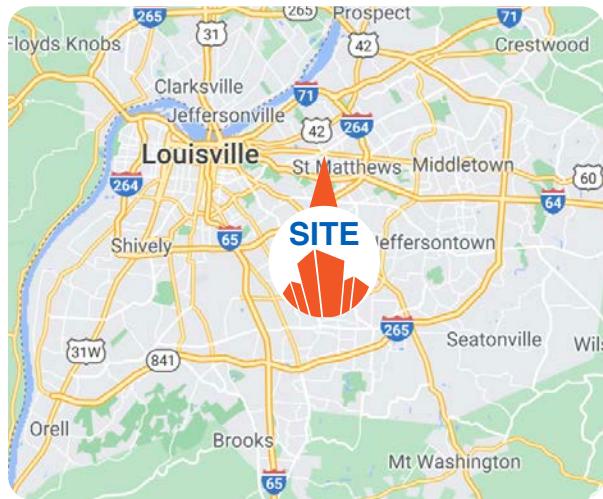




MEDICAL OFFICE SPACE FOR SALE

3618 Lexington Rd., | Louisville, KY 40207



FOR SALE: \$695,000
2,470± SF AVAILABLE

- **1st Floor** - Currently built out as a dental office
 - 3 ops, waiting, reception, work Station, lab area, and break area
- **2nd Floor:** Built out as loft
- **Zoning:** OR-2 (Office/Residential District)
- **Location:** Prime St. Matthews corridor along Lexington Road
- **Accessibility:** Convenient to I-64, Cannons Lane, and Brownsboro Road
- **Opportunity:** Ideal for medical, office, or professional service users seeking an established Louisville location

SETH EDENS, SIOR
RICHARD BRENT

SEDEN@TRIOCPG.COM
RBRENT@TRIOCPG.COM

(502) 553-4180
(502) 396-0813

 SIOR[®]

AERIAL

BIG O TIRES

12,409 ADT

LEXINGTON RD

THE FISHERY

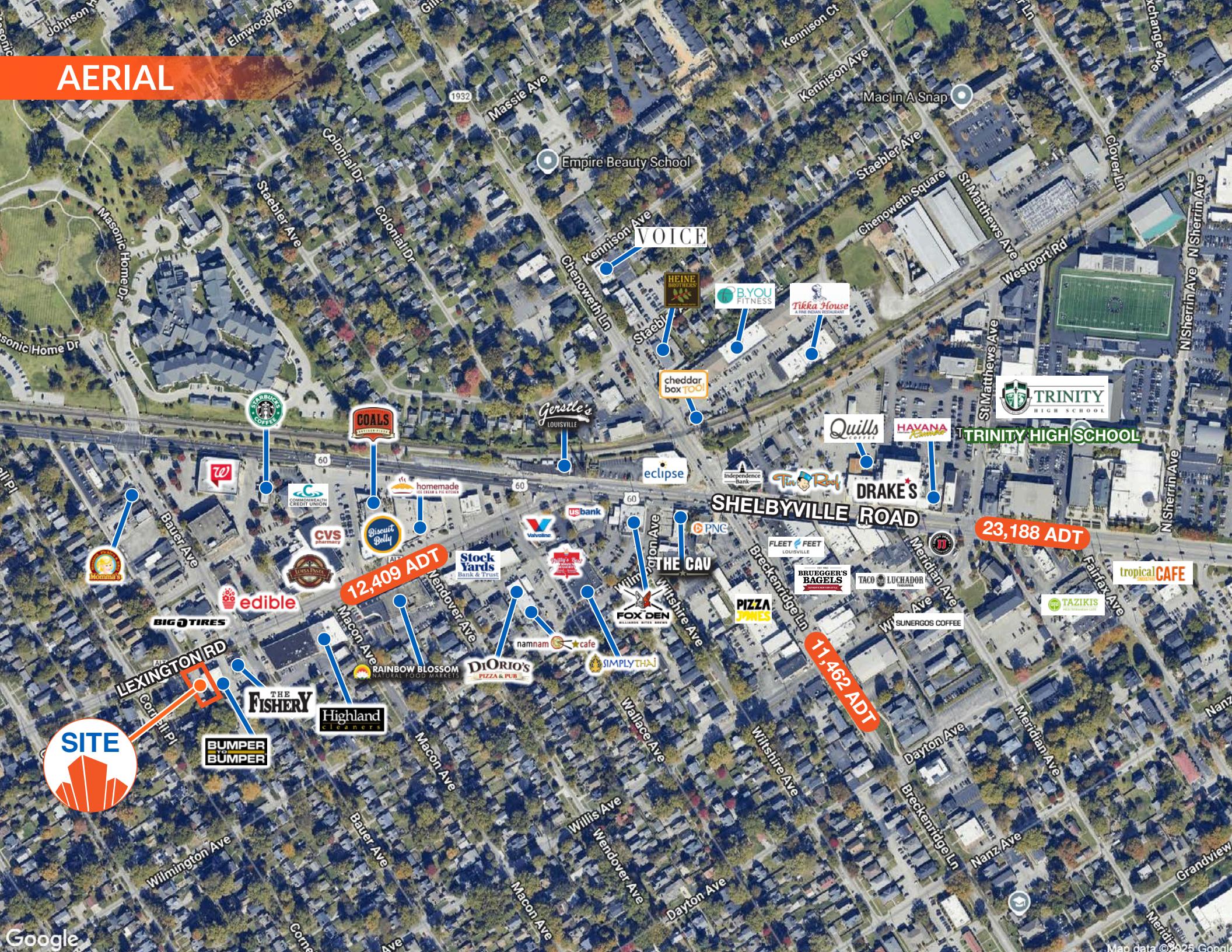
**BUMPER
TO
BUMPER**

SITE

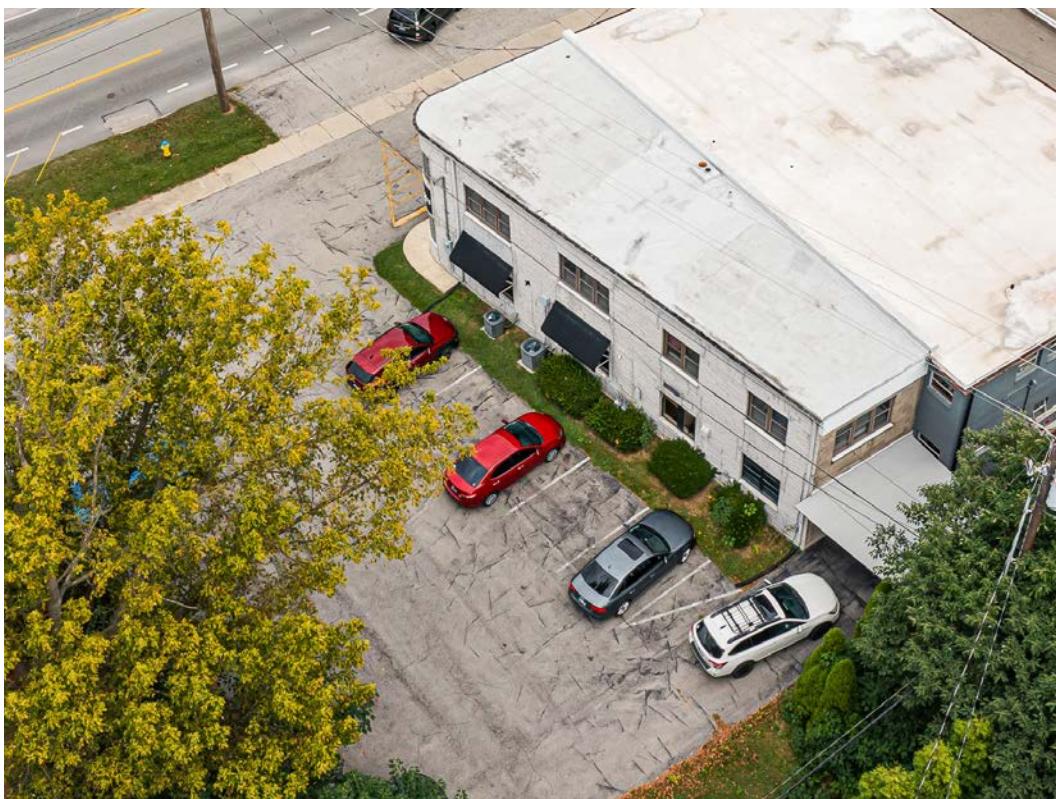
3616

Bauer Ave

AERIAL



PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **12,678**

3 Miles: **86,712**

5 Miles: **235,455**

HOUSEHOLDS



1 Mile: **5,875**

3 Miles: **41,539**

5 Miles: **109,800**

BUSINESSES



1 Mile: **1,084**

3 Miles: **6,127**

5 Miles: **14,635**

EMPLOYEES



1 Mile: **8,111**

3 Miles: **50,909**

5 Miles: **148,257**

AVERAGE HOUSEHOLD INCOME



1 MILE

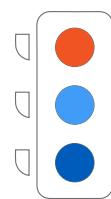


3 MILES



5 MILES

TRAFFIC COUNTS



Lexington Road

12,409 ADT

Shelbyville Road

23,188 ADT



CONTACT US



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