

# JUNEAU SQUARE



FOR LEASE • BUILD-TO-SUIT

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

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



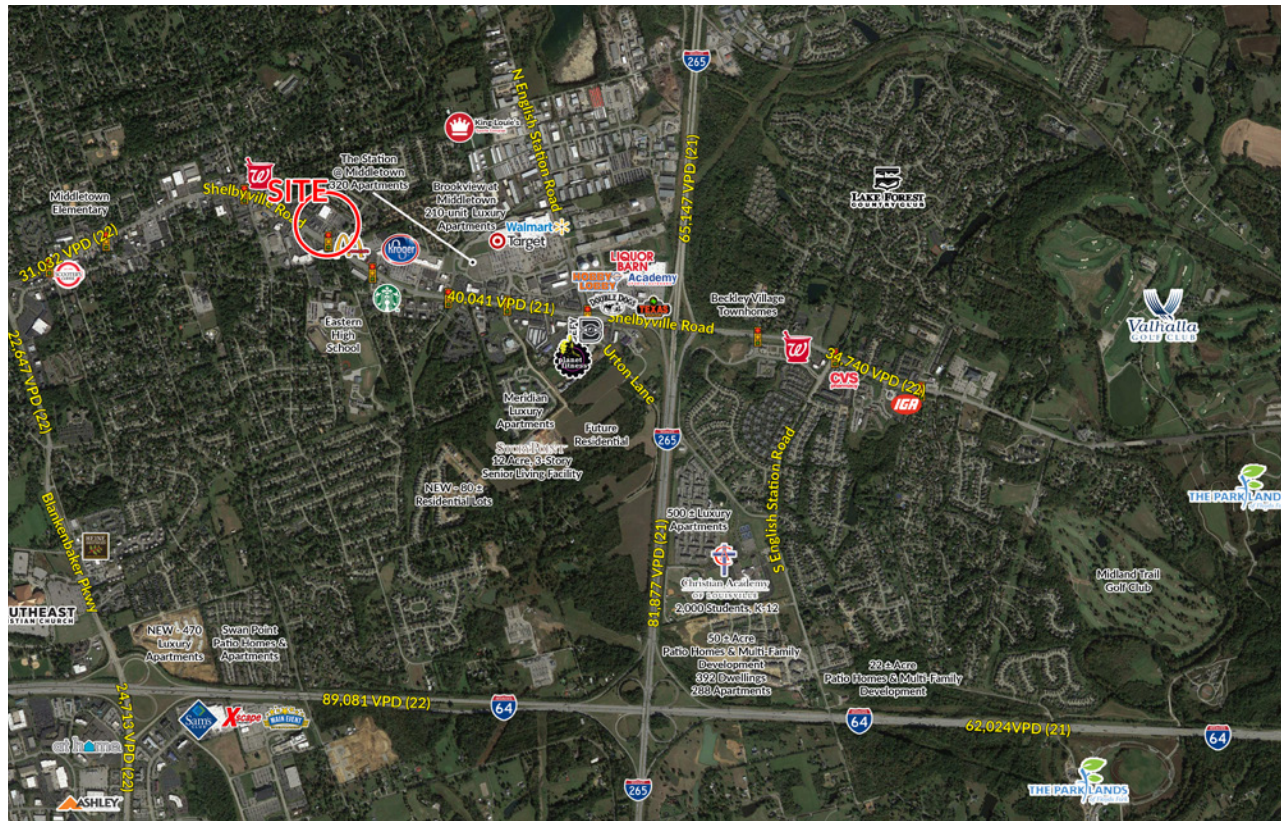
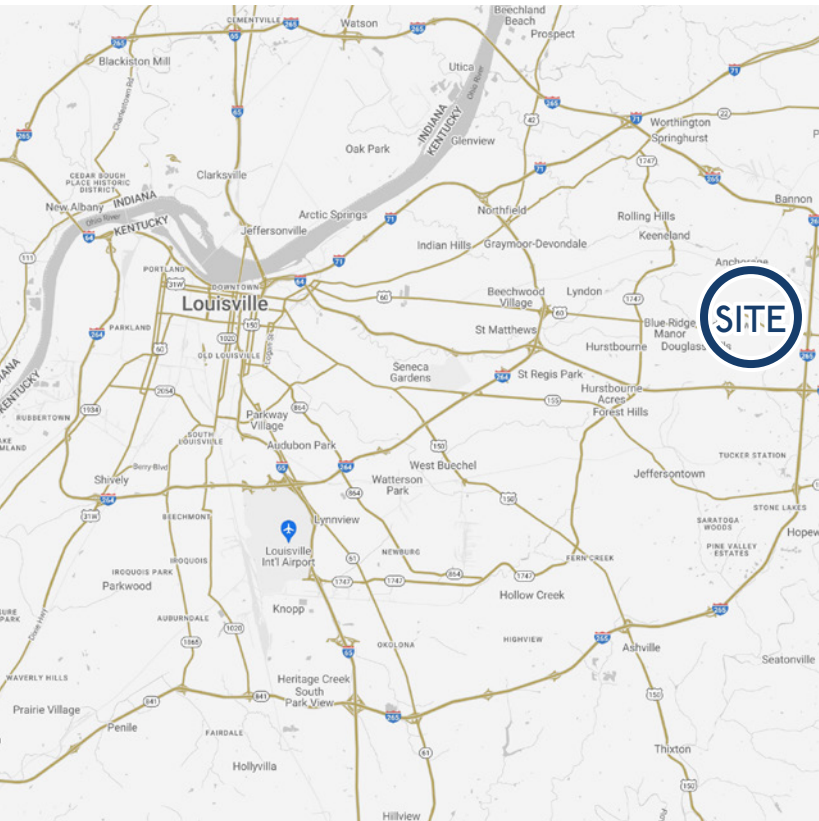
**2.1 ± Acres**  
**WITH 36,570 SF**  
building available for lease or  
build-to-suit (\$7 PSF base rent as is)



**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

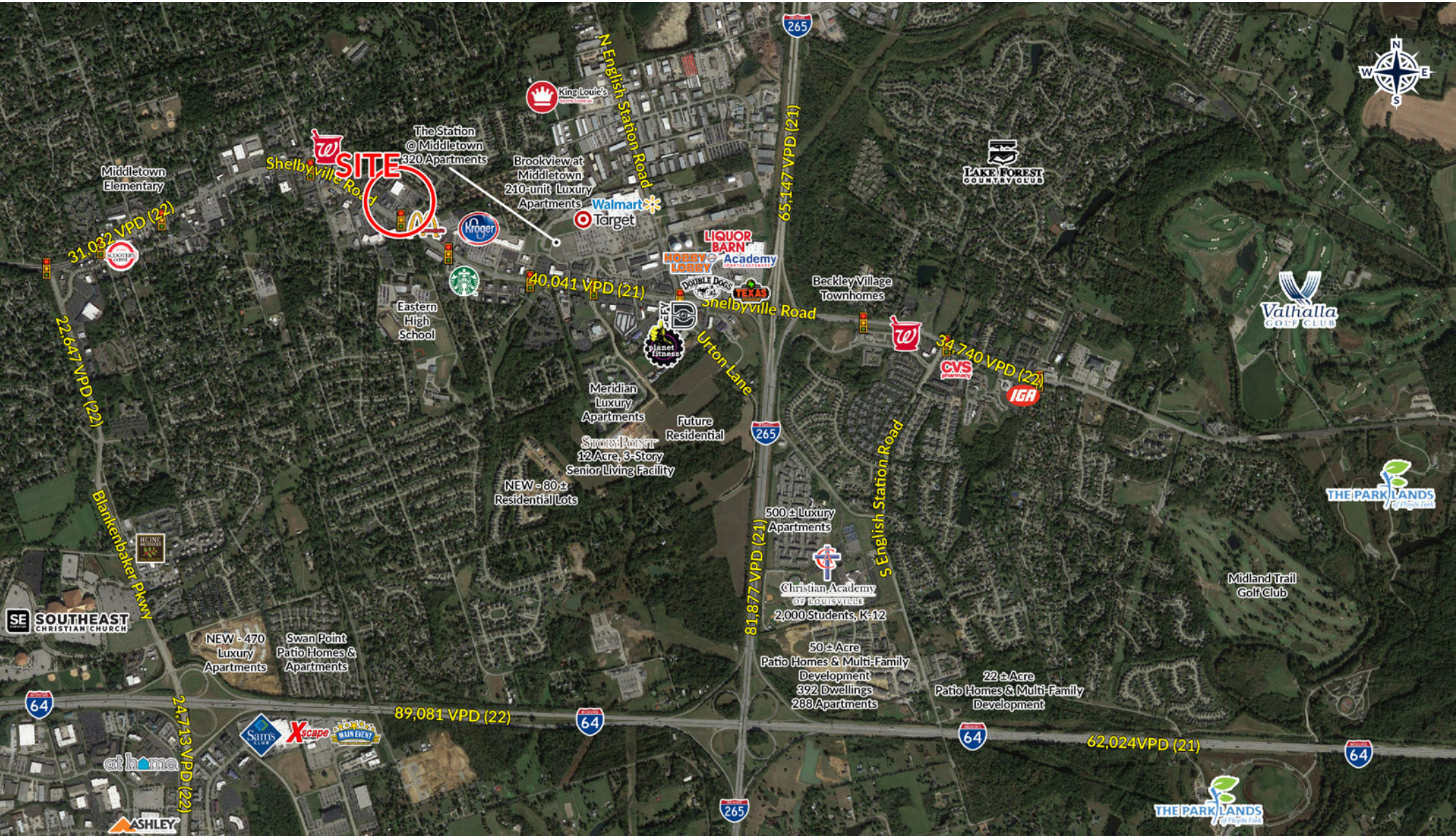
	1 Mile	3 Miles	5 Miles
Population	7,268	46,749	142,817
Average Household Income	\$94,231	\$127,661	\$112,364

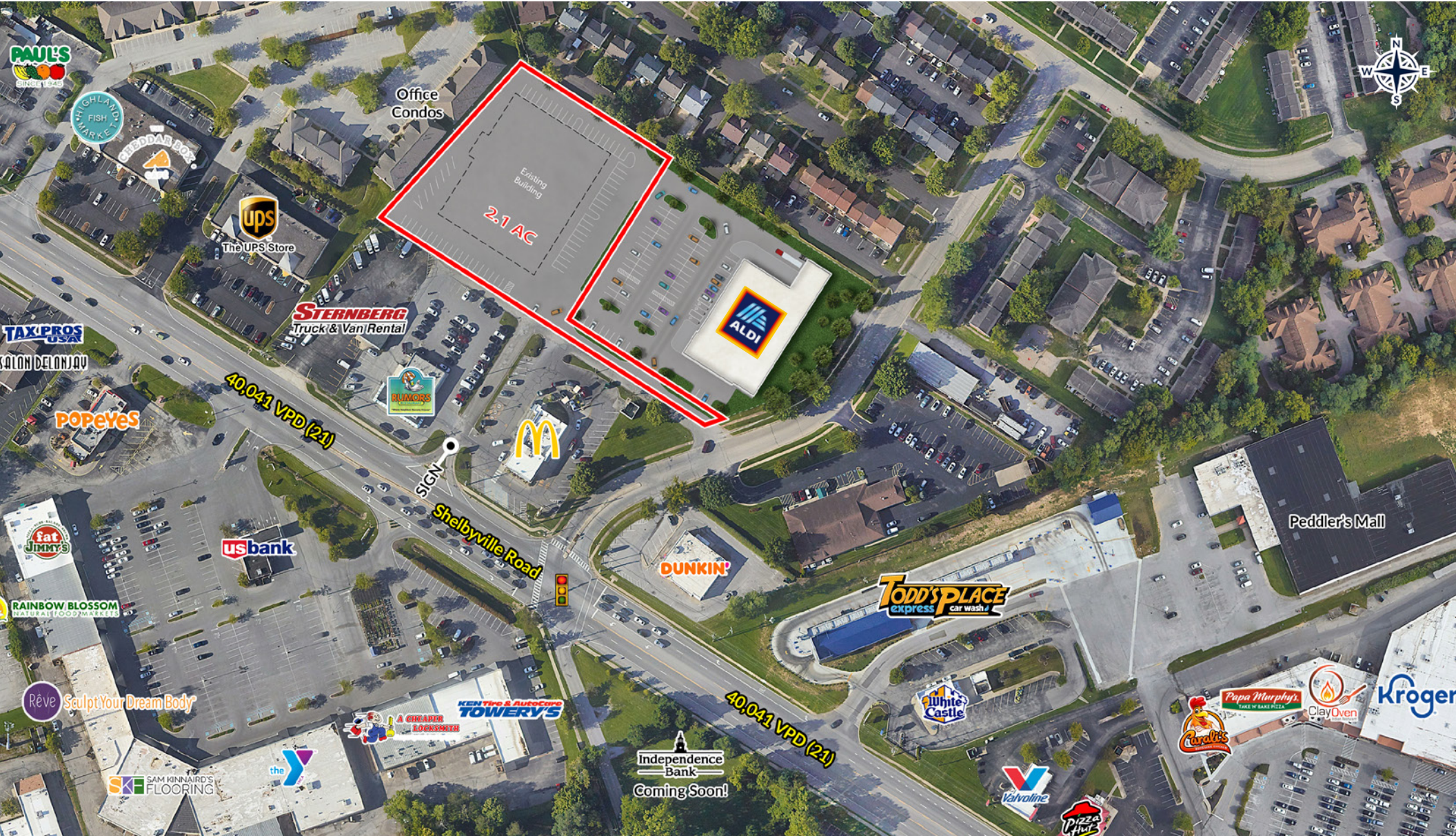
### Trade Area

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

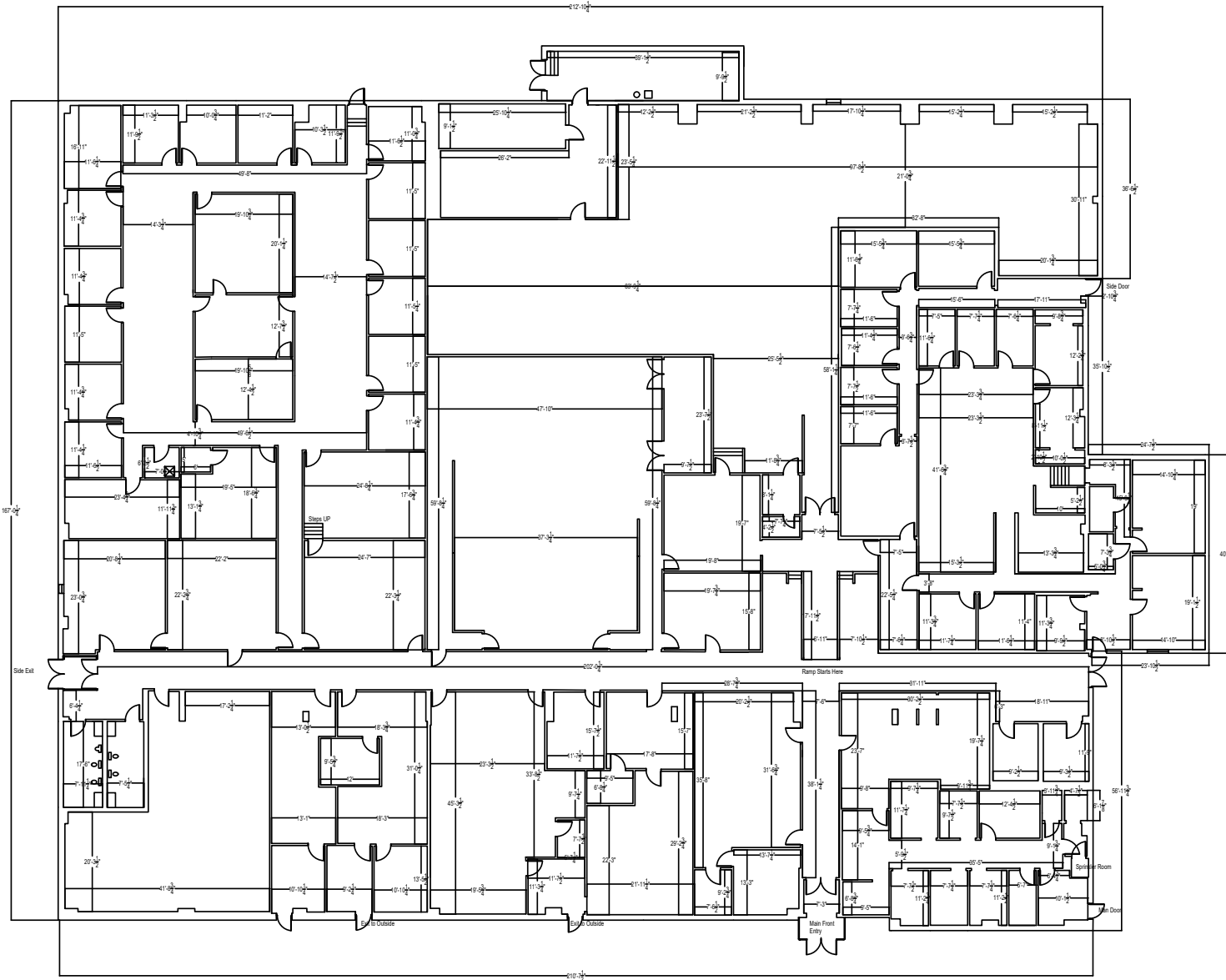
Kroger, Target, Walmart, Walgreens, Petco, Hobby Lobby, Academy Sports, Liquor Barn, Dunkin and many other prominent retailers and restaurants surround the site















## HOGAN REAL ESTATE

PROPERTY CONTACTS

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