

# **NEW!** Proposed Retail

## Power Center *(Coming Soon)*



Preston Highway in Louisville, KY  
Jefferson County

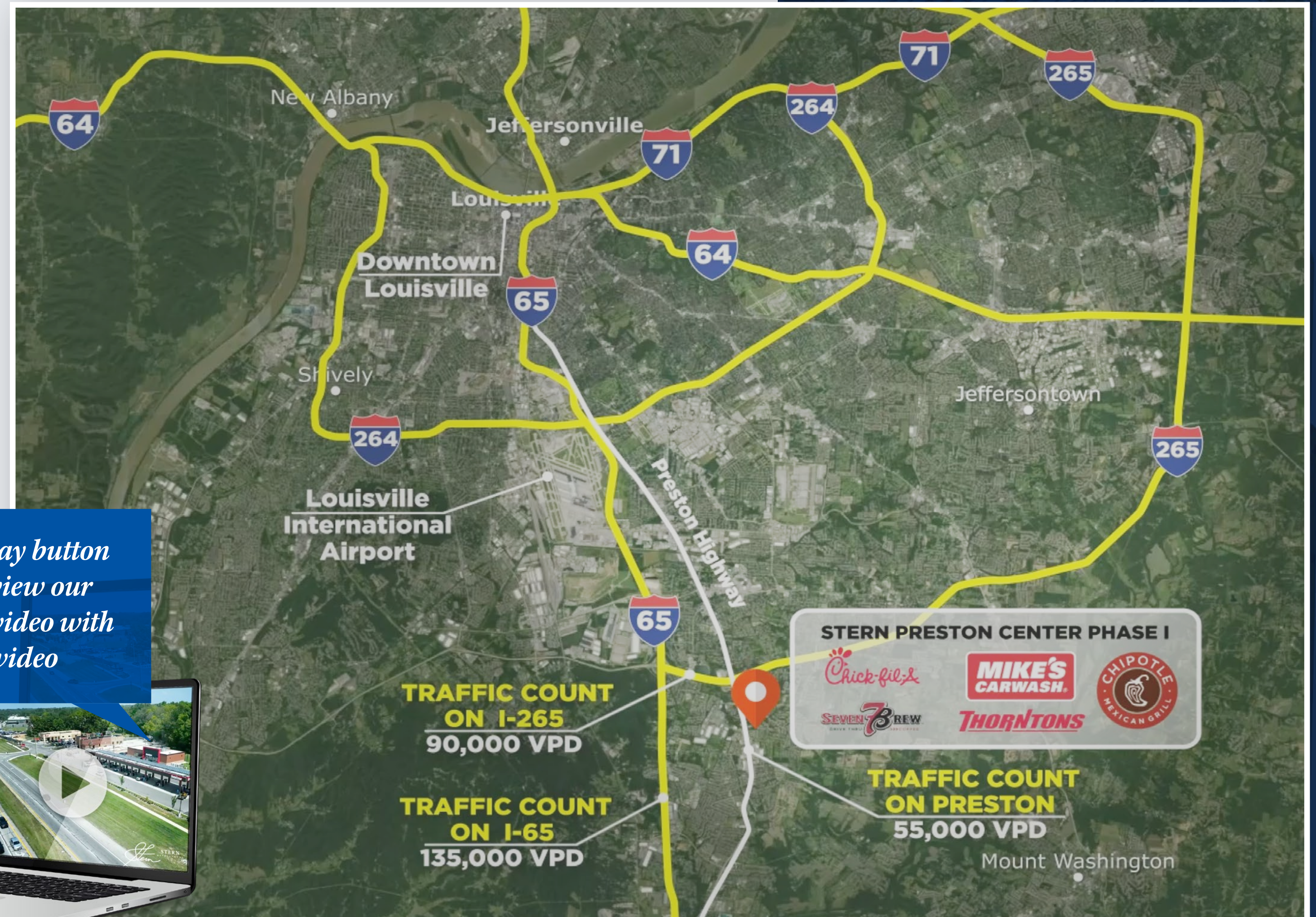
**Project:** +/- 25 acres

**Available:** Anchors, Shops & Outparcels

**Zoning:** C-2, General Commercial

**Pricing:** Call or email for pricing information

*Click the play button  
below to view our  
marketing video with  
aerial video*





STERN  
DEVELOPMENT

Preston Highway



Project Site  
+/- 25 acres

STERN PRESTON  
CENTER PHASE I



Commerce Crossing  
Industrial Park



TRAFFIC COUNT  
ON I-265  
90,000 VPD

TRAFFIC COUNT  
ON I-65  
135,000 VPD



# Project Site Outline

STERN  
DEVELOPMENT

Population of over 50,000  
within 5 minute drivetime and  
extremely strong retail sales (\$2.2B+)  
within 10 minute drivetime.

**Stern Preston Center  
Phase II:  
25 Acre Retail Project  
Coming Soon**

**Outparcel  
Available  
(Up to 2 acres)**



Maple Spring Drive

**Stern Preston Center Phase I**

**Preston Highway 55,000 VPD**

Interchange Drive

	RADIUS		DRIVETIME	
	5 Miles	10 Miles	15 Mins	20 Mins
Population:	128,526	499,953	254,071	509,331
Households:	50,541	205,009	102,780	212,628
Average HH Income:	\$81,366	\$81,366	\$78,990	\$81,158

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# Proposed Site Plan

**Access:** There are 3 access points 1 via Preston Hwy (RI/RO) 1 via Maple Spring Drive (Full Access — Signalized [to be installed]) 1 via Interchange Drive (Full Access - Signalized)

*Only development site with direct access to Preston Highway (a limited access highway)*

VPD (Preston Hwy): Over 55,000

VPD (I-265): 90,000

VPD (I-65): 135,000

**Master Signage :** Available at each signalized intersection

**Available:** Anchor, Co-Anchor, Shops, and Outparcels

**Pricing:** Call or email for pricing information

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LEGEND	Square Feet/Acres
Proposed Grocery	55,000 SF
Proposed Co-Anchor #1	34,061 SF
Proposed Co-Anchor #2	34,061 SF
Retail Building A	1,500-25,200 SF
Retail Building B	2,500-15,000 SF
Retail Building C	1,400-6,300 SF
Outparcel #1	+/-1.5 AC
Outparcel #2	+/-1.25 AC
Outparcel #3	+/- 1.5 AC

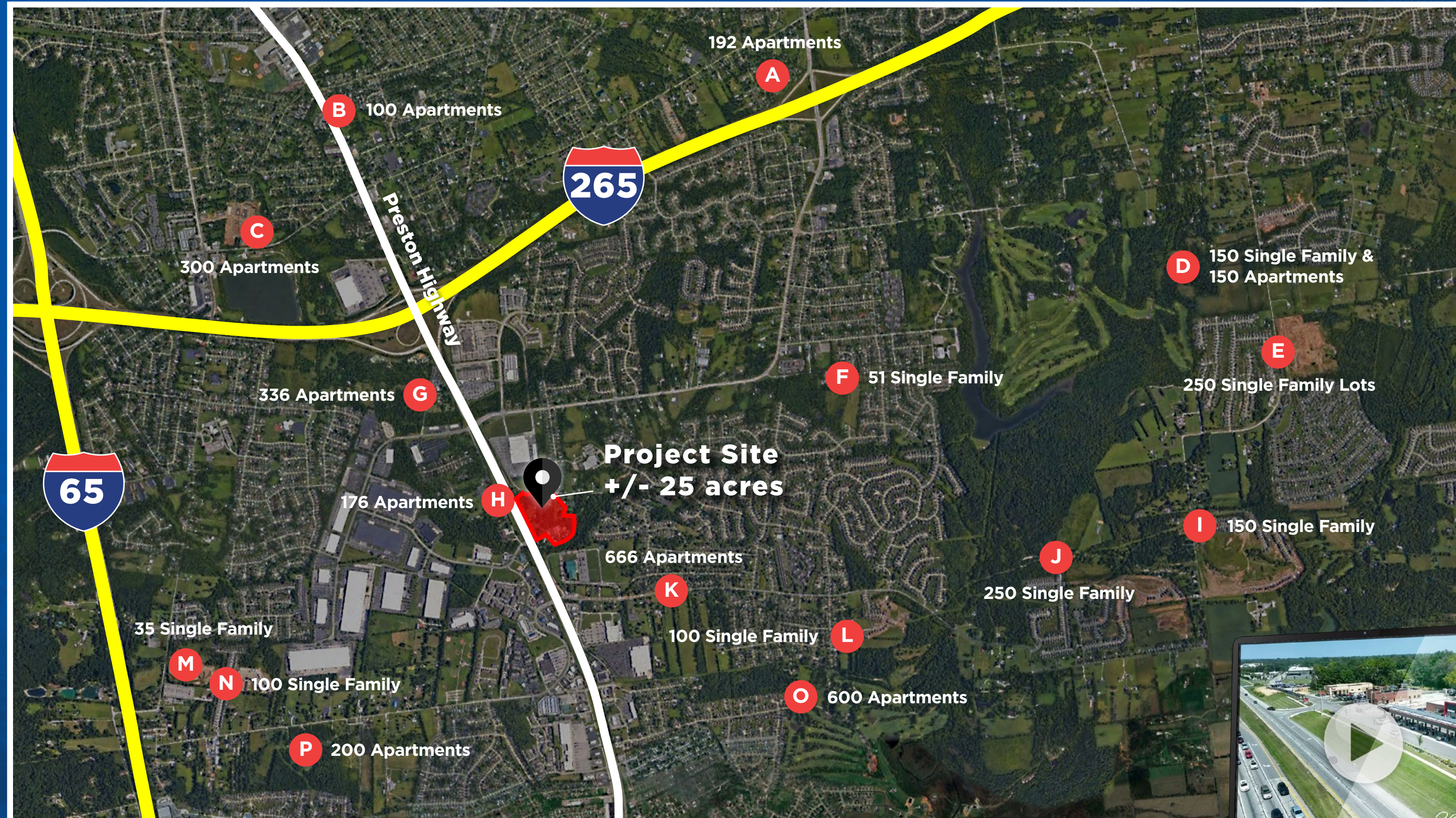


EXCELLENT STREET VISIBILITY FRONTING THE HIGHLY TRAVELED PRESTON (61) HIGHWAY (adjacent to Interstate 265 & Interstate 65)



# Trade Area Experiencing *Explosive* Residential Growth

**STERN**  
DEVELOPMENT



OVER  
**1,000**  
SINGLE FAMILY HOMES  
(IN DEVELOPMENT)



NEARLY  
**3,000**  
NEW APARTMENT UNITS  
(IN DEVELOPMENT)

NEARLY  
**4,000**  
TOTAL RESIDENTIAL UNITS  
(IN DEVELOPMENT)

- |                         |                      |
|-------------------------|----------------------|
| A Smyrna Village        | I 10803 Cedar Crk Rd |
| B 8925 Preston Hwy      | J 7509 Mt Washington |
| C 4011 South Park Rd    | K 5604 Mt Washington |
| D 8300 Cooper Chapel Rd | L 6210 Mt Washington |
| E 10001 Cedar Creek Rd  | M 3603 Chaparral Ct  |
| F Liesure Lane          | N 10505 Blue Lick Rd |
| G 9701 Cooper Church Rd | O 12900 Christman Dr |
| H 10410 Old Preston Hwy | P 4100 Mud Lane      |