

FOR LEASE
±4.55 ACRES



305 N. HURSTBOURNE PKWY
LOUISVILLE, KENTUCKY

EXCEPTIONAL RETAIL DEVELOPMENT SITE

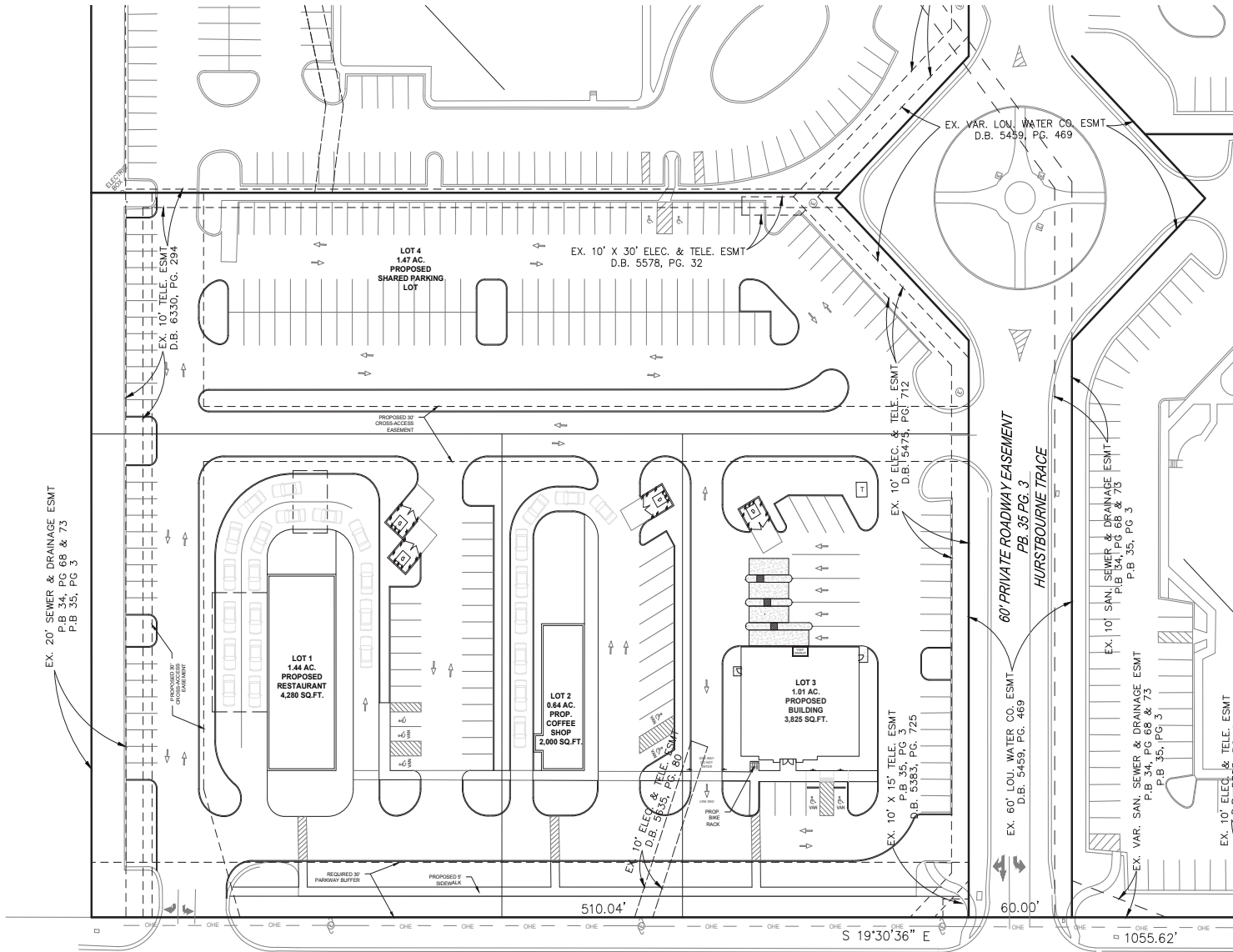
305 N. HURSTBOURNE PKWY | LOUISVILLE, KY

PROPERTY HIGHLIGHTS

This site offers 4.55 acres of retail development land with a dedicated traffic light already in place. The property is located just north of the intersection of Shelbyville Road and North Hurstbourne Parkway, which is the dominant retail location in Louisville. There is over 500' of frontage, making the high visibility on N. Hurstbourne Pkwy unparalleled. The area benefits from high daytime population and income demographics, along with hospitality, retail and restaurant amenities in walking distance. There is also the potential to increase the property to a total of 9.15 acres.

Acreage:	4.55 acres (with the potential to increase to a total of 9.15 acres)
Zoning:	C-1
Floodplain:	Not in floodplain
Highway Access:	I-64 - 1.9 mi.
	I-264 - 2.7 mi.
	I-265 - 4.4 mi.





SURVEY
4.55 ACRES

A DRIVING WORKFORCE

As well as the general population demographics, the area amenities draw a significant daytime population to this area. Additionally, 40% of the 1-mile population has at least a bachelor's degree.



7,891
POPULATION
Within 1 Mile



\$126,461
AVG. INCOME
Within 1 Mile

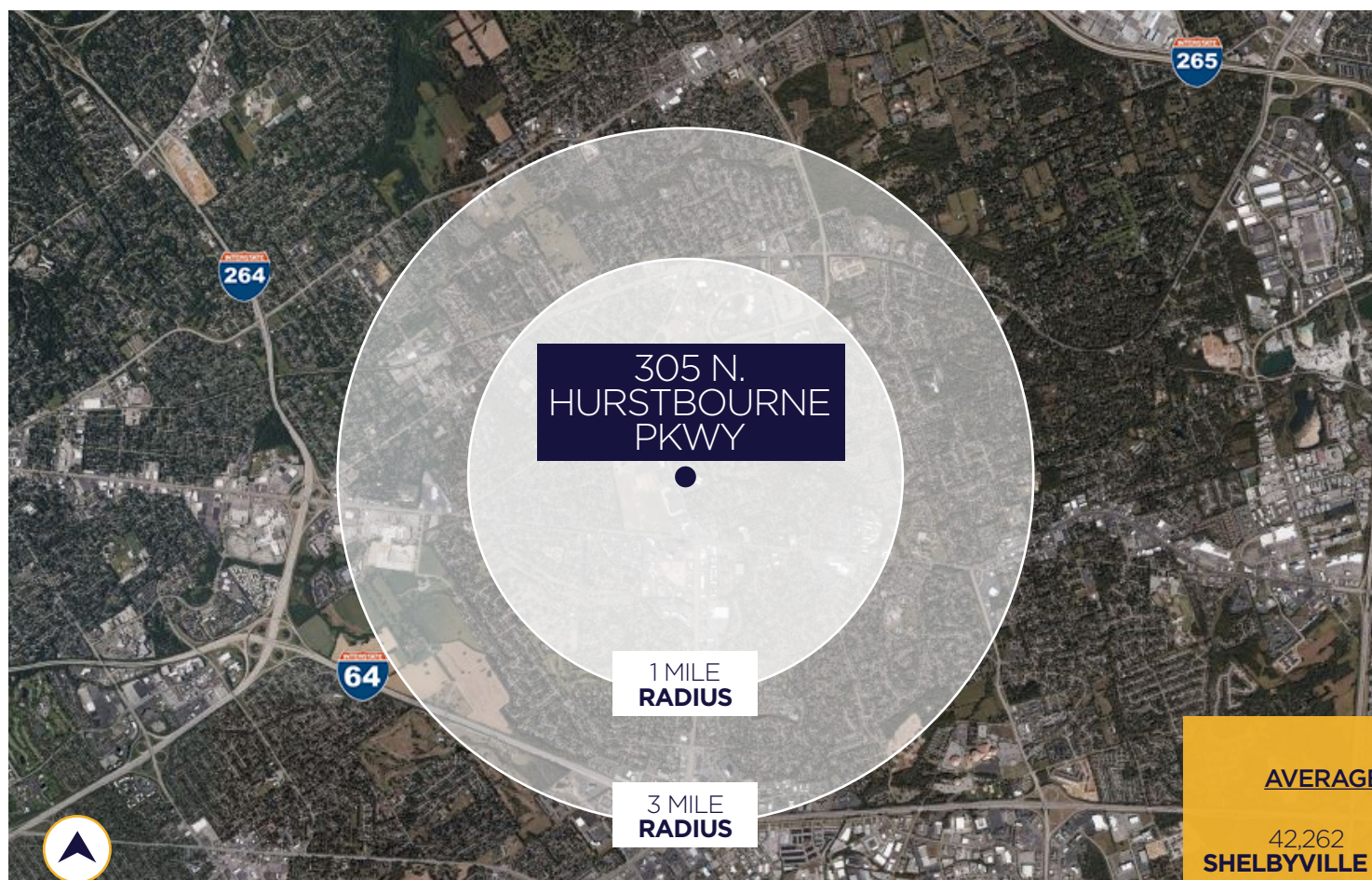


13,583
TOTAL EMPLOYEES
Within 1 Mile

72,965
POPULATION
Within 3 Miles

\$112,721
AVG. INCOME
Within 3 Miles

66,469
TOTAL EMPLOYEES
Within 3 Miles



AVERAGE DAILY TRAFFIC COUNTS

42,262
SHELBYVILLE RD

25,259
HURSTBOURNE PKWY



- | | | |
|-------------------|----------------------------------|-----------------------------|
| 1. Northeast YMCA | 5. Rialto Hurstbourne Apartments | 9. P. F. Chang's |
| 2. Embassy Suites | 6. Shiraz Mediterranean Grill | 10. CoreLife Eatery |
| 3. Hampton Inn | 7. Walgreens | 11. Lowe's Home Improvement |
| 4. Hyatt House | 8. Starbucks | 12. Oxmoor Mall |

AREA AMENITIES

CONTACT INFORMATION

CRAIG COLLINS

ccollins@commercialkentucky.com
+1 502 719 3221

BRENT BOLAND, CCIM

bboland@commercialkentucky.com
+1 502 384 4494

AUSTIN ENGLISH, MBA

aenglish@commercialkentucky.com
+1 502 719 3258

BRENT DOLEN, SIOR, CCIM

bdolen@commercialkentucky.com
+1 502 719 3262



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