



FOR SALE

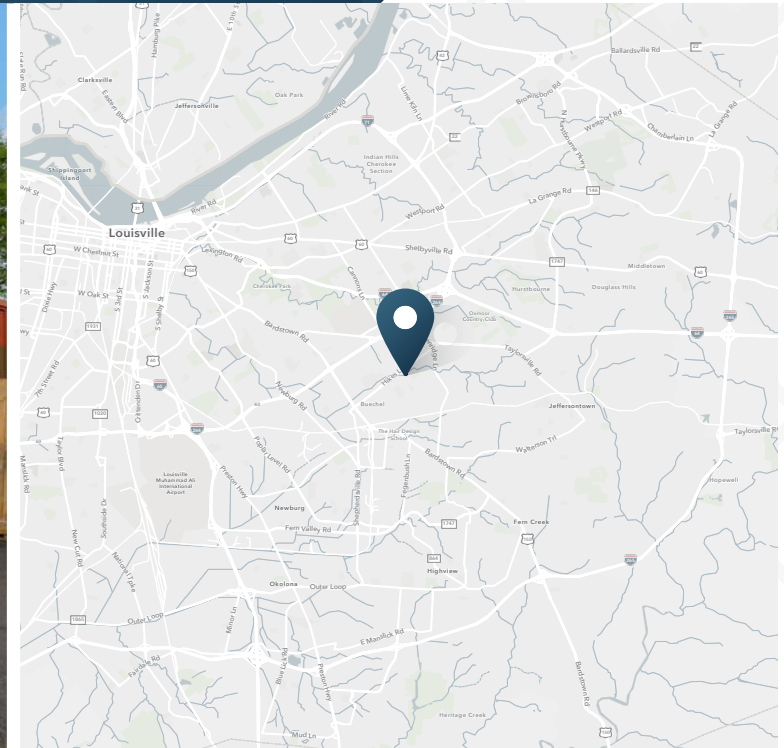
Move-In Ready Entertainment and Lounge Venue

3700 Klondike Lane | Louisville, KY 40218



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±9,000 SF
AVAILABLE
\$925,000
PRICE

ABOUT THE PROPERTY

- 9,000 SF building
- Move-In Ready Entertainment and Lounge Venue just 11 miles from downtown Louisville, KY.
- Diverse demographics with consistent spending in food, entertainment, and retail.
- Established residential base (# within 3 mile radius) provides built-in foot traffic for businesses, services, and restaurants.
- Easy access to I-264, I-65, and major traffic corridors.
- Ample parking.
- Approximately 7 miles from the University of Louisville's Belknap Campus with 24,000+ enrollment.
- Existing equipment included in purchase.
See page 3 for detailed list.

NEARBY RETAIL



CONTACT

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Included Amenity/Equipment List

- 5 arcade games on contract with a local charitable gaming vendor
- Expansive bar and lounge area
- Most elements of a full-service commercial kitchen in place
- Beautiful custom bar with several long shelves and 8 beer taps
- Multiple refrigerators, ice machines, etc.
- Expansive 9 screen/16' video wall and multiple TVs in other areas
- Sonos fully customizable multi-room surround sound system
- Lounge furniture
- 7 Rabbit Air smoke eaters plus hydroxyl air purification system
- Large humidor + cigar inventory
- Beer and liquor inventory
- All new plumbing and electrical
- All new HVAC (2 Five-ton systems + ductwork)
- 20+ security cameras, multi-zone alarm system, and key fob access system



- Skytrak golf simulator room
- Fully equipped gym
- Large multihead steam shower
- 6 person infrared/hot coal dual function sauna
- Locker room
- Cold plunge

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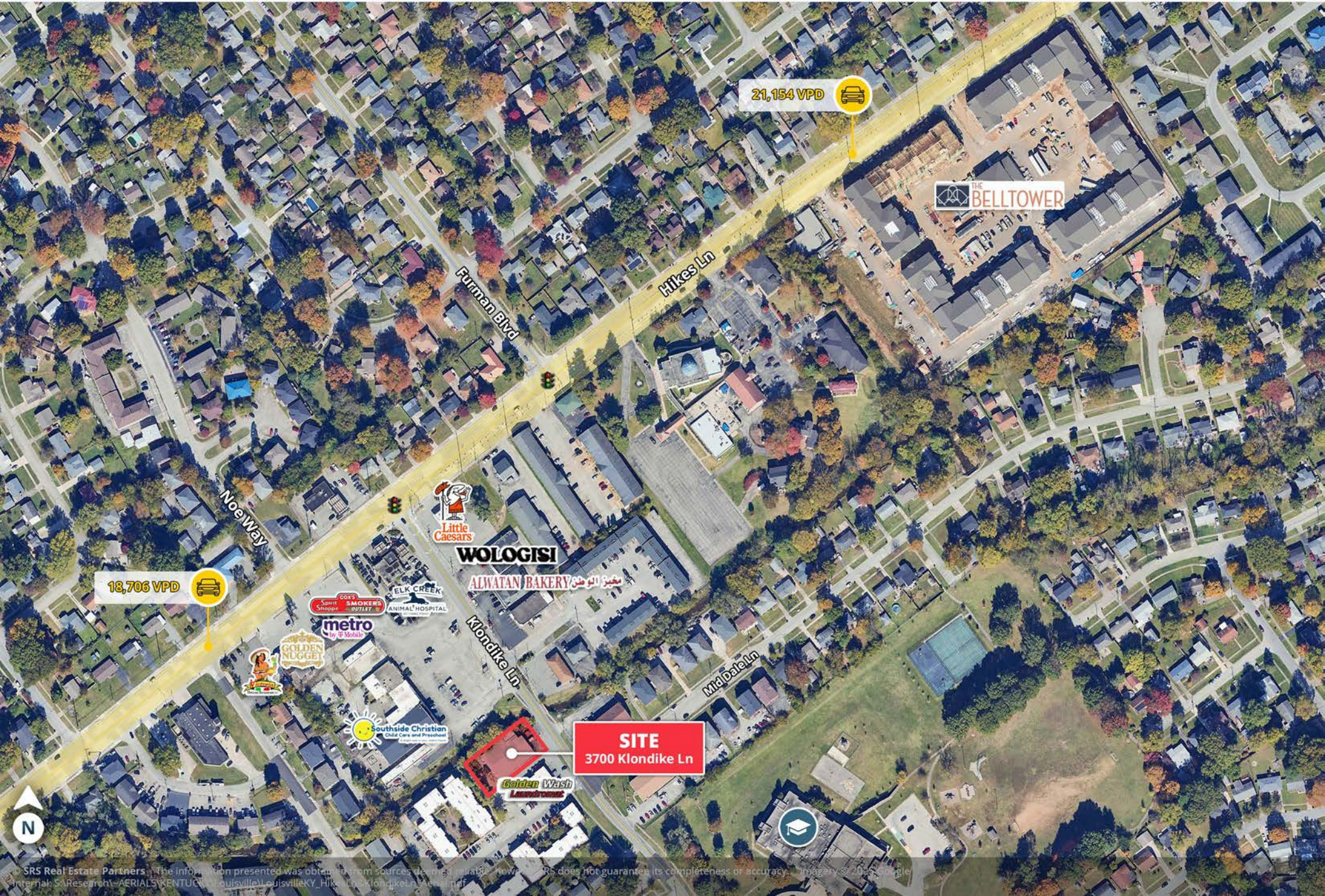
Klondike Ln

Louisville, KY



Hikes Ln & Klondike Ln

Louisville, KY



21,154 VPD



THE BELLTOWER

Fuman Blvd

Hikes Ln

Noe Way

18,706 VPD



WOLOGISI

ALWATAN BAKERY

metro



Southside Christian

Klondike Ln

Midvale Ln

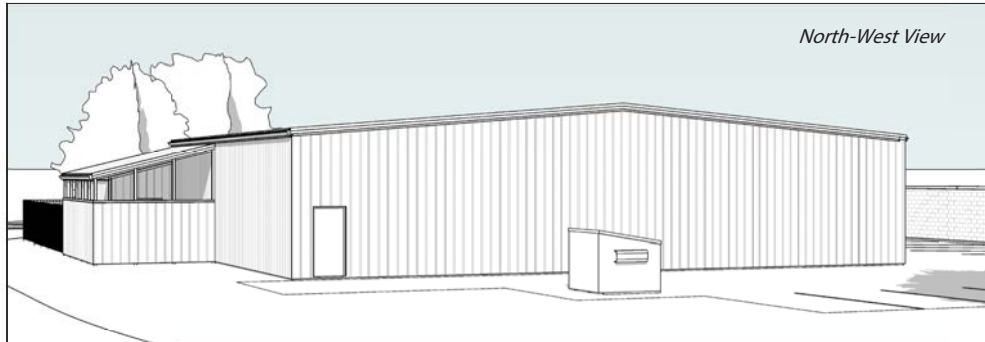
SITE

3700 Klondike Ln

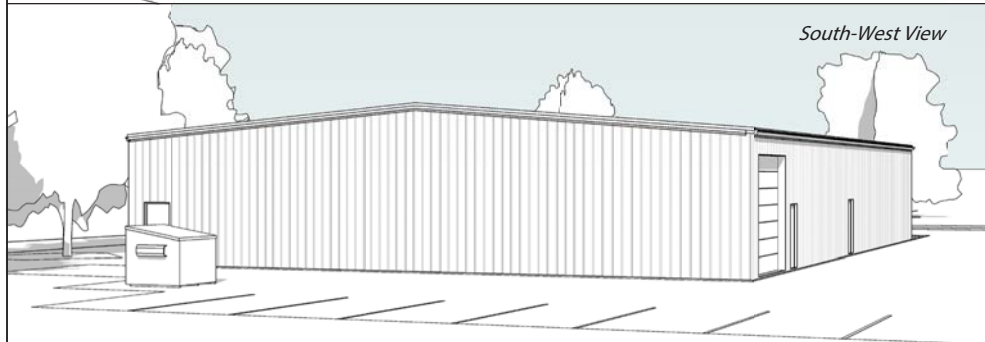
Golden Wash

Move-In Ready Entertainment and Lounge Venue

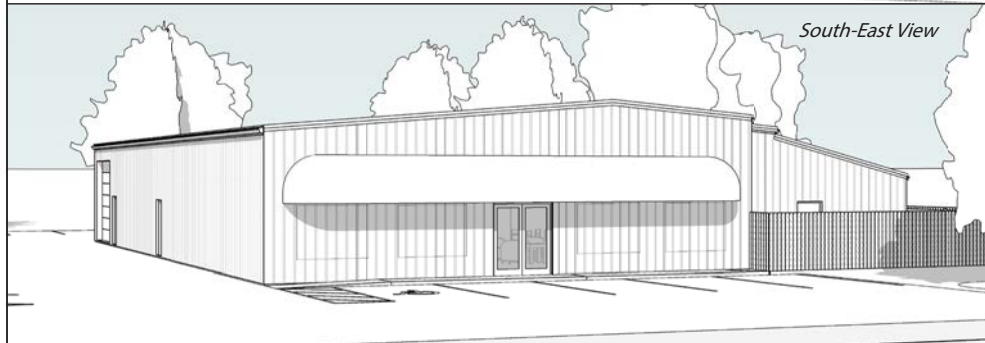
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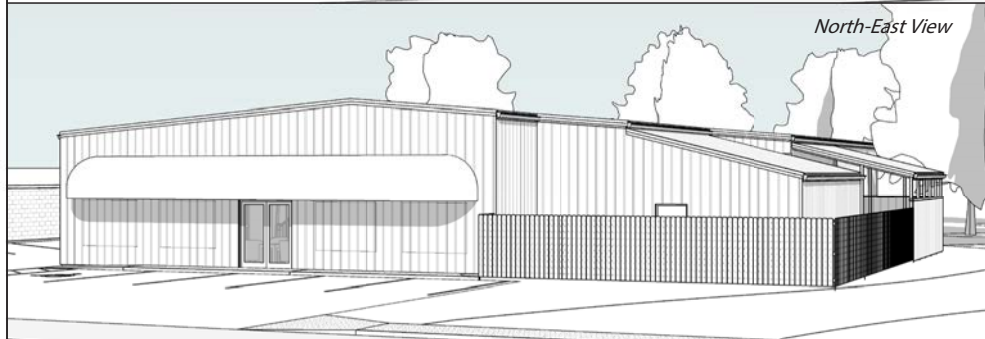
North-West View



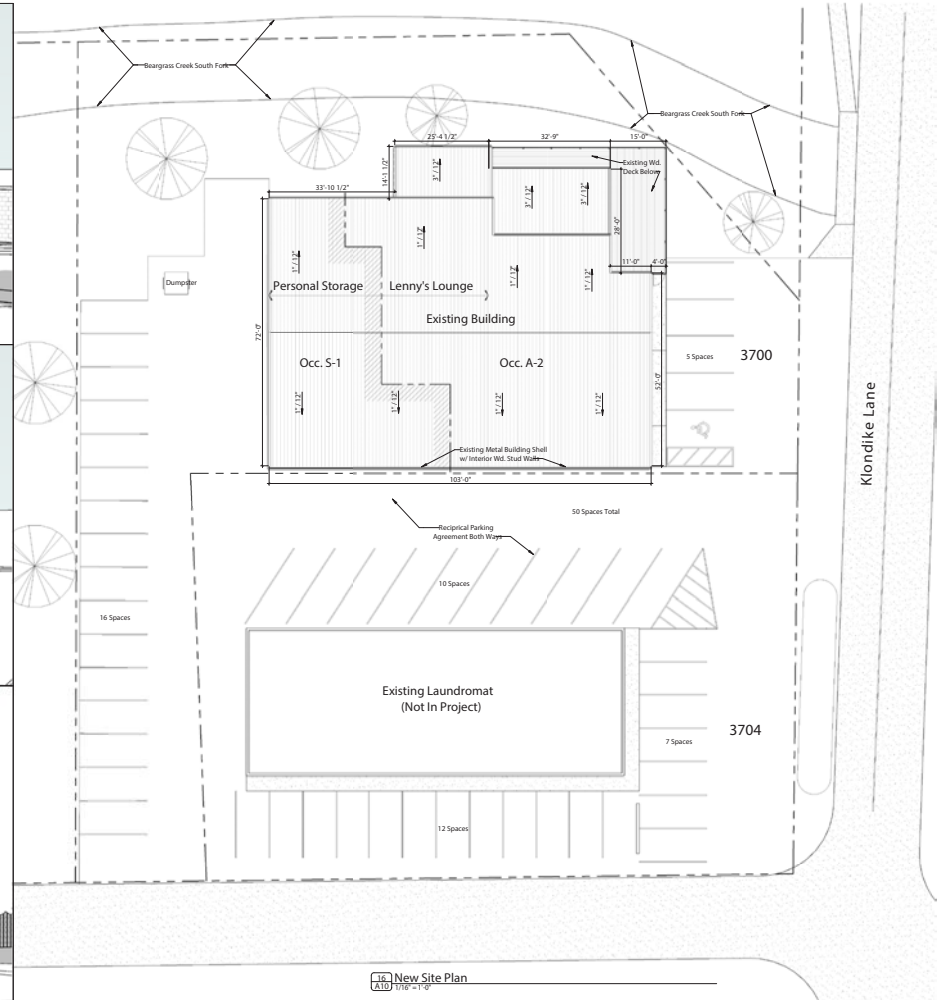
South-West View



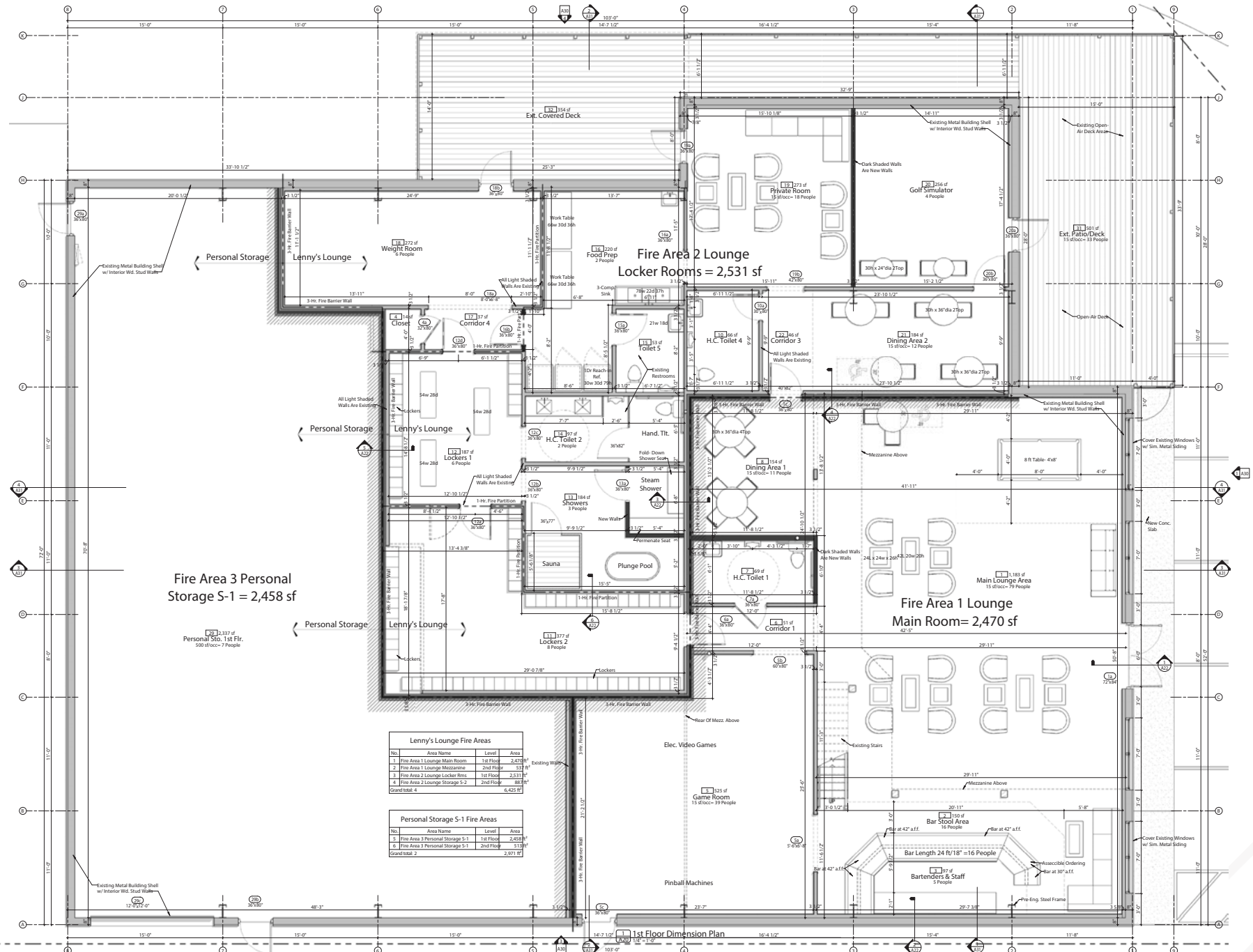
South-East View



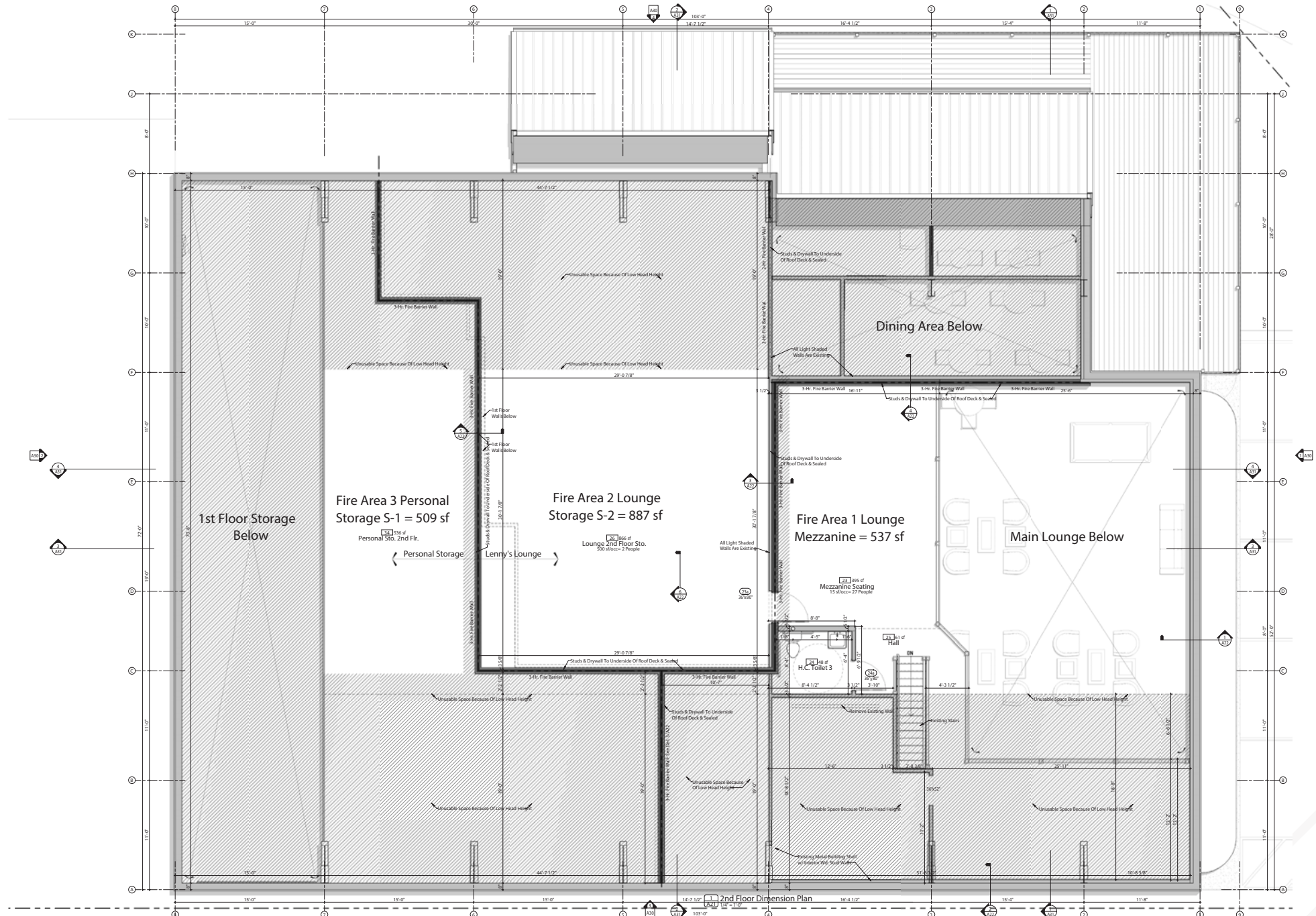
North-East View



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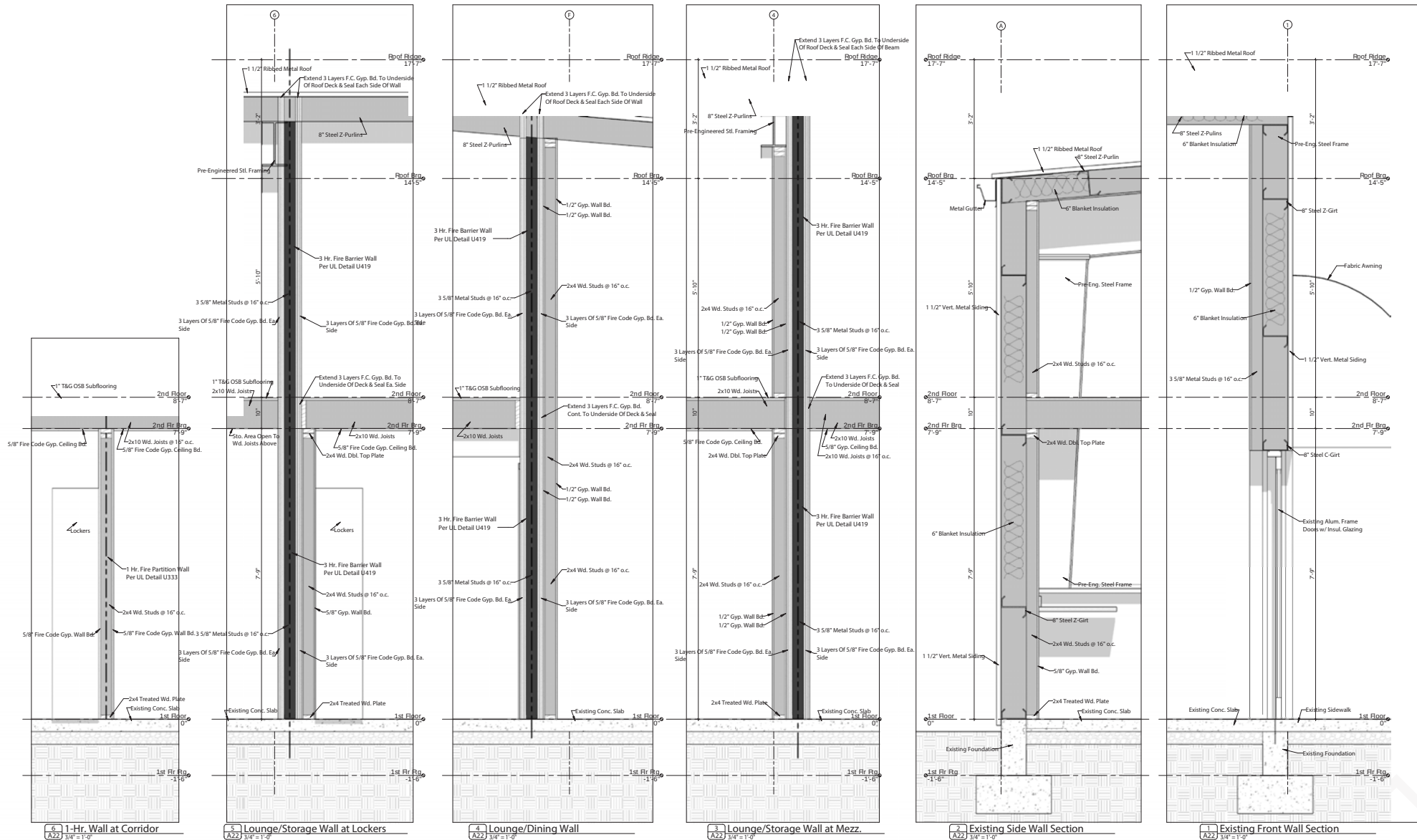


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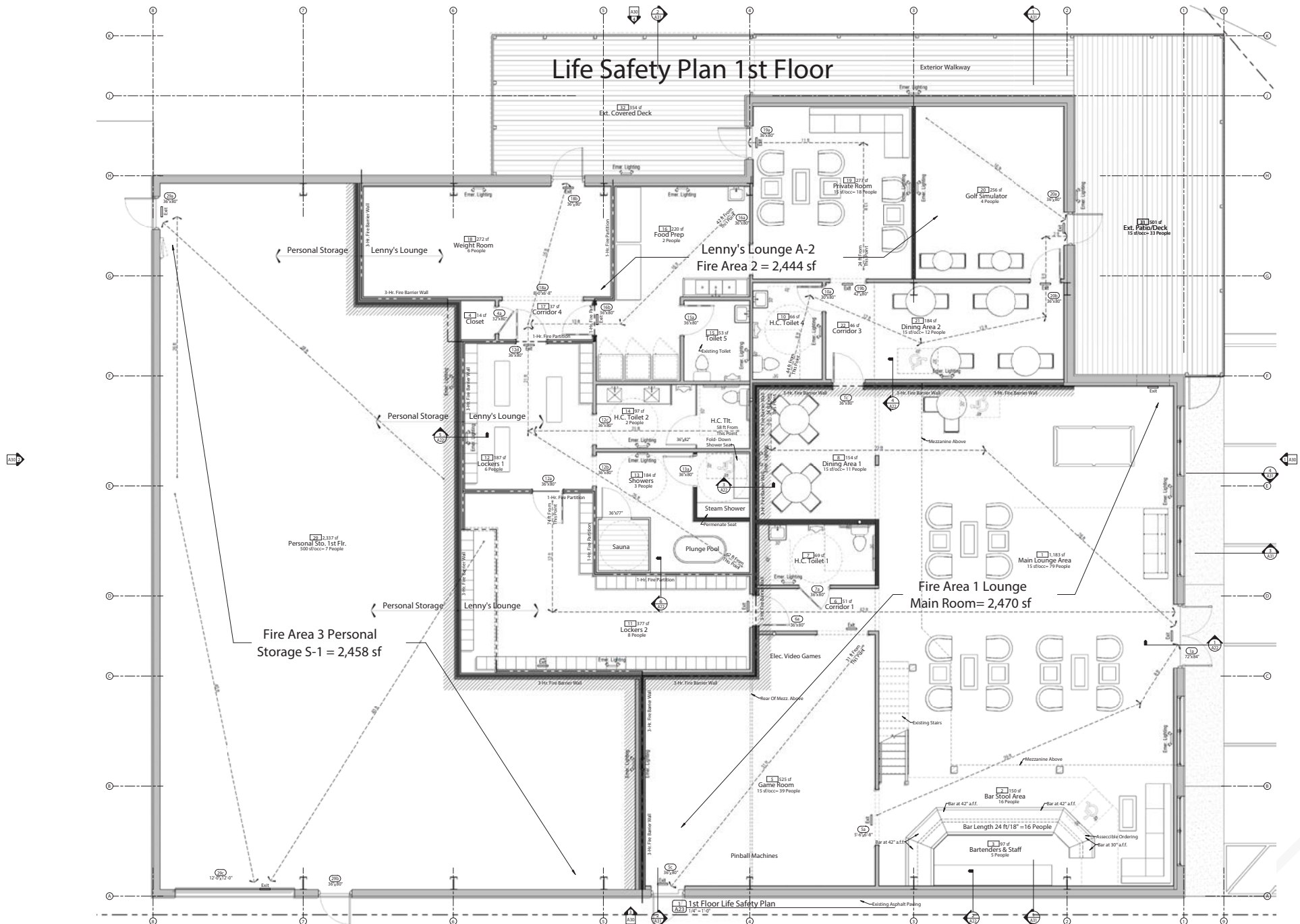


Move-In Ready Entertainment and Lounge Venue

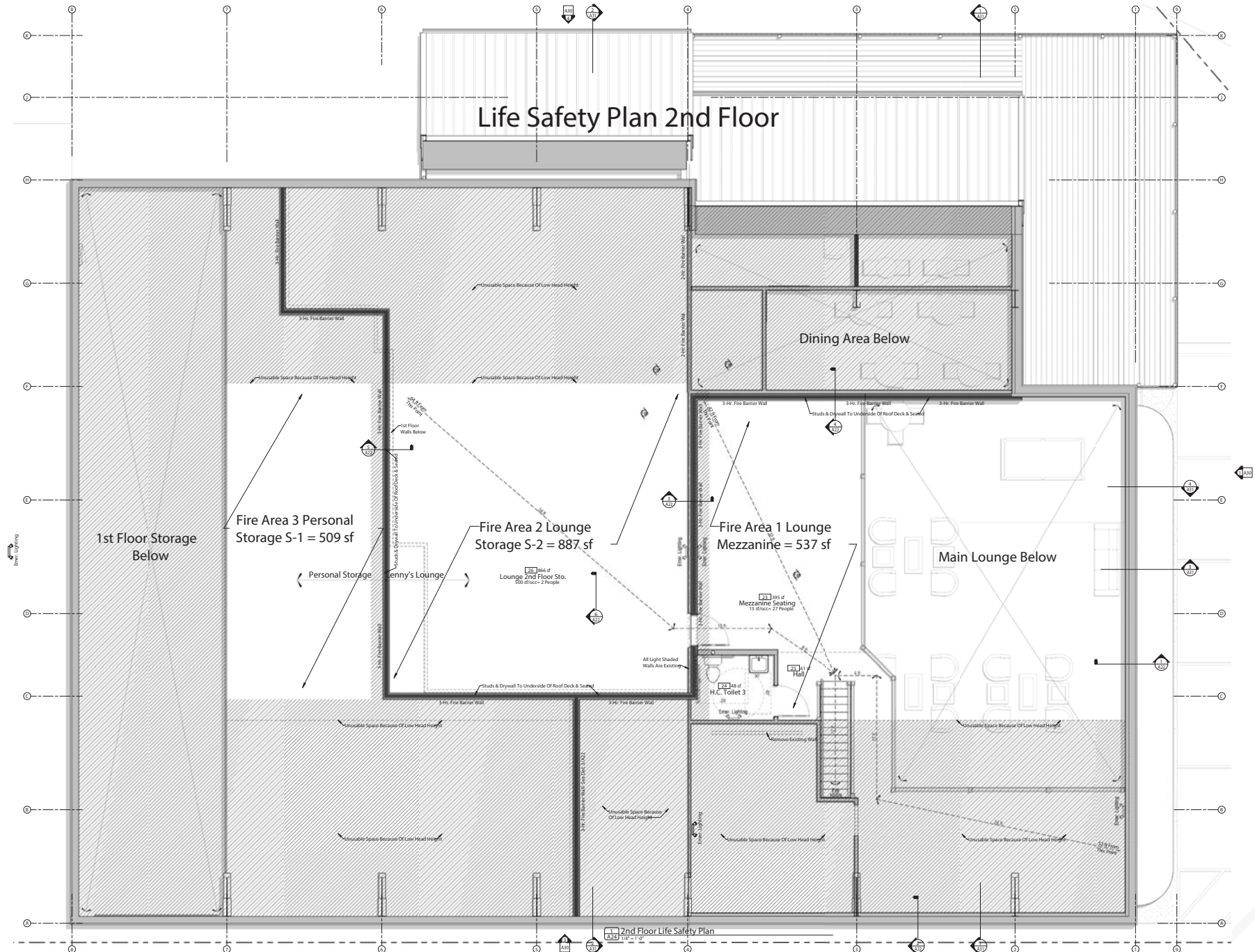
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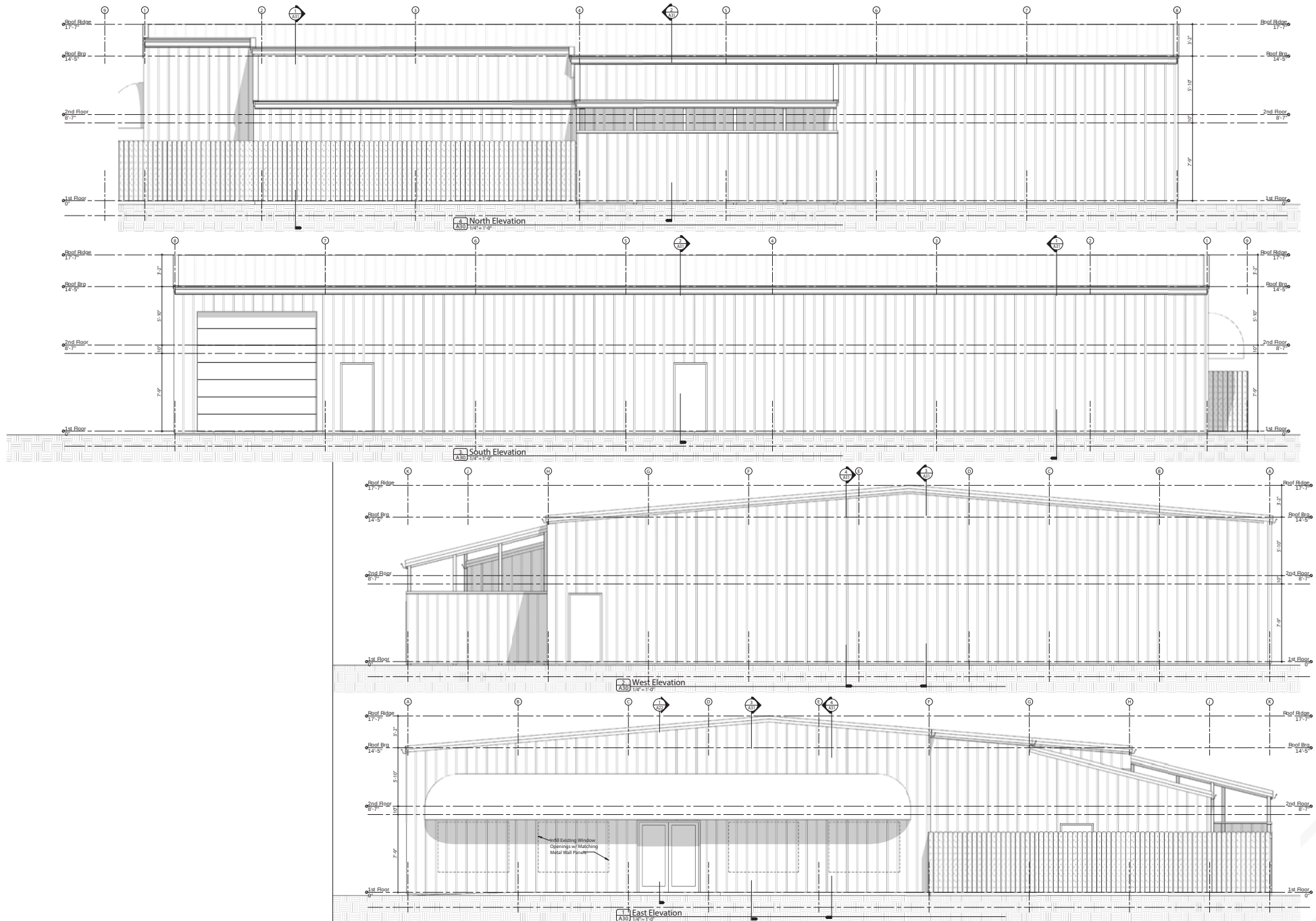


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DEMOGRAPHIC HIGHLIGHTS

1 MILE

17,482 Population	12,930 Total Daytime Population	\$80,624 Average Household Income	7,591 Total Households
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3 MILES

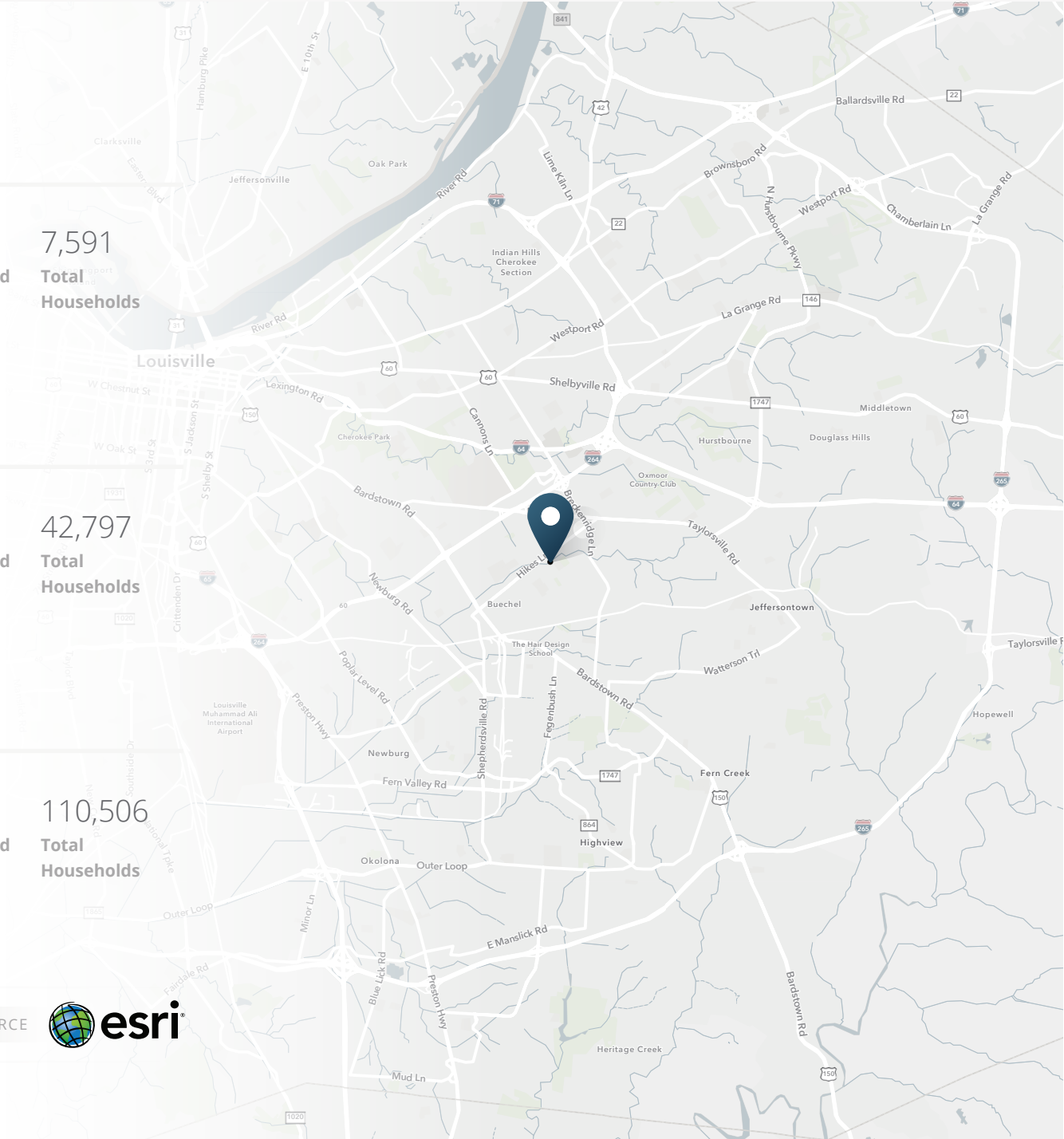
98,621 Population	113,753 Total Daytime Population	\$99,923 Average Household Income	42,797 Total Households
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5 MILES

259,047 Population	290,442 Total Daytime Population	\$105,291 Average Household Income	110,506 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



TARGET MARKET SUMMARY

3700 Klondike Lane

Ring of 5 miles

KEY FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2024, 2029.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry segments



8B

Emerald City
14,328 households

12.7%
of Households



5B

In Style
11,656 households

10.3%
of Households



5A

Comfortable Empty
Nesters
9,336 households

8.3%
of Households





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