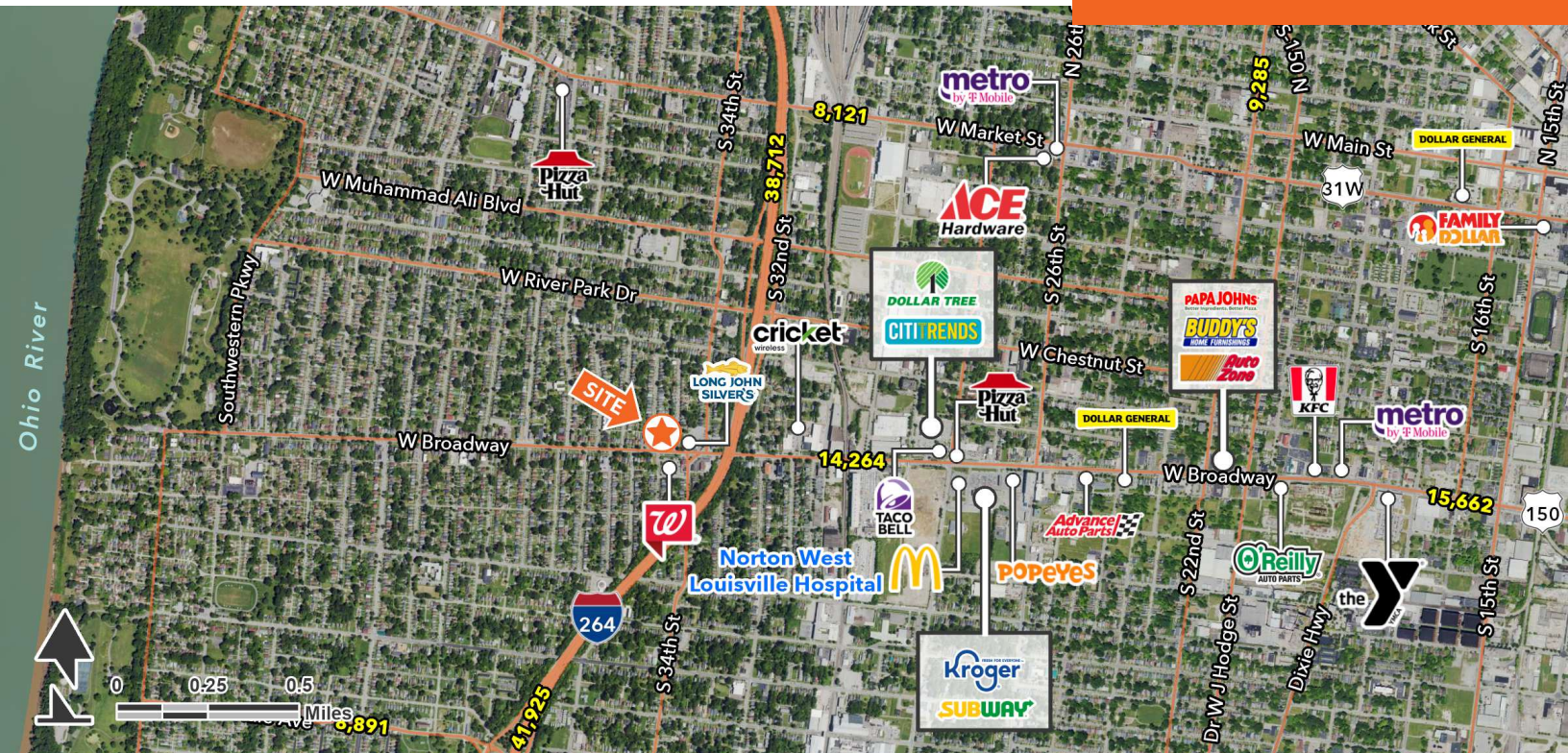


# 3417 WEST BROADWAY

LOUISVILLE, KY 40211

AVAILABLE




## LOCATION DESCRIPTION

10,560 SF former Family Dollar positioned on 0.76 ac. Excellent visibility and street grade access to West Broadway.

## PROPERTY HIGHLIGHTS

- 10,560 SF building on 0.76 acres
- Adjacent to Interstate 264
- Direct access to West Broadway
- Traffic Count at West Broadway: 6,857 ADT
- Dense residential population



 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	17,123	49,558	75,673
Households	6,888	20,025	31,860
(\$ ) Avg HH Income	46,223	46,763	50,162



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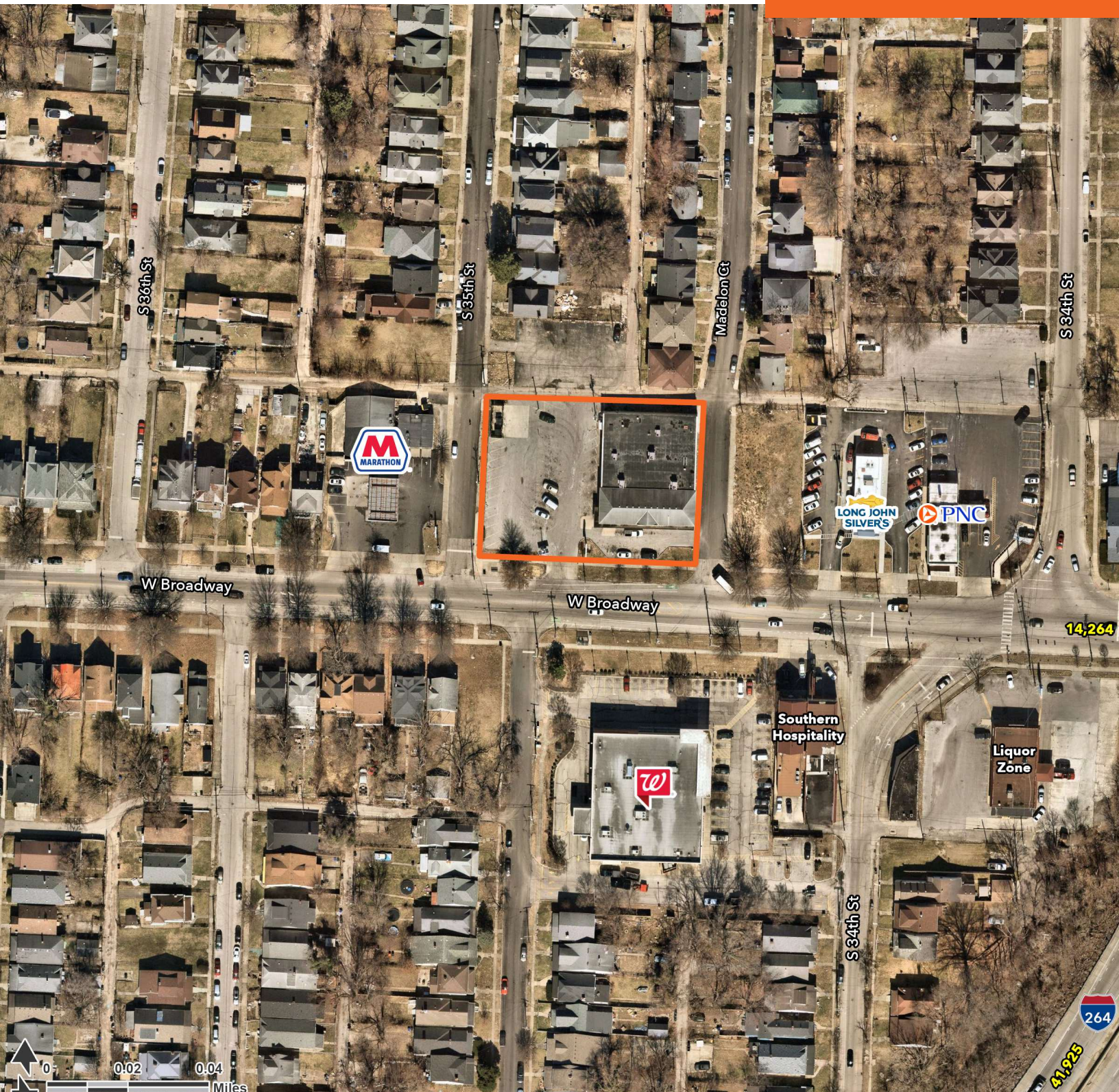
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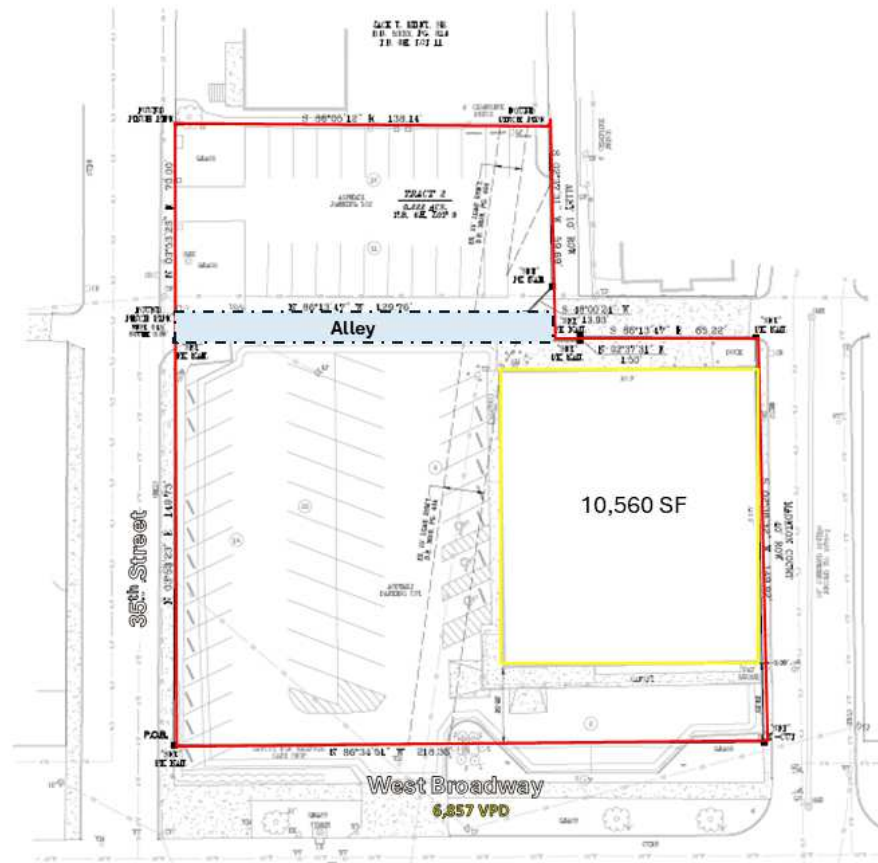
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