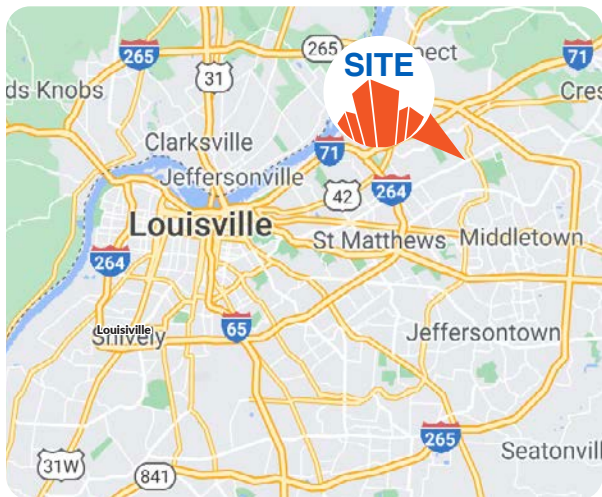




RETAIL SPACE AVAILABLE

9228 Westport Rd. | Louisville, KY 40241



FOR LEASE: \$14/SF NNN

5,000± SF

40' FRONTAGE / 125' DEPTH

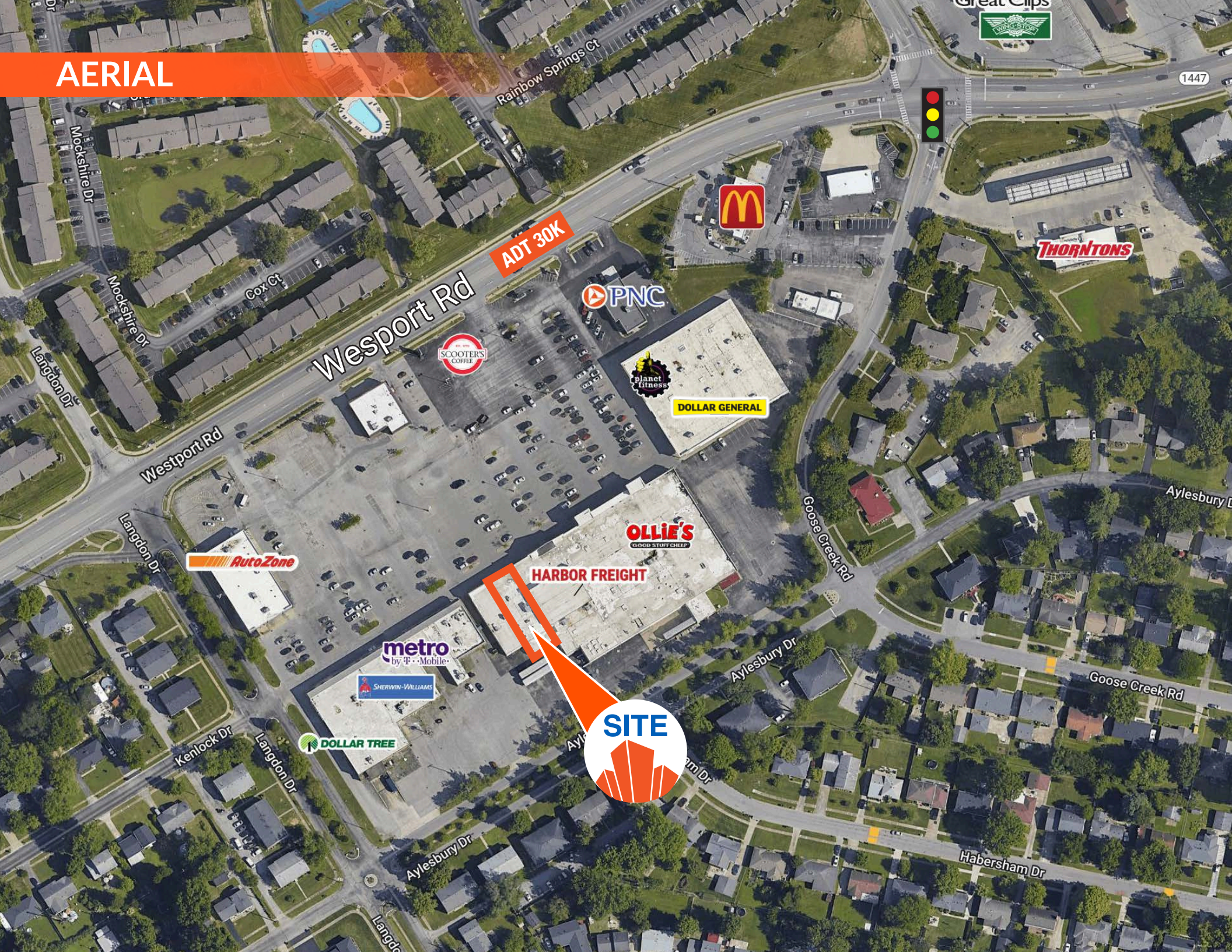
- Rolling Hills Shopping Center is centrally located. Only 1.8 minutes to Gene Snyder Expressway (I-265) and 2.8 miles to Watterson Expressway (I-264)
- Excellent visibility and access from Westport Rd (30K ADT)
- Shopping center tenants include Planet Fitness, Harbor Freight, Ollie's, AutoZone, a new Scooter's Coffee, Sherwin Williams and Dollar Tree
- Pylon signage available

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AERIAL



ADT 30K

Wesport Rd

Westport Rd

AutoZone

SCOOTER'S COFFEE

PNC

planet fitness

DOLLAR GENERAL

OLLIE'S
GOOD STUFF CHEAP

HARBOR FREIGHT

metro
by T-Mobile

SHERWIN-WILLIAMS

DOLLAR TREE

SITE



THORNTONS



1447



Goose Creek Rd

Aylesbury Dr

Goose Creek Rd

Habersham Dr

Aylesbury Dr

Langdon Dr

Kenlock Dr

Mockshire Dr

Mockshire Dr

Langdon Dr

Langdon

COSTCO WHOLESALE

NORTON Children's Hospital | NORTON HEALTHCARE | **Altera**

LOWE'S | **Cabela's** | **Olive Garden**

DQ | **Red Robin** | **LONGHORN** | **LET'S BOB**

chili's | **WITCH WICH** | **World of BEER**

PNC | **FIFTH THIRD BANK**

CHAMBERLAIN POINTE

THORNTONS

KLEINER KUTZ | KENTUCKY FERTILITY INSTITUTE

OLD NATIONAL BANK | **Moe's** | **Salzman**

meijer

Office DEPOT | **Target** | **five BEL'W**

TJ-maxx | **LIQUOR BARN**

HOBBY LOBBY | **DICK'S SPORTING GOODS** | **HomeGoods**

OLD NAVY | **KOHL'S**

CINEMARK

Total Wine & MORE

THE FRESH MARKET | **BARNES & NOBLE**

LOFT | **DRAKE'S**

Stoney River | **QDOBA** | **GAP**

pure barre | **Starbucks** | **ATHLETA**

Bath Works | **Starbucks**

Kroger

Feeder's Supply

OUTBACK STEAKHOUSE | **The Pot Lounge Store**

Grater's | **SUN TANCITY**

Speedway

Michael's | **THE HOME DEPOT**

NORTON

SITE

planet fitness

HARBOR FREIGHT TOOLS | **DOLLAR TREE** | **SCOOTER'S COFFEE**

DOLLAR GENERAL | **AutoZone**

Party City

HALF PRICE BOOKS | **PETSMART**

Starbucks COFFEE

Kroger | **White Castle**

Jack in the box | **AC LOUISVILLE ATHLETIC CLUB**

INTERSTATE 265

INTERSTATE 71

INTERSTATE 265

INTERSTATE 265

INTERSTATE 71

HWY 22

HWY 22

WESTPORT RD

HURSTBOURNE LN

29,685

59,420

35,572

73,911

FORD KENTUCKY TRUCK PLANT

SPRINGHURST TOWNE CENTER



SITE PLAN



SECTION ONE

88,729sf

- 1 Planet Fitness - 15,645sf
- 2 Dollar General - 14,500sf

- 3 Ollie's Bargain Hunt - 33,000sf
- 4 Harbor Freight Tools - 15,000sf
- 5 VACANT - 5,000sf
- 6 Cosmo Pro - 3,600sf
- 7 Scooters - 664sf

SECTION TWO

38,221sf

- 8 Bearno's Pizza - 1,800sf
- 9 Laundry Mat - 1,800sf
- 10 Barber Shop - 1,800sf
- 11 Beauty Shop - 1,500sf
- 12 Cleaners - 2,500sf
- 13 Sherwin Williams - 6,000sf

- 14 Dollar Tree Store - 12,696sf
- 15 Auto Zone - 10,125sf

PHOTOS



PHOTO



SITE

New Scooter's
Coffee

Pylon Signage Available



COX'S
SPORTSWEAR
Sport Shoppe

Spirit Shoppe

DRIVE
THRU

DEMOGRAPHICS

9240 Westport Rd Louisville, KY 40241	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	10,575	74,117	159,289
2027 Projected Population	10,410	73,711	161,197
2020 Census Population	10,838	74,838	159,236
2010 Census Population	10,092	69,100	147,766
Projected Annual Growth 2022 to 2027	-0.3%	-0.1%	0.2%
Historical Annual Growth 2010 to 2022	0.4%	0.6%	0.6%
2022 Median Age	43.7	41.2	41.9
Households			
2022 Estimated Households	4,717	32,091	68,464
2027 Projected Households	4,614	31,631	68,888
2020 Census Households	4,799	32,274	68,257
2010 Census Households	4,160	29,456	63,333
Projected Annual Growth 2022 to 2027	-0.4%	-0.3%	0.1%
Historical Annual Growth 2010 to 2022	1.1%	0.7%	0.7%
Race and Ethnicity			
2022 Estimated White	78.9%	77.2%	79.0%
2022 Estimated Black or African American	11.7%	11.6%	10.0%
2022 Estimated Asian or Pacific Islander	3.6%	5.3%	5.4%
2022 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2022 Estimated Other Races	5.7%	5.8%	5.5%
2022 Estimated Hispanic	4.6%	4.6%	4.2%
Income			
2022 Estimated Average Household Income	\$96,974	\$115,608	\$123,351
2022 Estimated Median Household Income	\$81,159	\$88,716	\$92,190
2022 Estimated Per Capita Income	\$43,269	\$50,117	\$53,072
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.3%
2022 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.7%	2.3%
2022 Estimated High School Graduate	20.1%	14.7%	13.7%
2022 Estimated Some College	19.5%	18.1%	17.5%
2022 Estimated Associates Degree Only	8.3%	7.9%	7.4%
2022 Estimated Bachelors Degree Only	28.0%	30.9%	32.8%
2022 Estimated Graduate Degree	18.4%	24.1%	24.9%
Business			
2022 Estimated Total Businesses	314	3,785	11,018
2022 Estimated Total Employees	2,621	44,562	126,858
2022 Estimated Employee Population per Business	8.4	11.8	11.5
2022 Estimated Residential Population per Business	33.7	19.6	14.5

