



New Cut Rd. Land

5862 New Cut Rd., Louisville, KY 40214



Offering Summary

Sale Price:	\$1,024,000
Available SF:	
Price / Acre:	\$487,619
Cap Rate:	0.0%
NOI:	\$0
Zoning:	R-4
Market:	Louisville
Traffic Count:	20,200

Property Overview

Ideally suited for retail/medical development currently zoned R-4

Property Highlights

- 2.10 +/- acres
- Located next to Newly developed Taco Bell.
- Ideally suited for retail/medical
- \$1,024,000 for the 2.10 acres
- Owner is selling property contingent upon buyer obtaining rezoning for its intended use.
- Owner may consider a ground lease.

EXCLUSIVELY MARKETING BY

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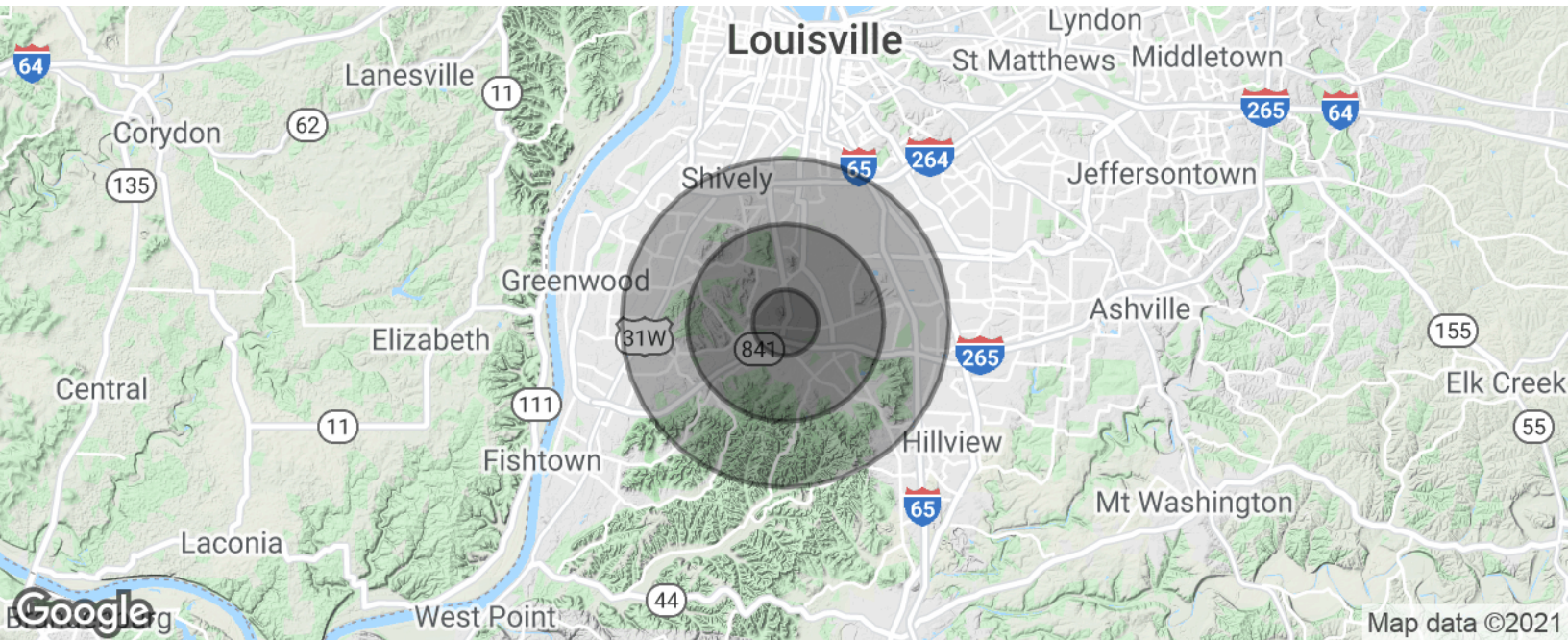


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Population	1 Mile	3 Miles	5 Miles
Total Population	8,651	46,148	122,031
Average age	37.8	38.4	37.3
Average age (Male)	32.1	34.9	35.3
Average age (Female)	41.9	40.7	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,369	18,516	49,365
# of persons per HH	2.6	2.5	2.5
Average HH income	\$49,106	\$49,942	\$46,414
Average house value		\$126,649	\$132,852

* Demographic data derived from 2010 US Census

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