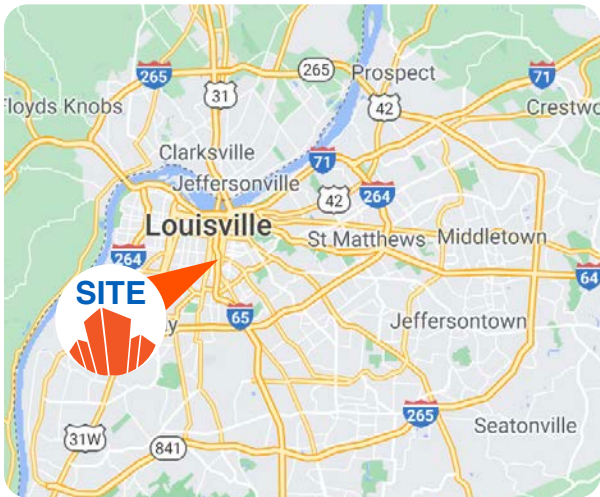


WAREHOUSE/REDEVELOPMENT OPPORTUNITY AVAILABLE

315 Roland St | Louisville, KY 40206



LEASE RATE: \$3/SF GROSS
0.28 AC - 21,366± SF AVAILABLE

- **Prime Location:** Conveniently located off I-65 with access nearby to I-64, I-71, & I-264
- **Building Features:** Flexible space for various commercial uses including office, industrial, warehouse, or flex space needs.
- **Uses:** Building is primed for warehouse use or a redevelopment.
- **Parking:** On-site parking available for customers and staff.
- **Zoning:** Zoned C-2 (Commercial), allowing for a broad range of retail, office, and service-related uses.

SETH EDENS, SIOR
JUSTIN BAKER, SIOR
PHIL RADCLIFF

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(502) 553-4180
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AERIAL

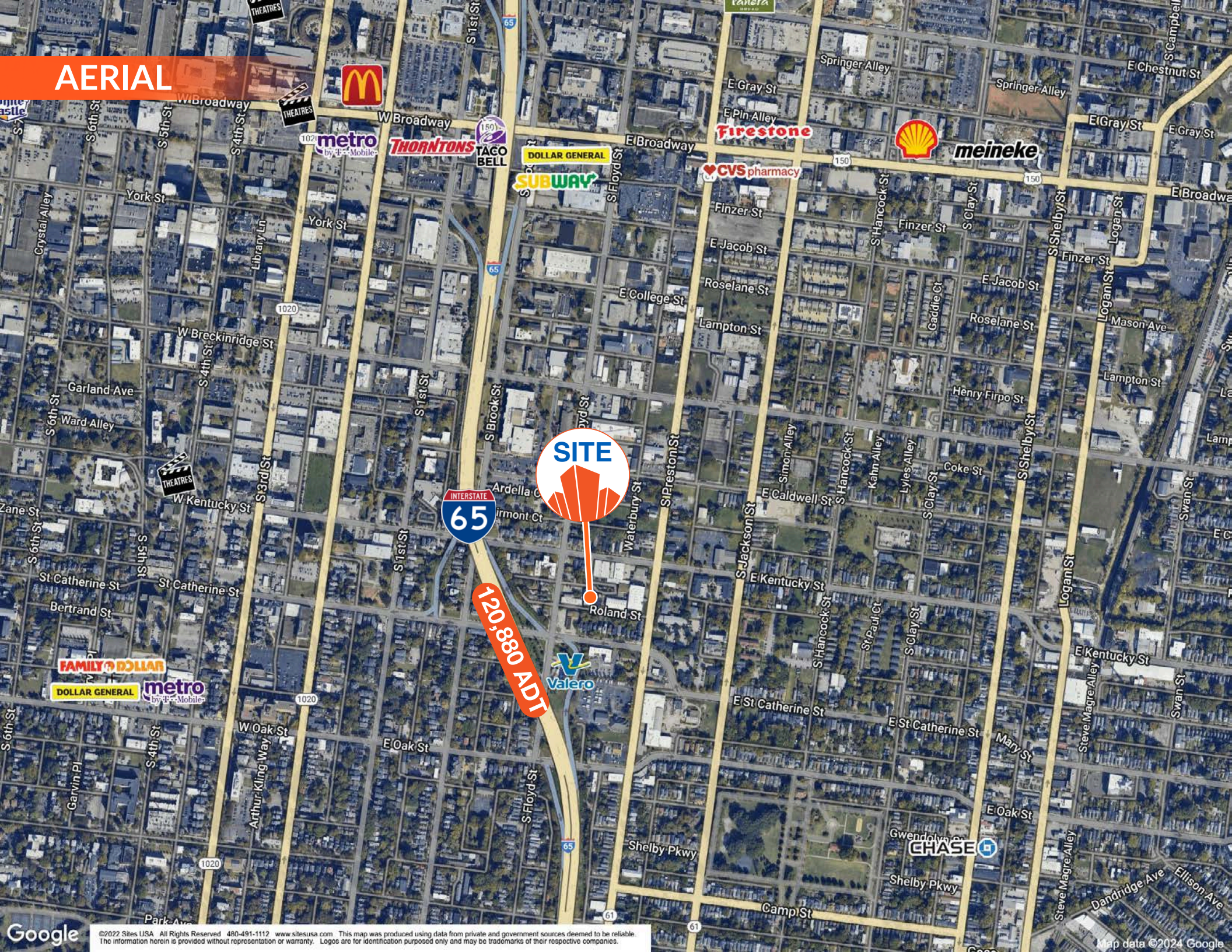
2,752 ADT

3,856 ADT

3,132 ADT



AERIAL



SITE

120,880 ADT



meineke

CVS pharmacy

Firestone



metro
by T-Mobile

THORNTONS



SUBWAY

DOLLAR GENERAL

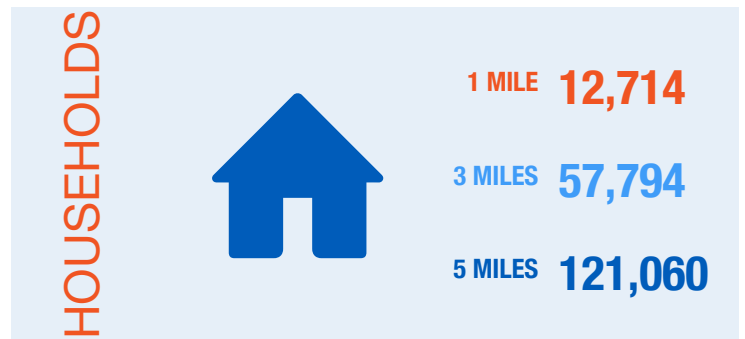
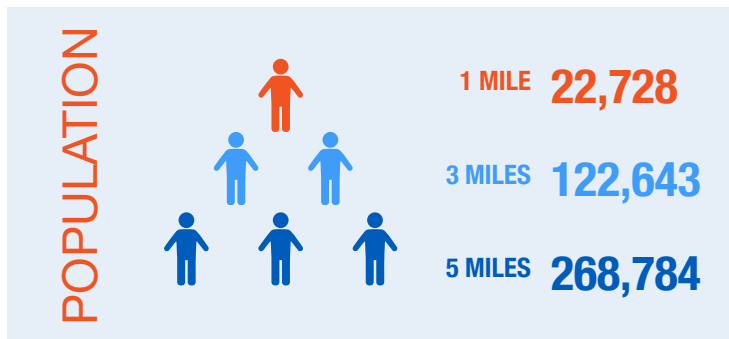
FAMILY DOLLAR

DOLLAR GENERAL
metro
by T-Mobile

PHOTOS



DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

