



## 248 East Market Street - Louisville, KY

NTS is pleased to present 248 East Market Street, an exciting leasing opportunity at the UofL J.D. Nichols Campus for Innovation & Entrepreneurship in downtown Louisville. The property features approximately +/- 5,148 square feet of retail/office space. Please see the information below for more details:

### FOR LEASE

- +/- 5,148 SF of single-story retail/office
- Excellent visibility and signage opportunity along East Market
- Located downtown, neighboring exciting Nulu District
- +/- 15 parking spaces on-site, with a new parking garage one block from the building (additional cost applies)
- Average Daily Traffic (ADT) count is ~14,600 per day

**For more information or to schedule a tour, please contact:**

**Tony Fluhr, SIOR, CCIM**

Managing Director  
502.429.9820  
tfluhr@ntsdevco.com

**Mark Meredith, CCIM**

Director of Commercial Leasing  
502.429.9827  
mmeredith@ntsdevco.com

[www.ntsdevelopment.com](http://www.ntsdevelopment.com)

**NTS**





Atria Senior Living

S Floyd St

248 E Market

E Market St

## LOCATION

- UofL J.D. Nichols Campus for Innovation & Entrepreneurship is located in a dynamic area of urban development and redevelopment on the east border of the Louisville Central Business District.
- The Campus is steps away from NuLu, Louisville's hottest new urban restaurant/retail corridor, and Waterfront Park, Louisville's urban park development that stretches along the Ohio River.
- The Campus has quick access to Interstate 64, I-65, I-71, and I-264, as well as ample parking within the city-block.