

LEASE

1,440 (sf) of Excellent
Office Space Available.
Turnkey Ready.

4790 CRITTENDEN DRIVE

Louisville, KY 40209

PRESENTED BY:

ALEX LANHAM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (NN)
AVAILABLE SF:	1,440 SF
LOT SIZE:	1.3 Acres
ZONING:	EZ-1
MARKET:	Louisville
SUBMARKET:	Beechmont
APN:	059D00080000

PROPERTY OVERVIEW

Recently remodeled office space within the key logistic zone in Louisville. Consisting of 1,440 (sf) space turnkey ready. Zoned EZ-1 and Highly functional, consisting of one large lobby/collaboration room and four total office spaces, that can provide up to 8 workstations. Also has a shared kitchen and bathrooms. Plenty of parking and an updated security system., etc. Water & trash provided by owner.

PROPERTY HIGHLIGHTS

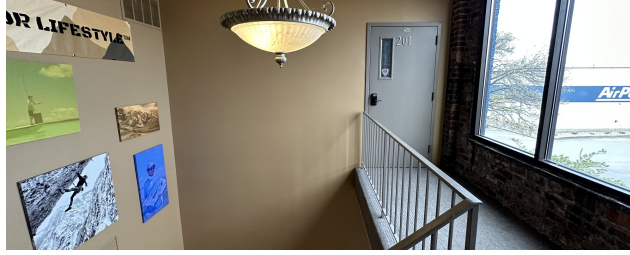
- Recently remodeled
- \$9.00 SF/YR with an additional 1.20 (CAM)
- 1,440 square feet of office space
- Zoned EZ-1
- 8 total workstations
- Updated security system

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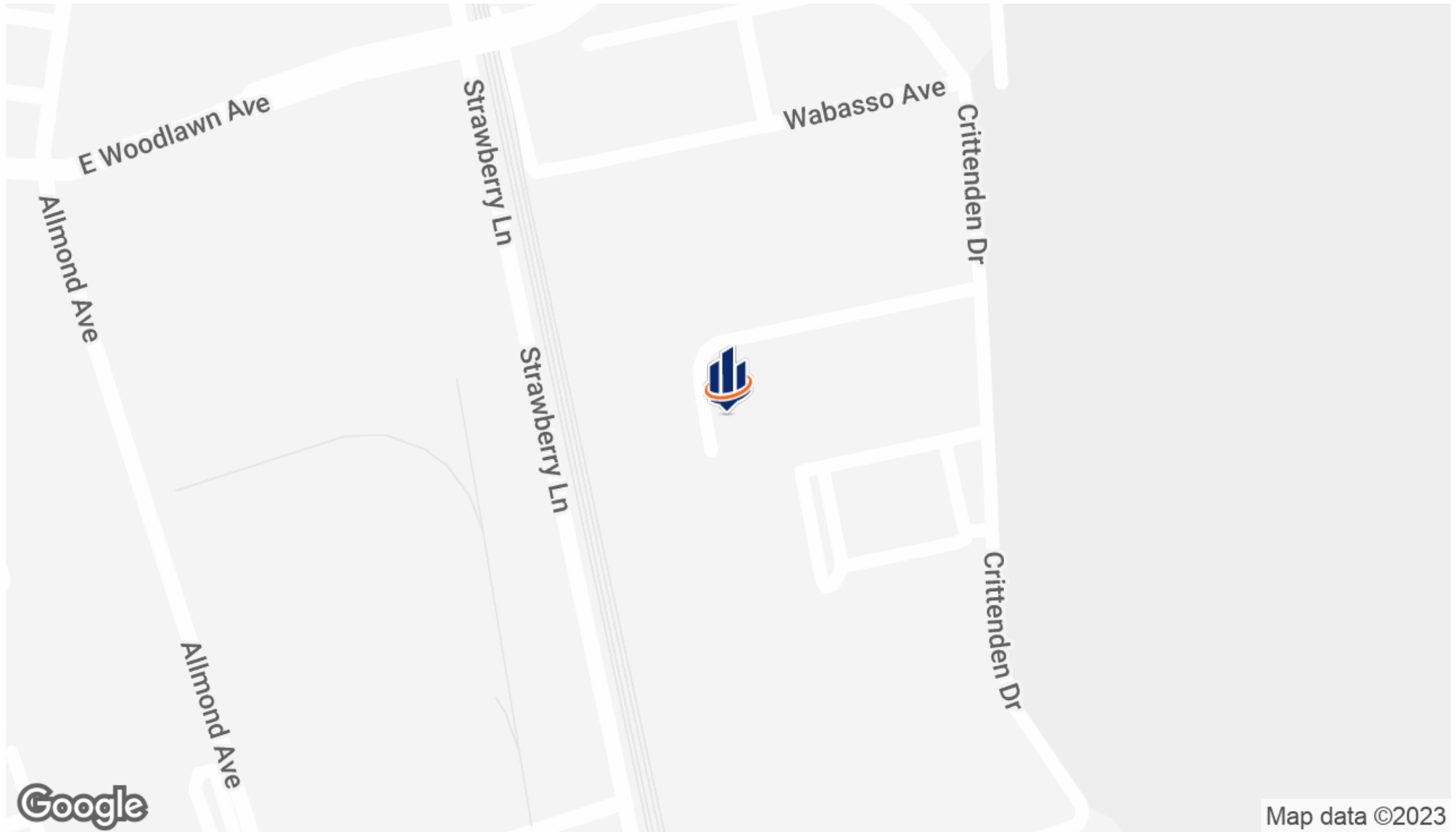
ADDITIONAL PHOTOS



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LOCATION MAP



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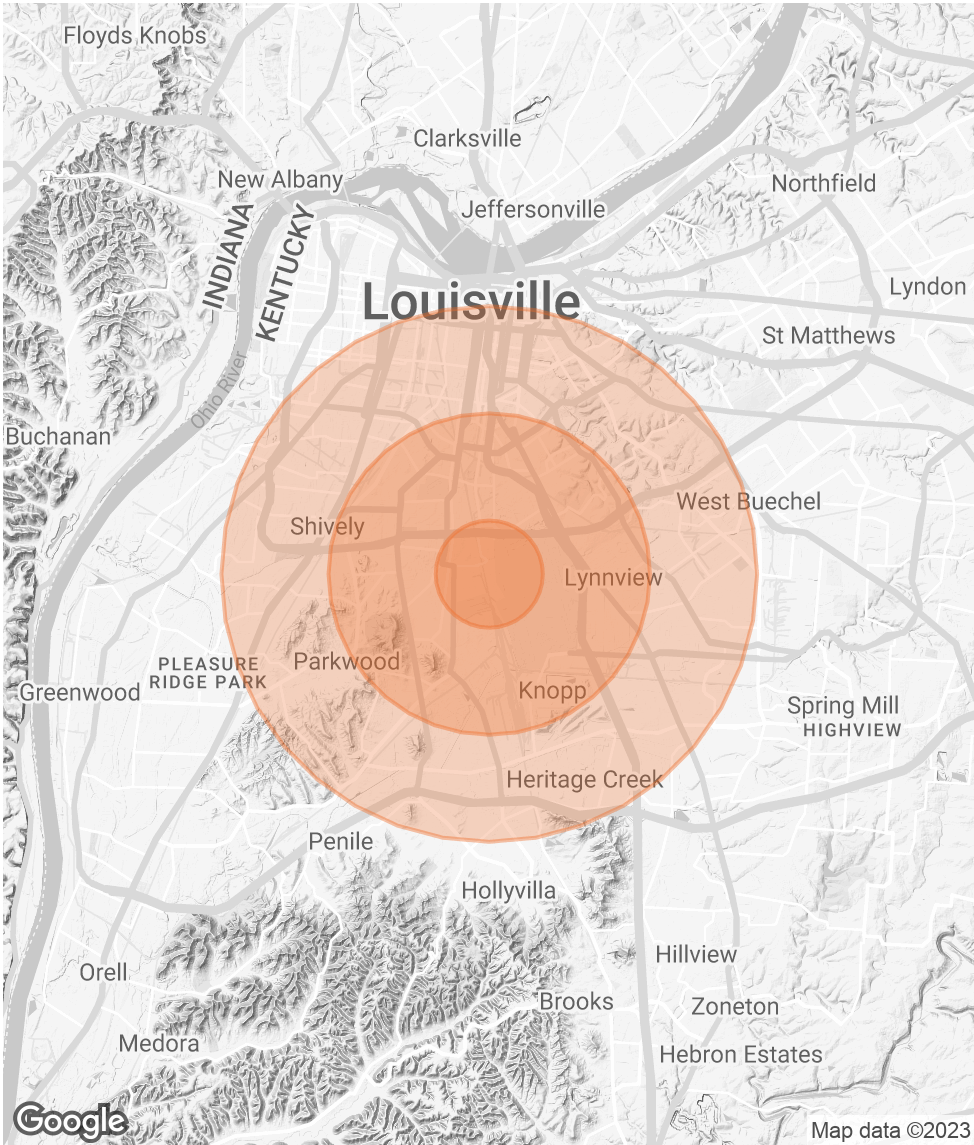
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,504	81,027	246,515
AVERAGE AGE	35.9	35.7	36.7
AVERAGE AGE (MALE)	36.1	35.0	35.1
AVERAGE AGE (FEMALE)	34.6	35.9	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,315	36,582	116,482
# OF PERSONS PER HH	2.3	2.2	2.1
AVERAGE HH INCOME	\$46,587	\$48,885	\$53,510
AVERAGE HOUSE VALUE	\$102,316	\$112,766	\$148,841

* Demographic data derived from 2020 ACS - US Census



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