



Blankenbaker Crossings Retail Center – 1831 Blankenbaker Pkwy., Louisville, KY 40299

NTS is pleased to present Blankenbaker Crossings Retail, an exciting leasing opportunity at 1831 Blankenbaker Pkwy. This class A retail center offers direct access to I-64 and is in close proximity to I-254 & I-265. Please view our listing and see the information below for more details:

AVAILABILITY

Suite 200 | 1,549 SF

FEATURES

- Current Tenants include Starbucks and Qdoba
- Dynamic trade area with several national retailers, corporate headquarters and ~14 hotels (~1,500 rooms)
- Direct access to I-64 and close proximity to I-265 and I-264
- Free Surface Parking
- Adjacent to the Bluegrass Industrial Park (~35,000 employees)
- Professionally leased and managed by NTS Development Company

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

Tony Fluhr, SIOR, CCIM
Managing Director

502.429.9820
tfluhr@ntscapital.com

Mark Meredith, CCIM
Director

502.429.9827
mmeredith@ntscapital.com

NTS

BUILDING OVERVIEW

SPECIFICATIONS

Type: Class A Retail Center

SF: 7,385

Stories: 1

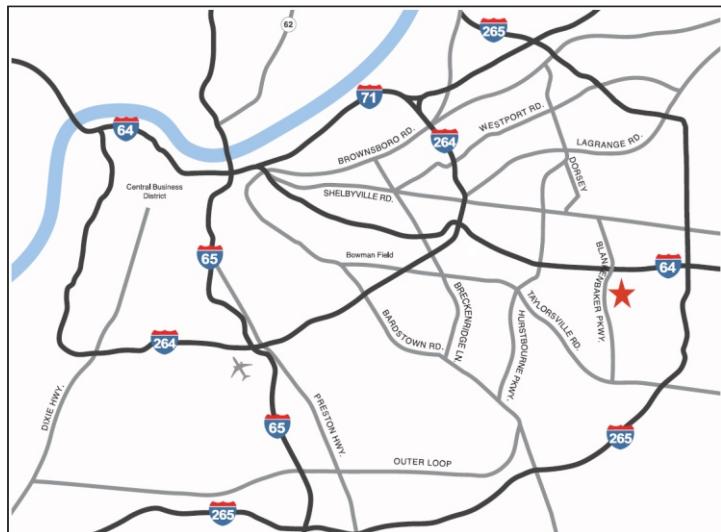
Typical Suite: 1,600 SF

Year Built: 2012

Elevators: N/A

HVAC: Roof Top Units

Parking: Abundant On-Site Parking



Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior sale, lease financing, or withdrawal without notice and to any special conditions imposed by our principal.





DEMOGRAPHICS

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population:	70,778	172,588	352,845
Average HH Income:	\$88,943	\$99,256	\$95,559
Households:	31,221	74,395	154,877
Median Age:	39.1	40.2	39.8

TRAFFIC COUNTS

Blankenbaker Pkwy & Bluegrass Pkwy:
I-64 & Blankenbaker Pkwy:

~52,000 ADT
~92,000 ADT

Source: State of KY

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

Tony Fluhr, SIOR, CCIM
Managing Director

502.429.9820
tfluhr@ntscapital.com

Mark Meredith, CCIM
Director

502.429.9827
mmeredith@ntscapital.com

NTS