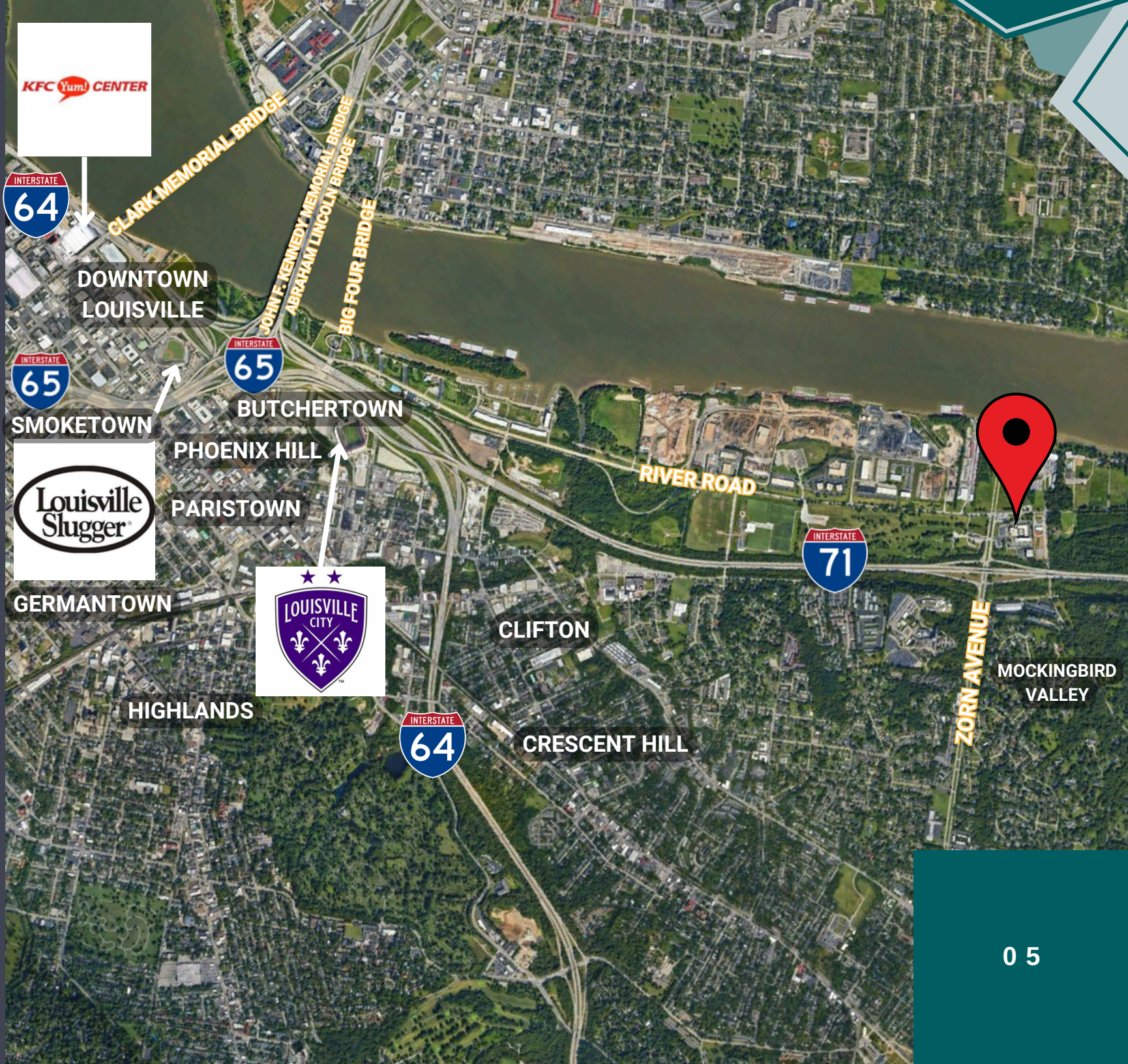
SITE PLAN SECOND LEVEL



Property Details

Square Footage:	1,200 - 30,000+ SF
Lease Type:	NNN
End-Cap Space:	2 Available
First Floor:	Retail & Restaurant Available
Second Floor:	Office, Medical Office & Fitness Studio Space Available
Parking:	241 Spaces

LOCATION MAP

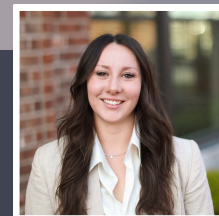




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