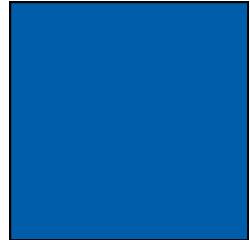


# RETAIL LAND FOR SALE

3409-3411-3415-3419-3421 Taylor Blvd  
1225 Longfield Ave  
Louisville, KY 40215



- Corner parcel and signalized intersection near the 175 acre Churchill Downs, just 0.8 miles from I-264, offering excellent access and visibility in a high-traffic area
- Approximately  $1.66 \pm$  acres (exact size to be determined by survey). Majority of property is paved and striped
- Zoned C-3, R-6 and R-7 with Seller willing to accommodate Buyer completing a zoning change.
- High exposure and ease of access. Strong retail and restaurant potential
- Surrounding area includes a mix of retail, service and residential
- Traffic: 11,593 ADT (2020)
- Additional parcels available including an adjacent residential rental and several non-adjacent residential rental properties can also be included in the sale, creating potential for a larger development footprint. Please inquire about additional parcel addresses.

Rhonda Karageorge, CCIM  
(502) 744-9175  
(502) 379-6003  
rk@ccre.biz

COMMONWEALTH  
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REAL ESTATE

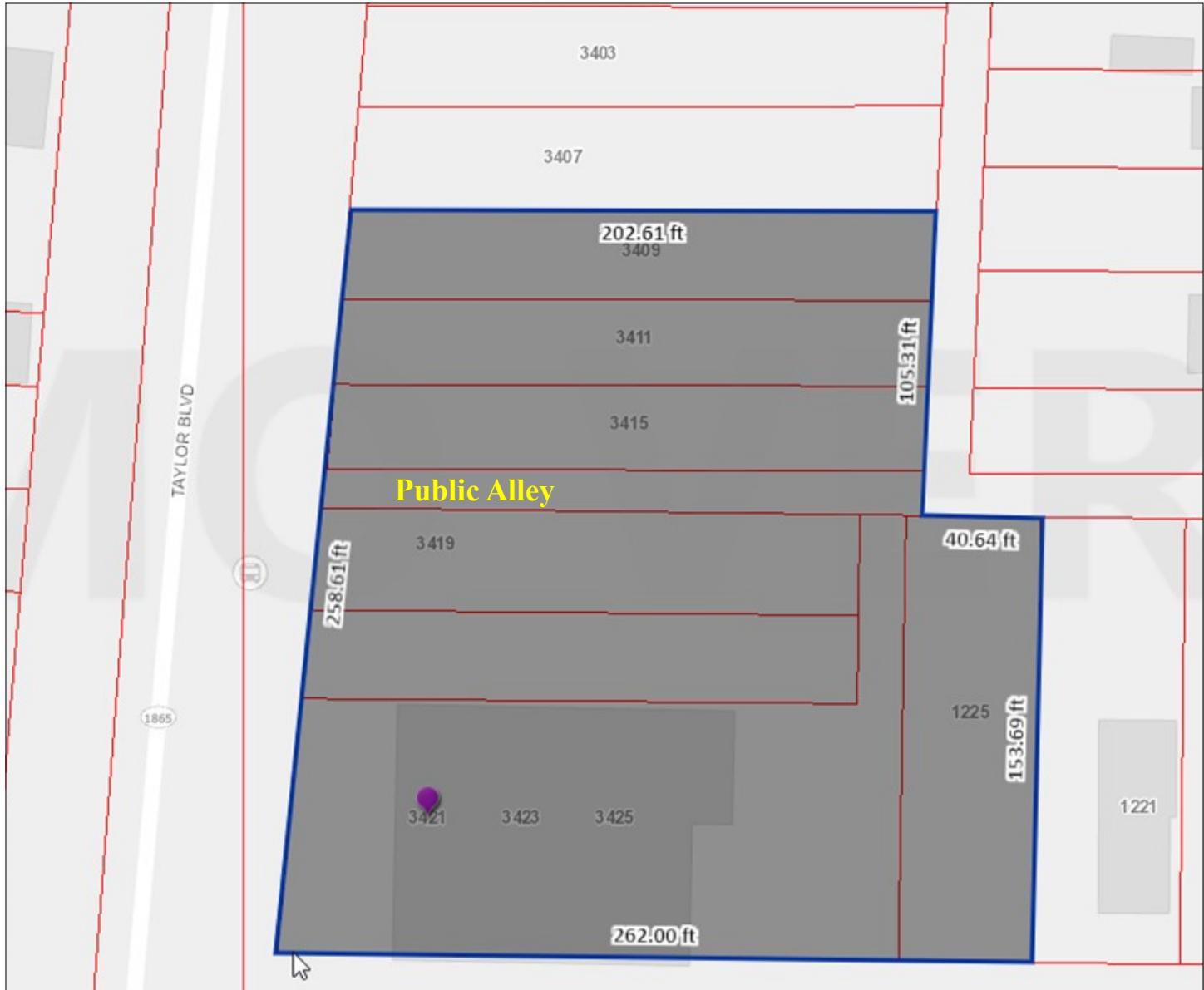
Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299

Phone: (502) 379-6000 | [www.ccre.biz](http://www.ccre.biz) | Licensed in Kentucky and Indiana

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# RETAIL LAND FOR SALE

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