

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



7118 Southside Drive, Louisville, KY 40214 WILDER PARK Watterson Park WYANDOTTE Shively **JACOBS** Louisville Muhammad Louisville Male W Ashland Ave Ali International Airport High School HAZELWOOD DIFORD BEECHMONT Lynnview Poplar Hills CLOVERLEAF SOUTHSIDE E Indian Trail NEWBURG Range EDGEWOOD SOUTHLAND IROQUOIS **IROQUOIS PARK** PARK Iroquois Park Parkwood 🔷 KENWOOD HILL SITE NDALE 1020 1.67 Acres · Former Rite Aid · 11,100 SF OKOLONA Zoned C-1 erly Park Outer Loop 1065 Miles Ln Heritage Creek South Park View Fairdale High School Google

PHOTOS











DEMOGRAPHICS

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

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

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

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

MEDIAN HOUSEHOLD INCOME

\$ \$ \$ \$ 50,648 1 MILE 3 MILES 5 MILES

TRAFFIC COUNTS



