



ADT 28K

ADT 41K

AVAILABLE

NORTON HEALTHCARE

CVS pharmacy



3909 TAYLORSVILLE RD. | LOUISVILLE, KY 40220

GROUND LEASE AVAILABLE

## LEASE: \$200,000 NNN

- Ground Lease or Build-To-Suit opportunity
- Land available at the developed corner of Breckenridge & Taylorsville
- Shared campus with Norton's new \$16M children's development, new CVS, & new KFC
- Multiple access points
- 0.5 mile from Watterson Expressway (I-264)
- 1.28± Acres
- Zoned C2



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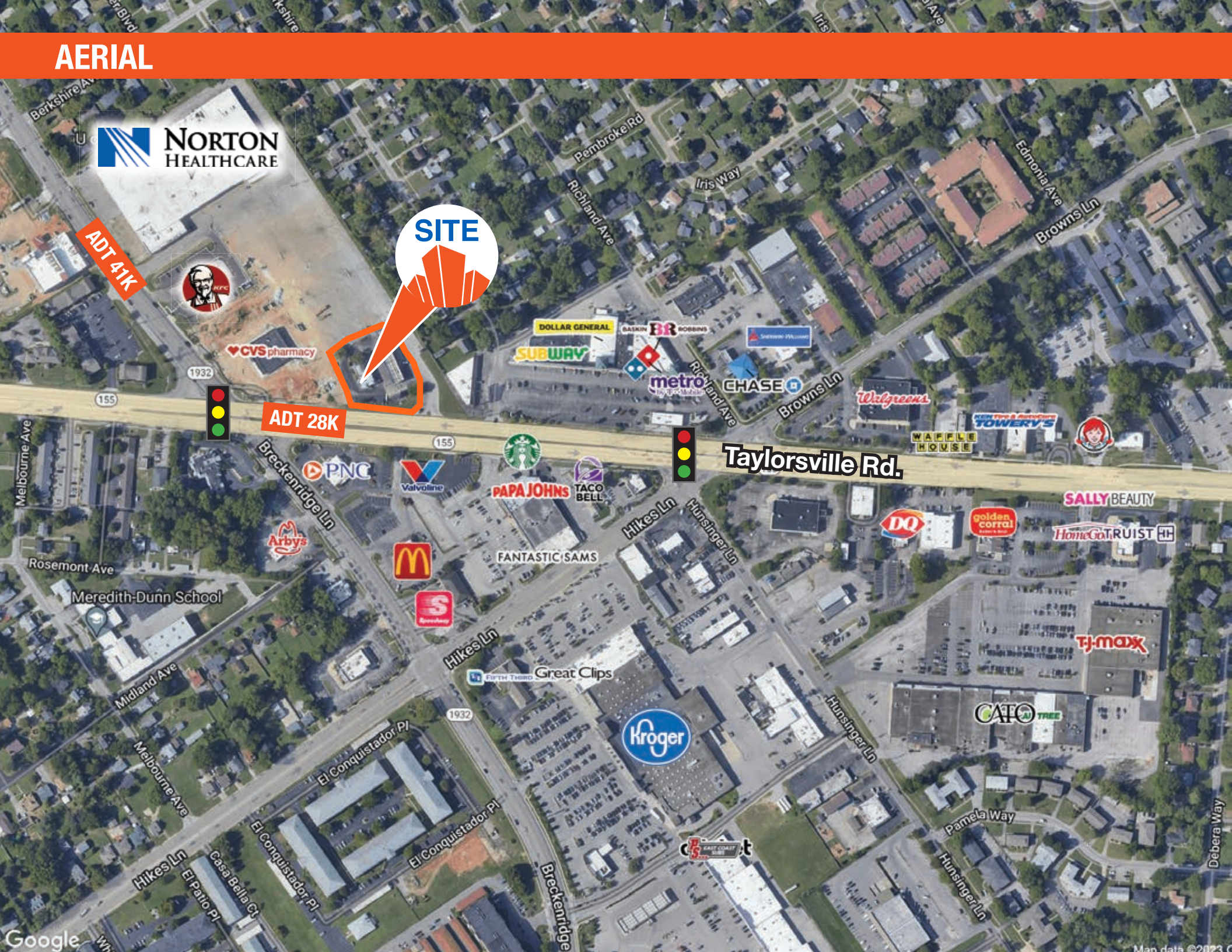
# AERIAL

**NORTON  
HEALTHCARE**

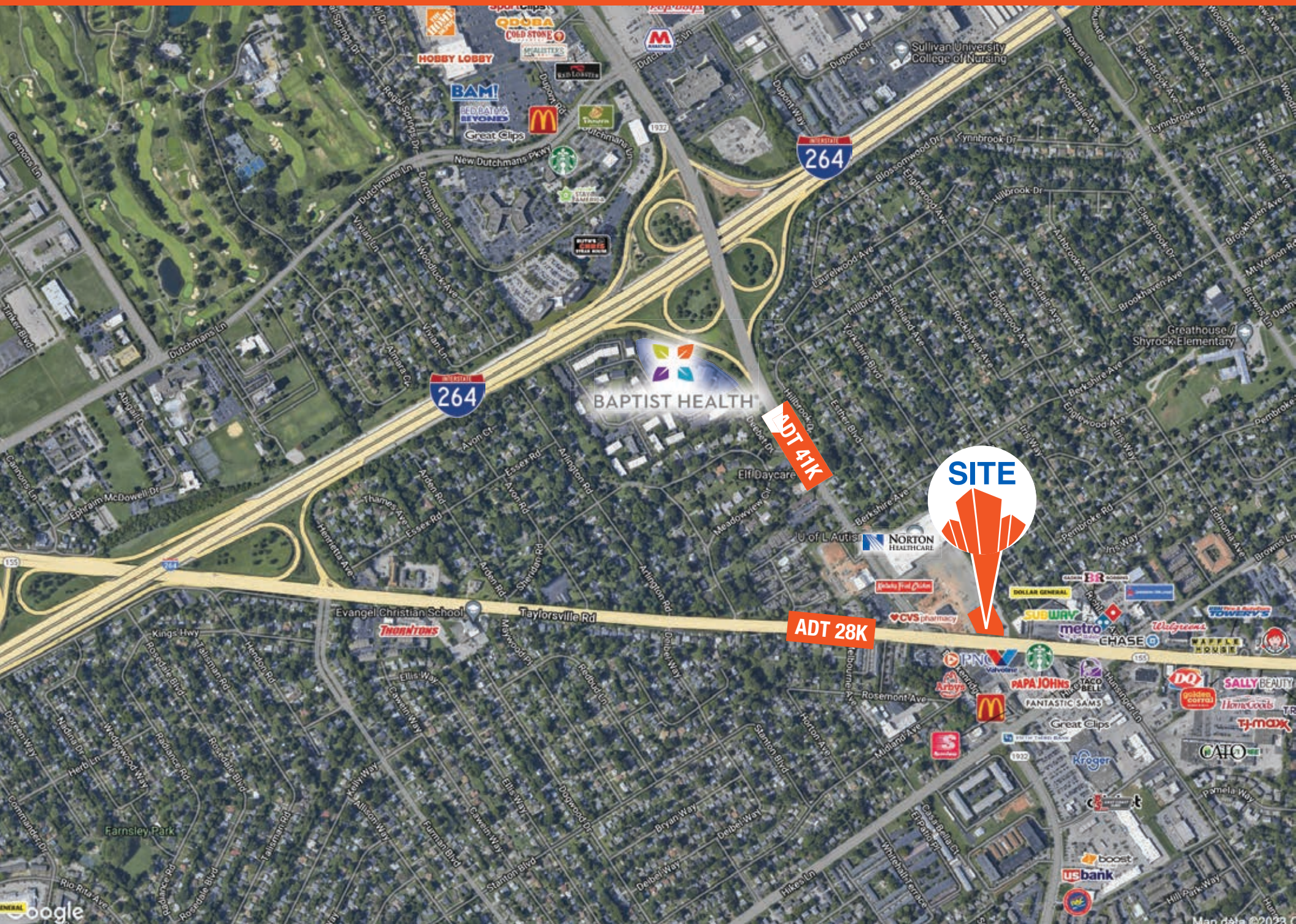
**SITE**

**ADT 28K**

**Taylorville Rd.**



# AERIAL



BAPTIST HEALTH

SITE

ADT 41K

ADT 28K

# PHOTOS



# DEMOGRAPHICS

3909 Taylorsville Rd Louisville, KY 40220	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	13,505	100,296	247,584
2027 Projected Population	13,379	99,234	248,041
2020 Census Population	13,754	101,377	249,018
2010 Census Population	13,893	100,176	243,708
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2022	-0.2%	-	0.1%
2022 Median Age	42.8	40.0	40.0
<b>Households</b>			
2022 Estimated Households	6,156	46,156	110,726
2027 Projected Households	6,040	45,315	110,155
2020 Census Households	6,239	46,422	110,838
2010 Census Households	6,182	45,718	107,916
Projected Annual Growth 2022 to 2027	-0.4%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2022	-	-	0.2%
<b>Race and Ethnicity</b>			
2022 Estimated White	75.8%	71.4%	72.3%
2022 Estimated Black or African American	13.4%	16.2%	15.7%
2022 Estimated Asian or Pacific Islander	3.4%	5.3%	4.5%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2022 Estimated Other Races	7.2%	6.9%	7.3%
2022 Estimated Hispanic	6.5%	6.1%	6.4%
<b>Income</b>			
2022 Estimated Average Household Income	\$87,740	\$89,208	\$96,346
2022 Estimated Median Household Income	\$66,298	\$70,682	\$74,217
2022 Estimated Per Capita Income	\$40,245	\$41,148	\$43,210
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.2%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.4%	3.5%
2022 Estimated High School Graduate	20.9%	20.2%	19.9%
2022 Estimated Some College	21.7%	20.4%	19.8%
2022 Estimated Associates Degree Only	9.8%	8.0%	7.8%
2022 Estimated Bachelors Degree Only	24.2%	27.0%	26.9%
2022 Estimated Graduate Degree	18.2%	18.8%	20.0%
<b>Business</b>			
2022 Estimated Total Businesses	727	5,741	14,444
2022 Estimated Total Employees	8,911	63,212	161,473
2022 Estimated Employee Population per Business	12.3	11.0	11.2
2022 Estimated Residential Population per Business	18.6	17.5	17.1

