

MIDDLETOWN STATION



FOR LEASE

MIDDLETOWN STATION
SHELBYVILLE RD, LOUISVILLE, KY



HOGAN
REAL ESTATE

MIDDLETOWN STATION

SITE PLAN

MIDDLETOWN STATION
SHELBYVILLE RD, LOUISVILLE, KY

BUILDING 1

UNIT	TENANT
12935-108	Any Lab Test Now
12935-105	Athletico
12935-101	Right Touch Dental Center
12935-110	Sleep Outfitters
12935-102	Vacant - 2,747 SF Available

BUILDING 2

UNIT	TENANT
12937-105	El Nopal
12937-101	Louisville Vet Urgent Care
12937-103	Milan Laser Hair Removal

BUILDING 3

UNIT	TENANT
12911-106	European Wax Center
12911-109	Massage Envy
12911-102	McAlister's Deli
12911-103	Card N All Gaming & Repair

BUILDING 4

UNIT	TENANT
12949-102	Crumbi Cookies
12949-106	Feeders Supply
12949-112	Great Clips
12949-101	Nothing Bundt Cakes
12949-113	Vacant - 2,439 SF Available

BUILDING 5

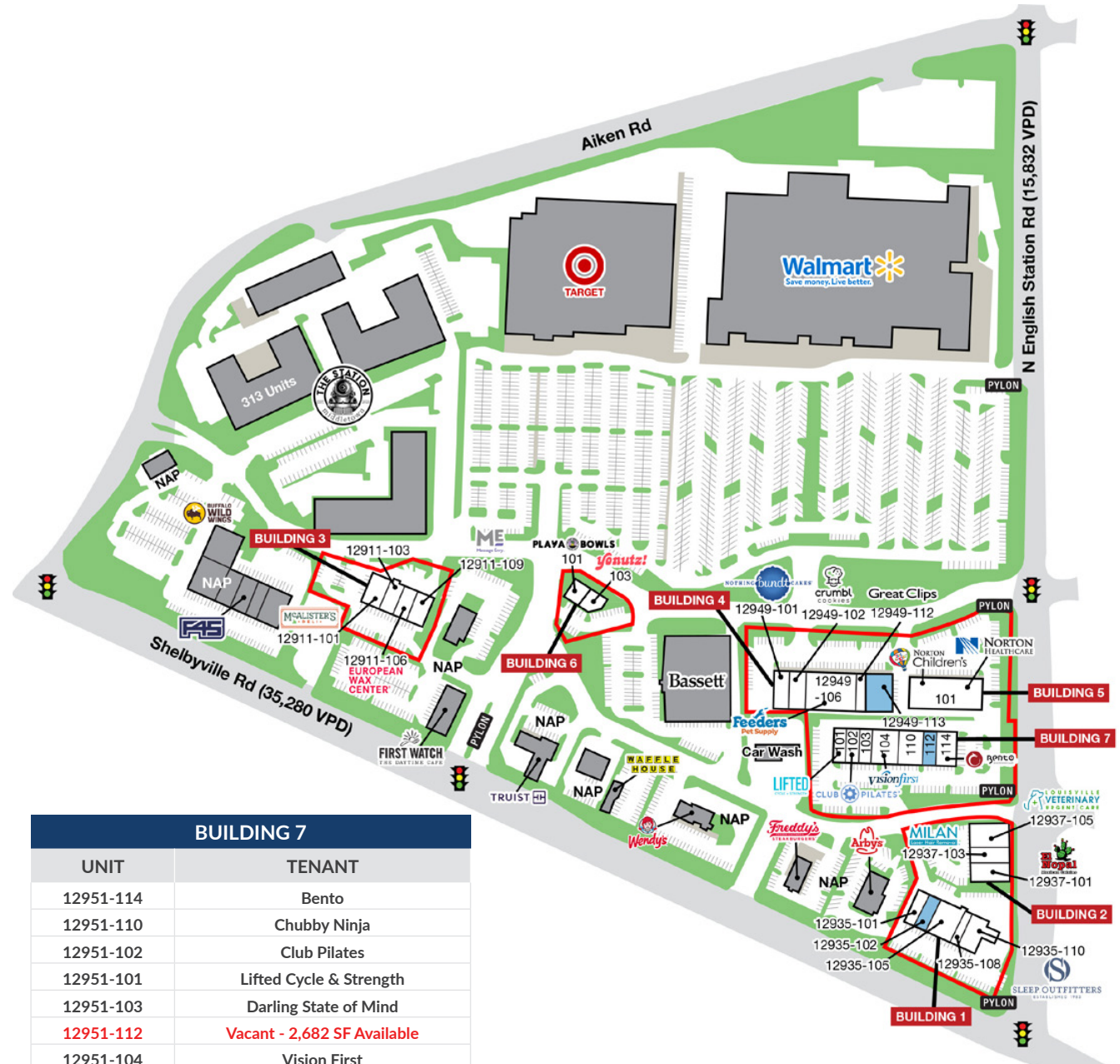
UNIT	TENANT
12955-101	Norton Healthcare

BUILDING 6

UNIT	TENANT
12939-101	Playa Bowls
12939-103	Yonutz

BUILDING 7

UNIT	TENANT
12951-114	Bento
12951-110	Chubby Ninja
12951-102	Club Pilates
12951-101	Lifted Cycle & Strength
12951-103	Darling State of Mind
12951-112	Vacant - 2,682 SF Available
12951-104	Vision First





1101 RIGHT TOUCH DENTAL
1102 [AVAILABLE 2,747 SF](#)
1105 ATHLETICO PHYSICAL THERAPY
1108 ANY LAB TEST NOW
1110 SLEEP OUTFITTERS
2101 LOUISVILLE VET URGENT CARE
2103 MILAN LASER HAIR REMOVAL
2105 EL NOPAL MEXICAN RESTAURANT
3101 MCALISTER'S DELI
3103 CARD N ALL GAMING & REPAIR
3106 EUROPEAN WAX CENTER
3109 MESSAGE ENVY
4101 NOTHING BUNDT CAKES
4102 CRUMBL COOKIES
4106 FEEDERS PET SUPPLY
4112 GREAT CLIPS
4113 [AVAILABLE 2,439 SF](#)
5101 NORTON COMMUNITY MEDICAL ASSOCIATES
6101 PLAYA BOWLS
6103 YONUTZ
7101 LIFTED CYCLE + STRENGTH
7102 CLUB PILATES
7103 DARLING STATE OF MIND
7104 VISION FIRST
7110 CHUBBY NINJA
7112 [AVAILABLE 2,682 SF](#)
7114 BENTO ASIAN KITCHEN+SUSHI



TARGET & WALMART
ANCHORED
RETAIL CENTERS



50,000 VPD
AT THE SITE

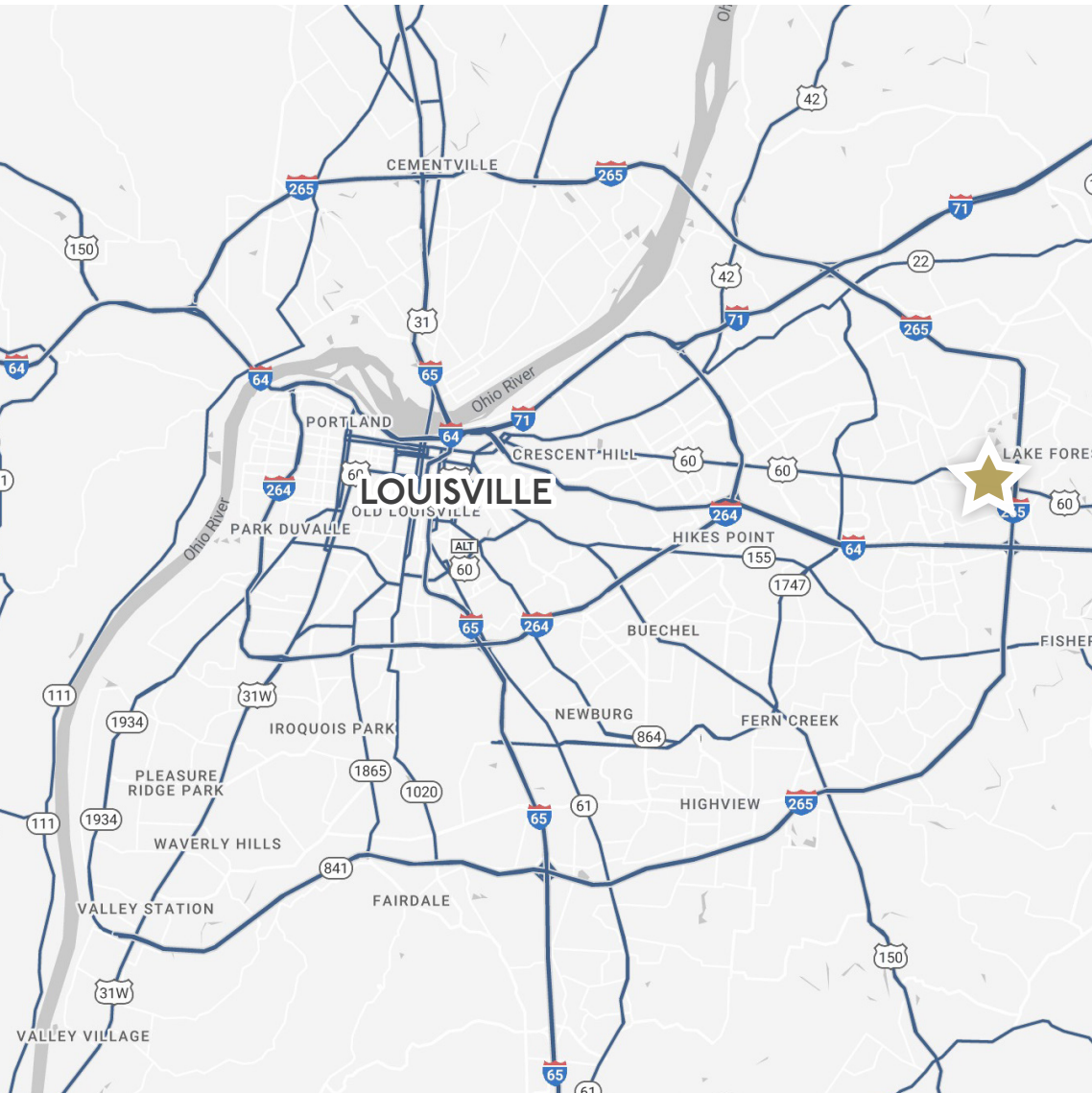
Plus nearly 100,000 VPD on
Gene Snyder Freeway (I-265)

EXCELLENT
VISIBILITY & ACCESS

From Shelbyville Rd in the Heart
of the Middletown Trade Area

FEATURES

- + Prime retail opportunity in the heart of Louisville's highly sought-after Middletown trade area, one of the region's strongest retail corridors.
- + Strategically positioned at the signalized intersection of Shelbyville Road and North English Station Road, shadow-anchored by Target and Walmart, which collectively generate more than 3.4 million annual visits.
- + Exceptional accessibility with direct proximity to Gene Snyder Freeway (I-265), providing connectivity to Louisville's affluent East End and surrounding regional markets.
- + Outstanding visibility with exposure to approximately 50,000 vehicles per day at the intersection and nearly 100,000 vehicles per day along nearby I-265.
- + Established retail destination featuring a diverse mix of national, regional, and local tenants including Norton Healthcare, McAlister's Deli, Crumbl Cookies, Club Pilates, Massage Envy, European Wax Center, Any Lab Test Now, Lifted Cycle & Strength, and more.
- + Complementary tenant mix serving healthcare, fitness, dining, beauty, wellness, and specialty retail users, creating consistent daily traffic throughout the center.
- + Surrounded by some of Louisville's most affluent and fastest-growing residential communities, including Lake Forest and The Station at Middletown, a recently completed 300+ unit Class A multifamily development.
- + Strong demographics with high household incomes, dense daytime population, and significant consumer spending power within the immediate trade area.



CORE EAST-END TRADE AREA

Middletown is one of the most dense commercial areas of the Louisville MSA with limited retail vacancy



EXCELLENT DEMOGRAPHICS

130,000 residents and an average household income of \$132,000 within a 5-mile radius



HIGH TRAFFIC INTERSECTION

Over 50,000 VPD on Shelbyville Rd & N. English Station Rd and nearly 100,000 VPD on I-265 at the Shelbyville Rd exit

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,036	44,151	129,667
Average Household Income	\$105,659	\$139,468	\$132,416



MIDDLETOWN
STATION

PHOTOS

MIDDLETOWN STATION
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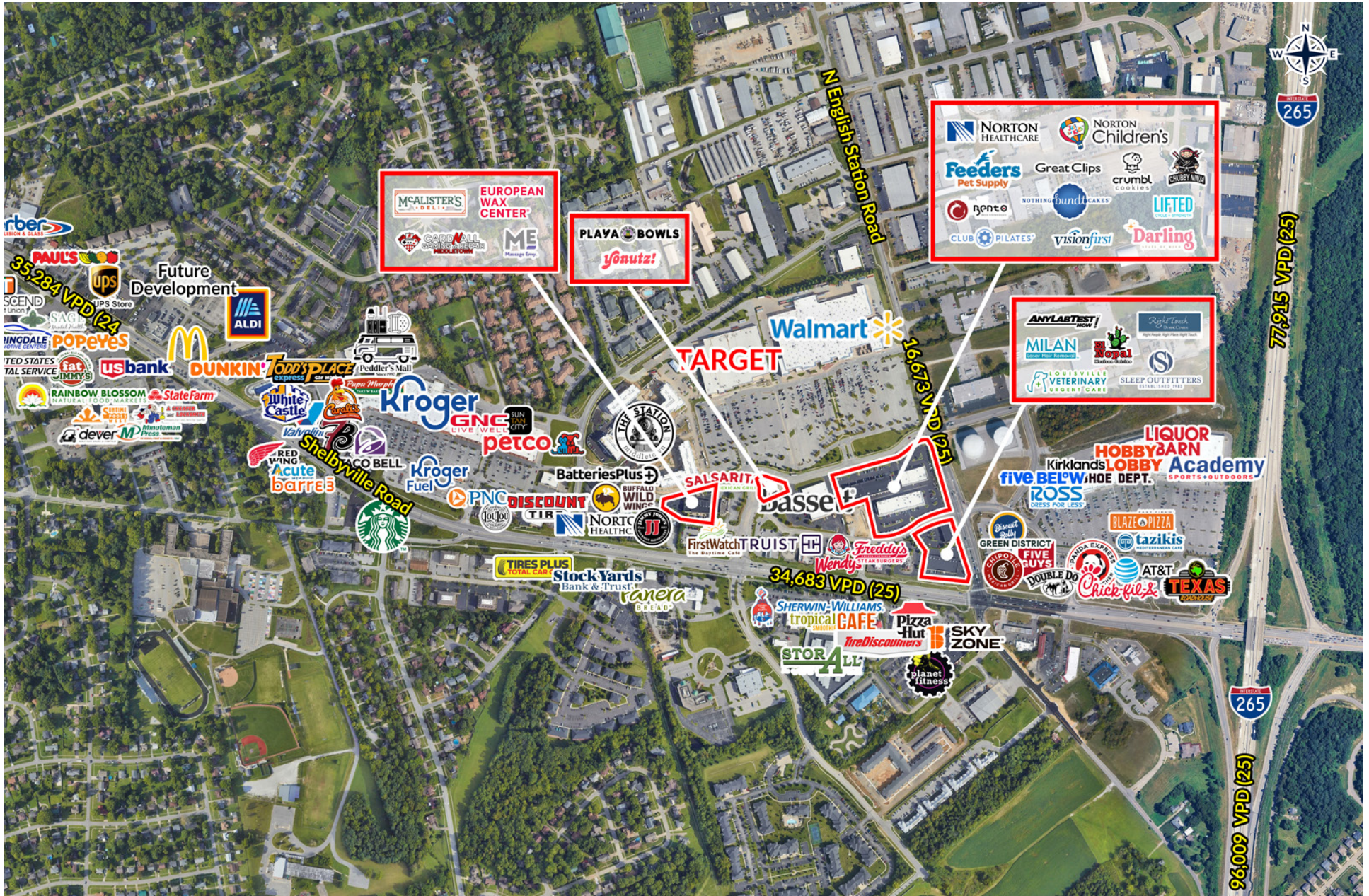




MIDDLETOWN STATION

IMMEDIATE AREA AERIAL

MIDDLETOWN STATION
SHELBYVILLE RD, LOUISVILLE, KY





HOGAN REAL ESTATE

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