

RETAIL/OFFICE/MEDICAL/SENIOR CARE

# PRE-LEASING



## CLASS A MIXED-USE

16223 SHELBYVILLE RD





# DEVELOPMENT OVERVIEW

**Located next to the brand new Publix in Eastwood, VPR Properties Business Park** is being developed in a highly sought-after location and will be the only mixed-use development in the immediate area. It is surrounded by recently constructed residential neighborhoods and will be the go-to center of choice. The current plan will offer four office buildings totaling 28,160 square feet, a 33,600 square foot medical office building, a 33,600-square-foot elder care facility, and two retail buildings totaling 28,800 square feet. In total, the business park will house 124,160 square feet on 11.4 acres.



<b>OFFICE</b>	<b>28,160 SF</b>
<b>MEDICAL</b>	<b>33,600 SF</b>
<b>ELDER CARE</b>	<b>33,600 SF</b>
<b>RETAIL</b>	<b>28,800 SF</b>
<b>TOTAL</b>	<b>124,160 SF</b>

# THE POSSIBILITIES



All photos and renderings in this brochure are for illustrative purposes only. Actual structures may be different. Architectural plans are yet to be determined. Lease will be contingent on re-zoning being approved.



# THE SURROUNDING AREA



ANCHORAGE  
MIDDLETOWN  
LAKE FOREST  
BECKLEY WOODS

POLO FIELDS  
PERSIMMON RIDGE  
PEWEE VALLEY  
CRESTWOOD



SHELBYVILLE RD

SIMPSONVILLE  
SHELBYVILLE



# DEMOGRAPHIC STATISTICS



PROXIMITY	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,211	17,467	52,145
MEDIAN AGE	42.2	42	40.8
HOUSEHOLDS	777	6,241	19,562

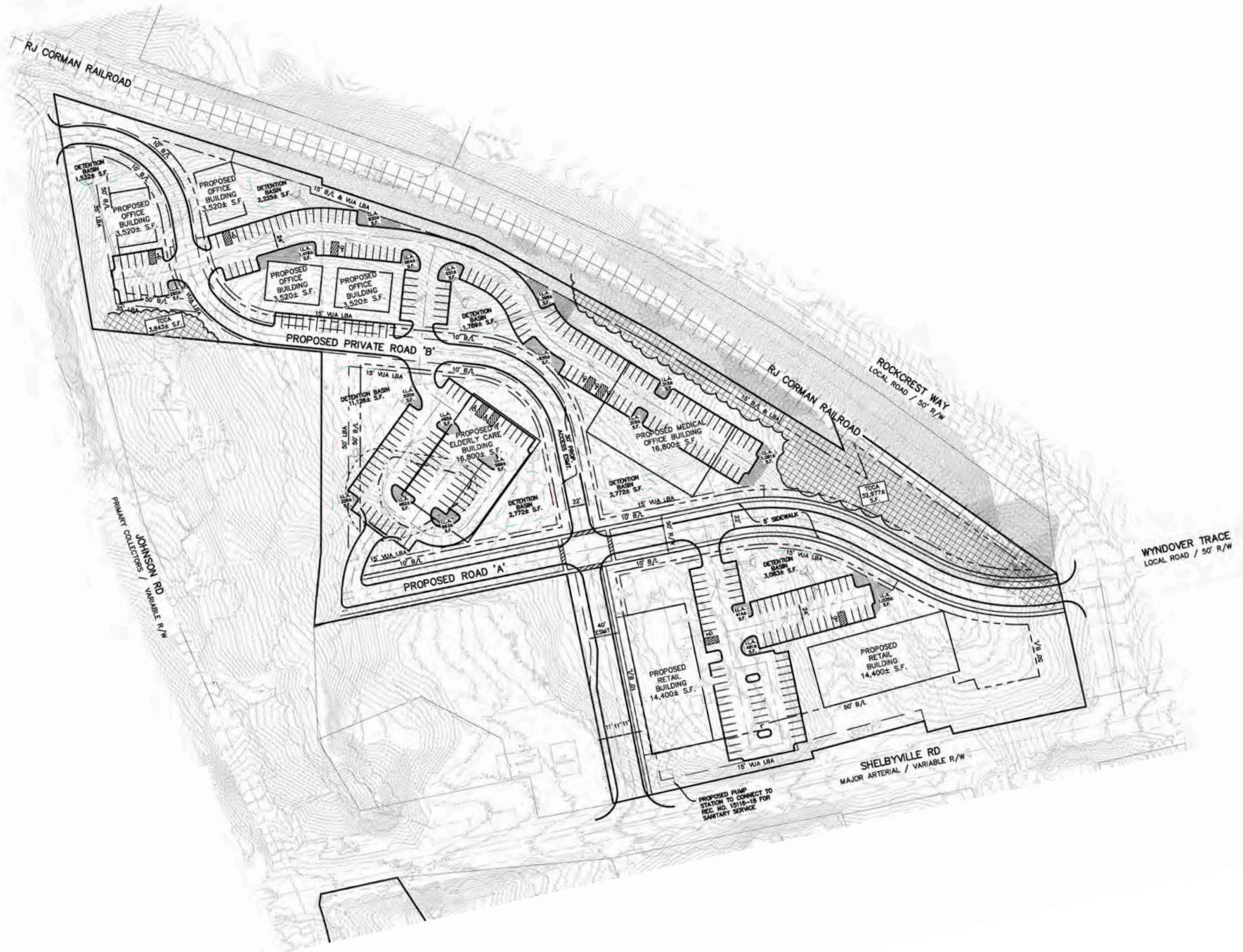
**DAILY TRAFFIC COUNT: 12,288**







# THE PROPOSED DEVELOPMENT



# CONTACT US WITH INQUIRIES TODAY



**Brigitte Owens**  
*Senior Associate*

**502-387-1957**  
**brigitte@prgproperty.com**

As a seasoned investor with expertise in all asset classes, Brigitte understands the wants and desires of both the seller and buyer. She treats each transaction as an opportunity to build long-term relationships with clients by keeping them abreast of the ever-changing commercial market. It's always her goal to treat every property as it was her own by understanding the uniqueness of each client she represents. Brigitte believes, "Good realtors can sell very desirable properties but only great realtors can sell those tough properties." Brigitte puts in the work each day to be a great realtor! She is a member of the Greater Louisville Association of Realtors and is Chairperson-Elect for the Global sub-committee. In addition, she is a member of Women in Commercial Real Estate, Kentucky Real Estate Exchange, and the Kentucky CCIM (Certified Commercial Investment).

A native of Memphis, Tennessee, she has been in Louisville for almost 25 years and considers it home. She and her husband raised both of their children in East Louisville. She is very involved in the community, serves on the Board of Directors for the Urban League, and is active in her church Green Castle Baptist Church.

Brigitte received her BA from Spelman College. She received her Master's Degree from the University of Memphis and her Doctorate from the University of Alabama at Birmingham. Brigitte spent over 20 years as an elementary school principal. Most recently, she was principal of Stopher Elementary in Middletown, KY.



**Jon Fairfield**  
*Associate*

**502-442-9397**  
**jon@prgproperty.com**

Jon works in all asset classes in both sales and leasing. He offers his clients and relationships a wealth of experience and business acumen. He embodies strong communication skills, marketing prowess and appreciation for long-term relationship building. Prior to joining PRG, he spent over 25 years as a high-level executive at renowned advertising and branding agencies where he created, led and supervised comprehensive campaigns. This has given him a unique understanding of multiple industries and the challenges they face, and he has leveraged those experiences to better serve his clients. Jon is a member of the National Association of Realtors, the Greater Louisville Association of Realtors, KREE (Kentucky Real Estate Exchangors) and a CCIM Baumgardner Scholarship recipient.

Jon is a big believer in giving back to the community. He served for three years on the board of directors for the Coalition for the Homeless and has been involved in projects for St. John Center, Center for Women and Families, Center for Nonprofit Excellence, Trees Louisville, Evolve502, and many others. He has also served on boards and committees of the American Advertising Federation Louisville and the AIGA (American Institute of Graphic Arts).

Jon is a Louisville native, attended Anchorage School, Eastern High School, and is a graduate of Central Michigan University. He resides in Middletown with his wife, two children and Golden Retriever Levi.





**PRG**  
COMMERCIAL PROPERTY ADVISORS

---

**PRGPROPERTY.COM**  
**502-365-3840**