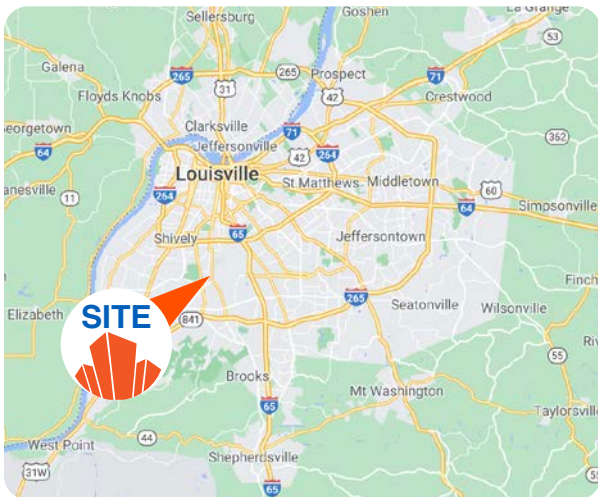




FOR SALE OR LEASE

7118 Southside Drive | Louisville, KY 40214



SALE PRICE: \$2,300,000
LEASE RATE: SEE AGENT
11,100 SF±

- Located at the signalized intersection of Southside Dr (21K ADT) and National Turnpike (18K ADT)
- Situated in dense residential area, over 11k population w/in one mile
- Former Rite Aid with drive-thru
- Large pylon sign with high visibility
- 2.7 miles to Watterson Expressway
- 7.3 miles to Downtown Louisville
- 55+ parking spots
- 1.67 acres
- Zoned C1

JUSTIN BAKER
PHIL RADCLIFF

JBAKER@TRIOCPG.COM
 PRADCLIFF@TRIOCPG.COM

(502) 454-0911
 (502) 454-5611

7118 Southside Drive, Louisville, KY 40214

SITE

- 1.67 Acres
- Former Rite Aid
- 11,100 SF
- Zoned C-1



7118 Southside Drive, Louisville, KY 40214



SITE

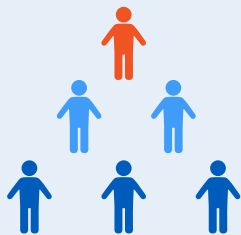
- 1.67 Acres
- Former Rite Aid
- 11,100 SF
- Zoned C-1

PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **11,064**
3 MILES **60,849**
5 MILES **185,585**

HOUSEHOLDS



1 MILE **4,539**
3 MILES **25,001**
5 MILES **75,778**

BUSINESSES



1 MILE **364**
3 MILES **1,887**
5 MILES **6,822**

EMPLOYEES



1 MILE **3,975**
3 MILES **22,324**
5 MILES **81,316**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

