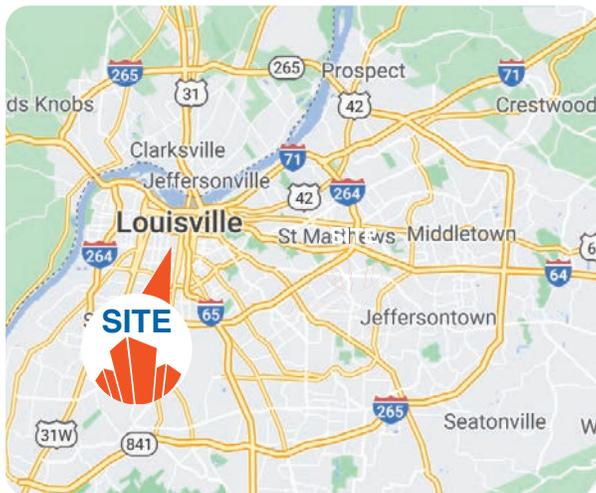




RETAIL SPACE FOR SALE OR LEASE

431 W Oak Street | Louisville, KY, 40203



FOR SALE: \$1,300,000
LEASE RATE: \$12.50/SF NNN
10,416± SF AVAILABLE

- Commercial retail property near downtown Louisville
- Ample on-site parking for customers and employees
- Convenient access to major highways and key city connectors
- Close proximity to public transportation for added accessibility
- Located in a vibrant downtown corridor surrounded by businesses, dining, and residential communities
- 0.5 acre lot space

AERIAL

Wood Mackenzie

HOME CENTER
DEPARTMENT STORE



The Lounge

1144

1148

TRELLYCUTZ

ESSENCE HALL

DOLLAR GENERAL

metro
by T-Mobile

W OAK STREET

4,294 ADT

Southern Express
SOUL FOOD

1205

428

1207

1209

1213

1212

512

508

506

504

1204

Garvin

S 4th St

S 4th St

AERIAL



4,294 ADT

17,627 ADT

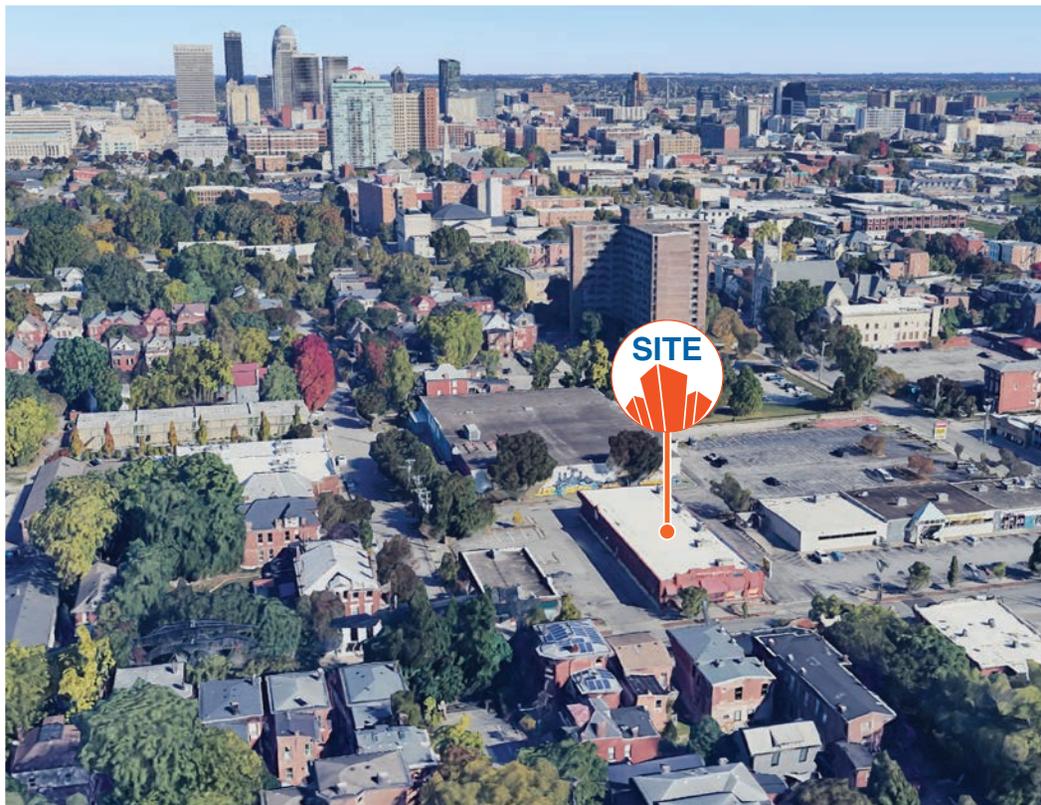
123,571 ADT

W OAK STREET

S 9TH STREET

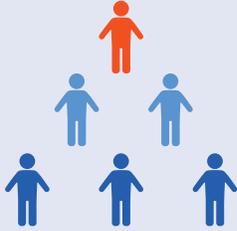


PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **20,183**

3 Miles: **130,325**

5 Miles: **266,225**

HOUSEHOLDS



1 Mile: **9,903**

3 Miles: **59,496**

5 Miles: **118,480**

BUSINESSES



1 Mile: **1,326**

3 Miles: **7,982**

5 Miles: **14,253**

EMPLOYEES



1 Mile: **20,301**

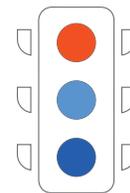
3 Miles: **98,512**

5 Miles: **161,100**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS



W Oak Street
4,294 ADT

