

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 F264, offering excellent access and visibility in a high-traffic area
- Approximately 1.66 ± 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

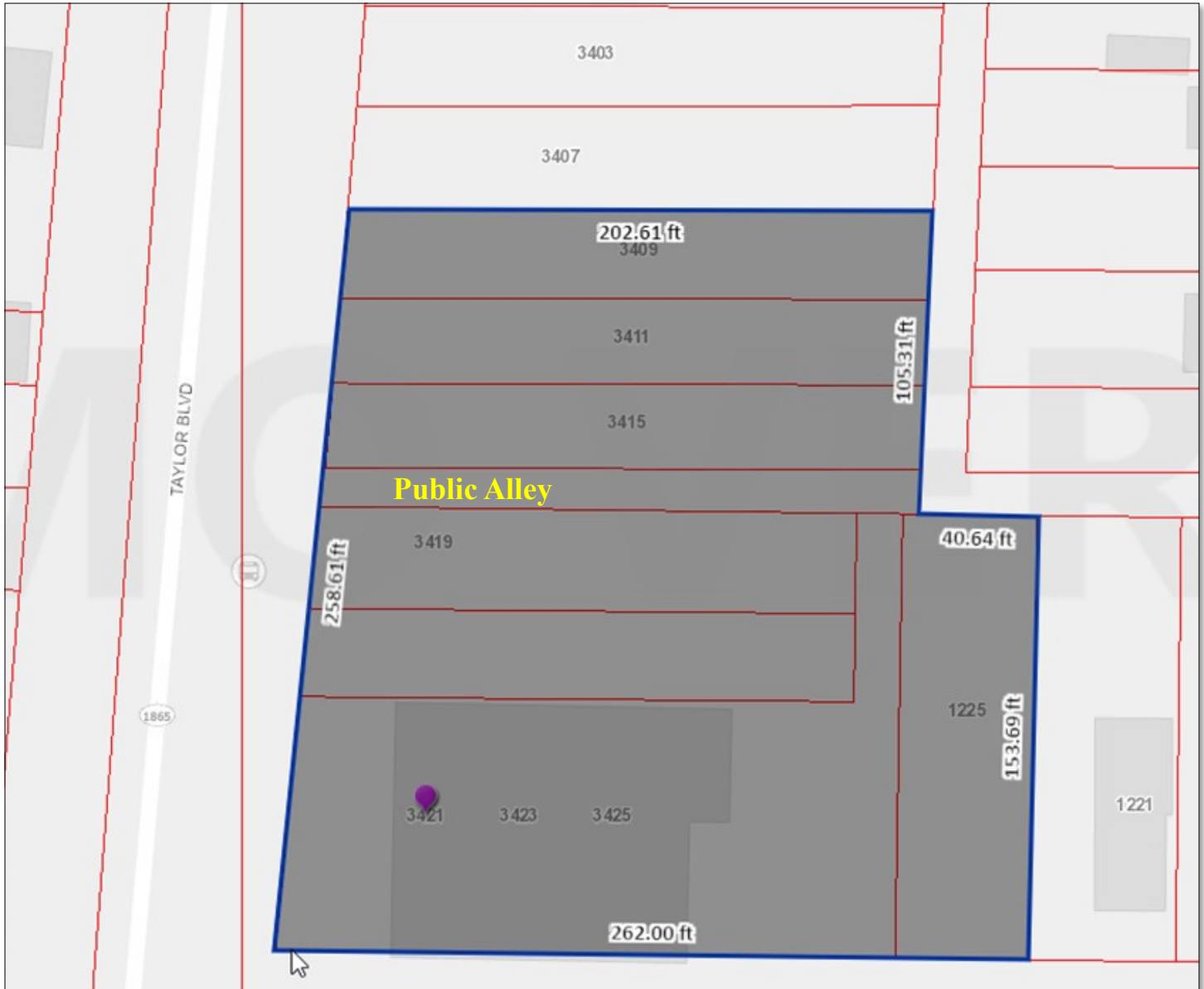
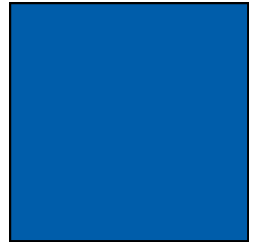
**COMMONWEALTH
COMMERCIAL
REAL ESTATE**

Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky and Indiana

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.

RETAIL LAND FOR SALE

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



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

**COMMONWEALTH
COMMERCIAL
REAL ESTATE**

Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky and Indiana

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.