



Blankenbaker Crossings – Louisville, KY 40299

NTS is pleased to present Blankenbaker Crossings, a master-planned 500 acre Class A mixed-use business park in Louisville's East End. Regarded as a model for light industrial park development in Kentucky, Blankenbaker Crossings features a mile of interstate frontage with traffic counts over 80,000 cars per day. Last available tract is 4.89 Acres. Please see the information below

LAND FOR LEASE/SALE

- Commercial Land Site Available for Sale or Ground Lease
- Last tract remaining is 4.89 Acres
- Approximately 15 minutes to Downtown Louisville and Louisville International Airport
- Immediate Access to I-64; I-265 & I-264 within minutes
- Park-like setting for corporate office
- Immediate vicinity offering broad range of retail, hotels, restaurants



For more information or to schedule a tour, please contact:

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DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
Population:	53,927	135,224	268,550
Employee Population:	69,950	111,228	194,505
Households:	22,869	55,988	112,553
Average HH Income:	\$89,203	\$90,022	\$86,285
Median Age:	41.5	41.2	40.5

TRAFFIC COUNTS

Blankenbaker Pkwy & Bluegrass Pkwy:	~35,700 ADT
I-64 & Blankenbaker Pkwy:	~80,000 ADT

Source: ESRI & KTC

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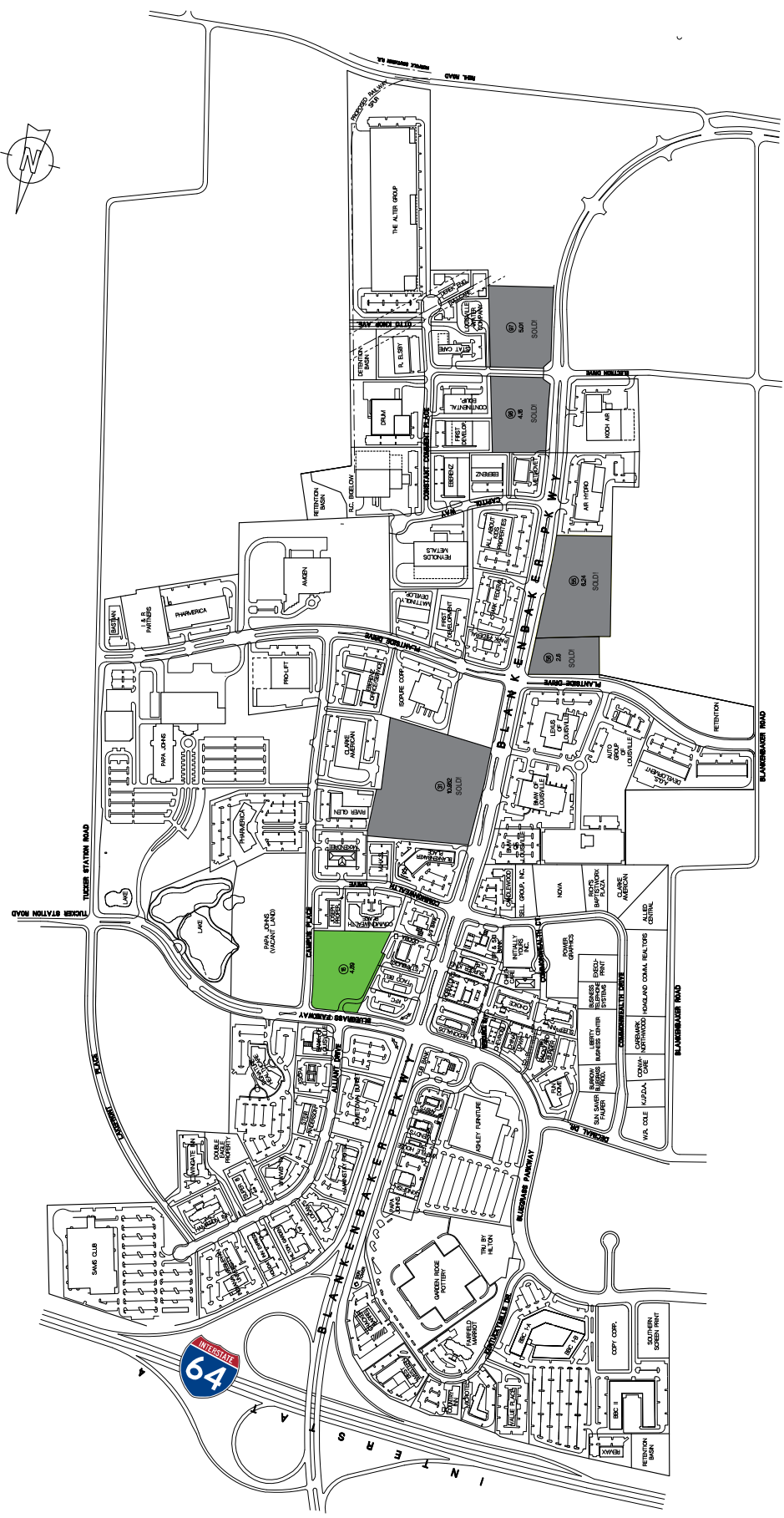
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BLANKENBAKER CROSSINGS

Available Lots Shown Are Typically Marketed For Build To Suite Development or Ground Lease.

The information herein, while believed to be accurate, has been obtained from third party sources. We have not independently verified the information herein and cannot warrant its accuracy. No responsibility shall be assumed for any errors or omissions in this information presented herein.

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