



FOR SALE | OFFICE

VERSATILE MEDICAL OFFICE IN PRIME LOCATION

2000 South Hurstbourne Parkway, Louisville, KY 40220

Jennifer Stein | KY RE Broker Lic. No. 73339 | (213) 446-5366 | jstein@jenniferstein-realestate.com

Steve Beck | Out Of State Cooperating Broker | AZ RE Broker Lic. No. BR535765000 | (480) 610-2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Sale Price: \$3,750,000

Lot Size: 0.81 Acres

Building Size: 8,000 SF

Building Class: B

Year Built: 1988

Renovated: 2023

Cross Streets: S Hurstbourne Pkwy & S Hurstbourne Ln



PROPERTY OVERVIEW

8,000 SF medical office space is available for sale in the heart of East Louisville, KY. This beautiful building has recently been renovated and laid out as a versatile medical space perfect for a surgical center, podiatry, chiropractic, orthopedics, pediatrics, family practice, internal medicine, and more. Its buildout includes 1 waiting area, 1 reception, 3 offices, 8 consultation rooms, 2 procedure rooms, 1 recovery area, 1 first aid room, 1 nurse's station, staff work areas, 1 laboratory, 1 large storage room, 1 break room, 4 restrooms, 1 janitorial room, and 1 electrical room.

The property enjoys great frontage and visibility to over 55,000 VPD on Hurstbourne Pkwy, the highest traffic count in the city. Good proximity to Bluegrass Commerce Park w/ 850+ neighboring businesses, Hurstbourne neighborhood, and easy access to I-64 within a mile.

PROPERTY HIGHLIGHTS

- 8,000 SF versatile medical office building w/ prime location in the heart of E. Louisville
- Hurstbourne Pkwy frontage with visibility to 55,000+ VPD
- Building and monument signage available | 4.75/1,000 SF parking ratio
- Proximity to Bluegrass Commerce Park, Hurstbourne neighborhood, and I-64

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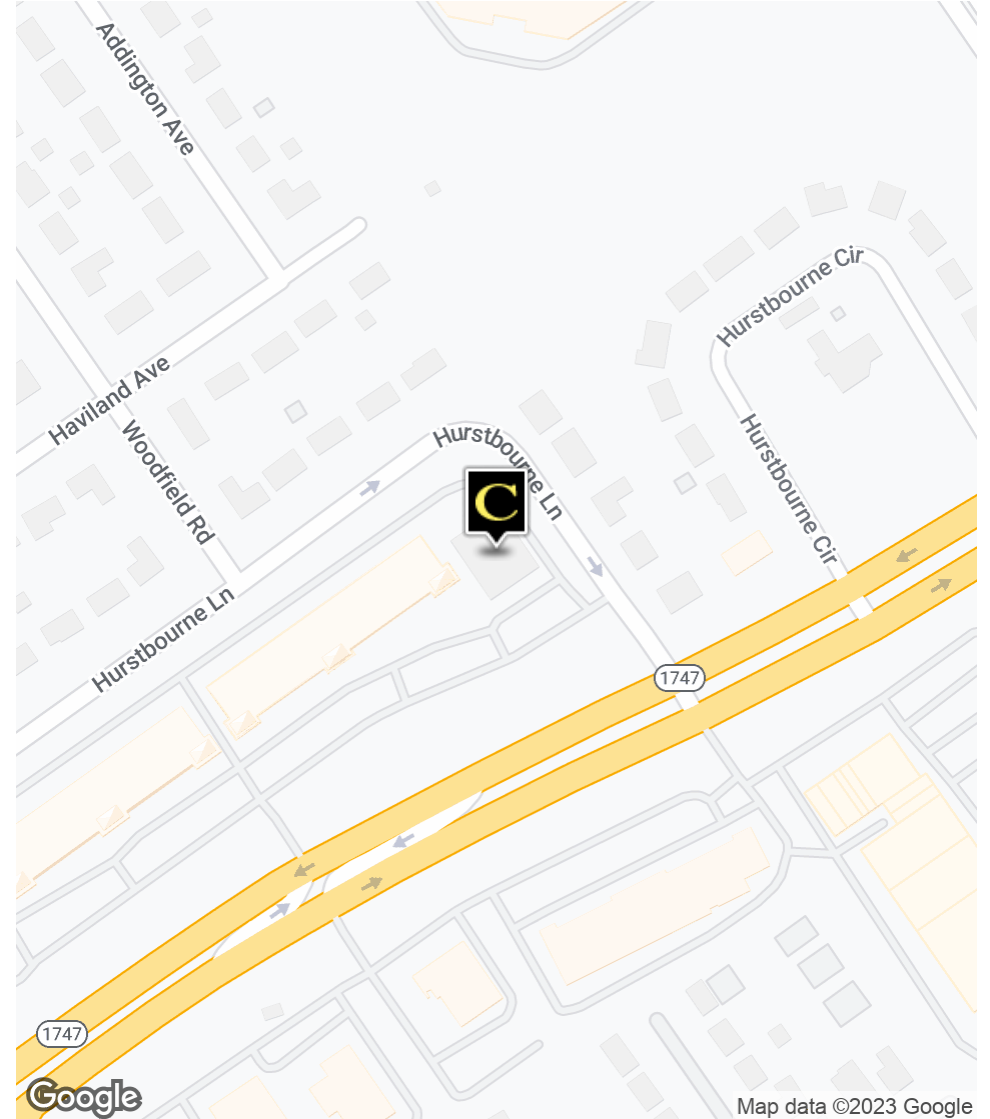
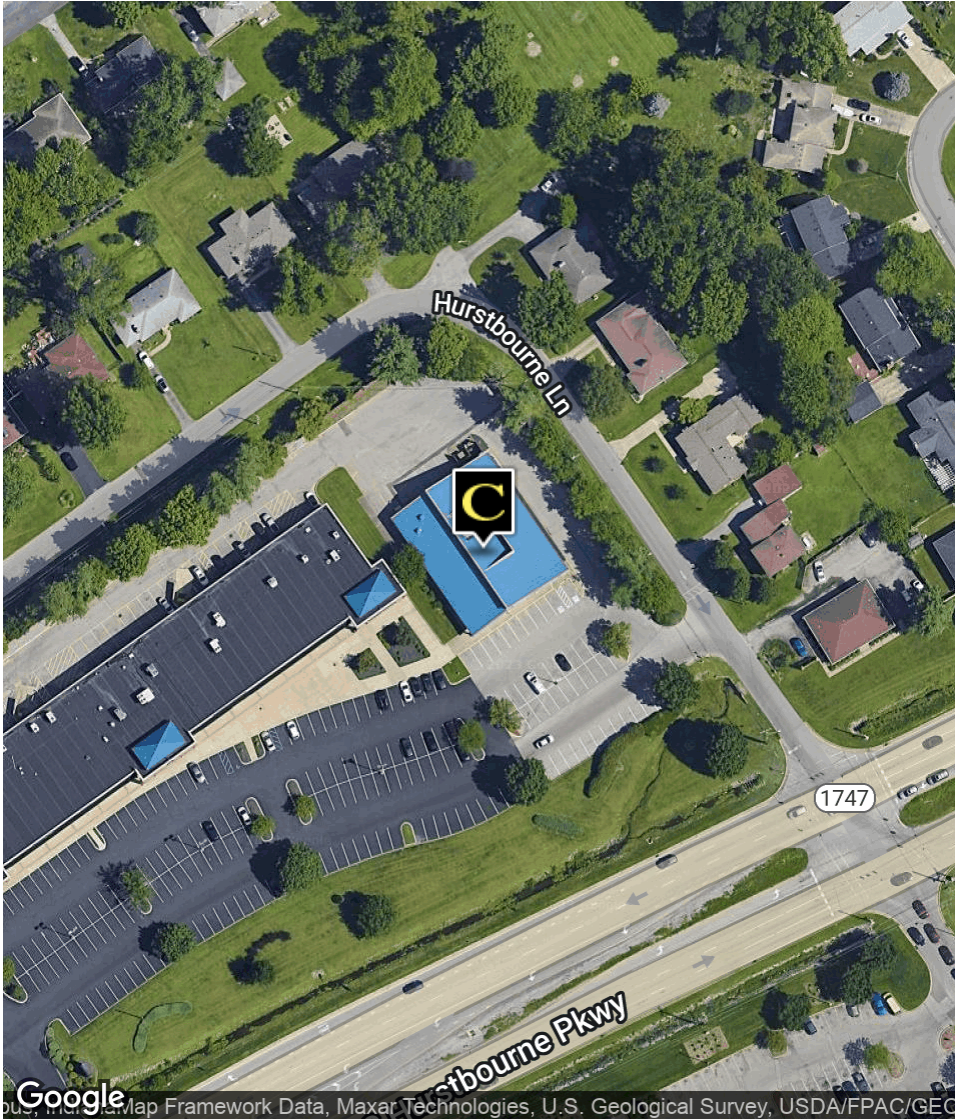
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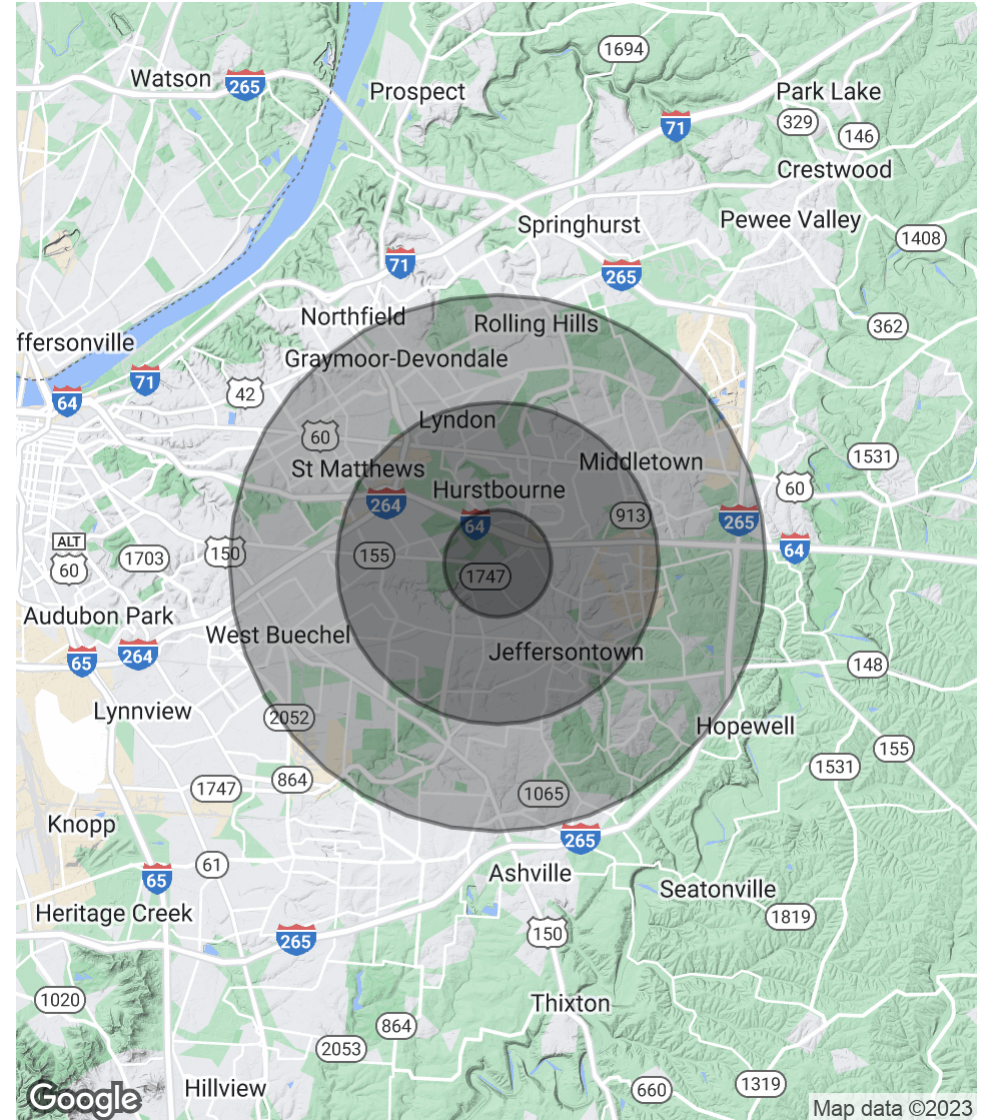
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	10,127	86,910	214,425
Average Age	37.5	41.7	41.2
Average Age (Male)	38.5	40.8	40.0
Average Age (Female)	37.1	42.7	42.8
HOUSEHOLDS & INCOME			
Total Households	4,472	39,842	96,759
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$79,277	\$82,648	\$84,340
Average House Value	\$240,414	\$209,705	\$216,149

* Demographic data derived from 2020 ACS - US Census



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