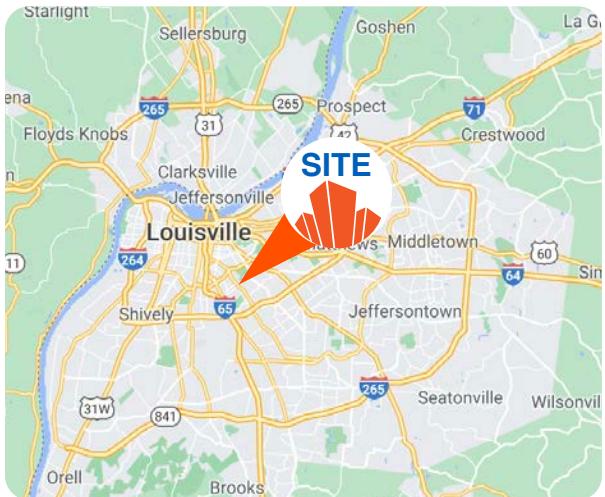




RETAIL SPACE (W/ DRIVE-THRU) FOR LEASE

3009 Poplar Level Rd | Louisville, KY 40213



LEASE \$30/SF NNN 2,270 SF - END CAP

- Located directly off Poplar Level Rd, with traffic counts exceeding 20,000 vehicles daily
- Part of the Villages of Audubon shopping center, with co-tenants like Norton Audubon Hospital, Norton Immediate Care, Jersey Mike's, Qdoba, Chili's, Taco Bell and Panera
- Drive-Thru available along with outside patio space
- Adaptable space to accommodate diverse business needs
- Built in 2007
- Zoned C1

MICHAEL TABOR

JUSTIN BAKER

PHIL RADCLIFF

MTABOR@TRIOCPG.COM

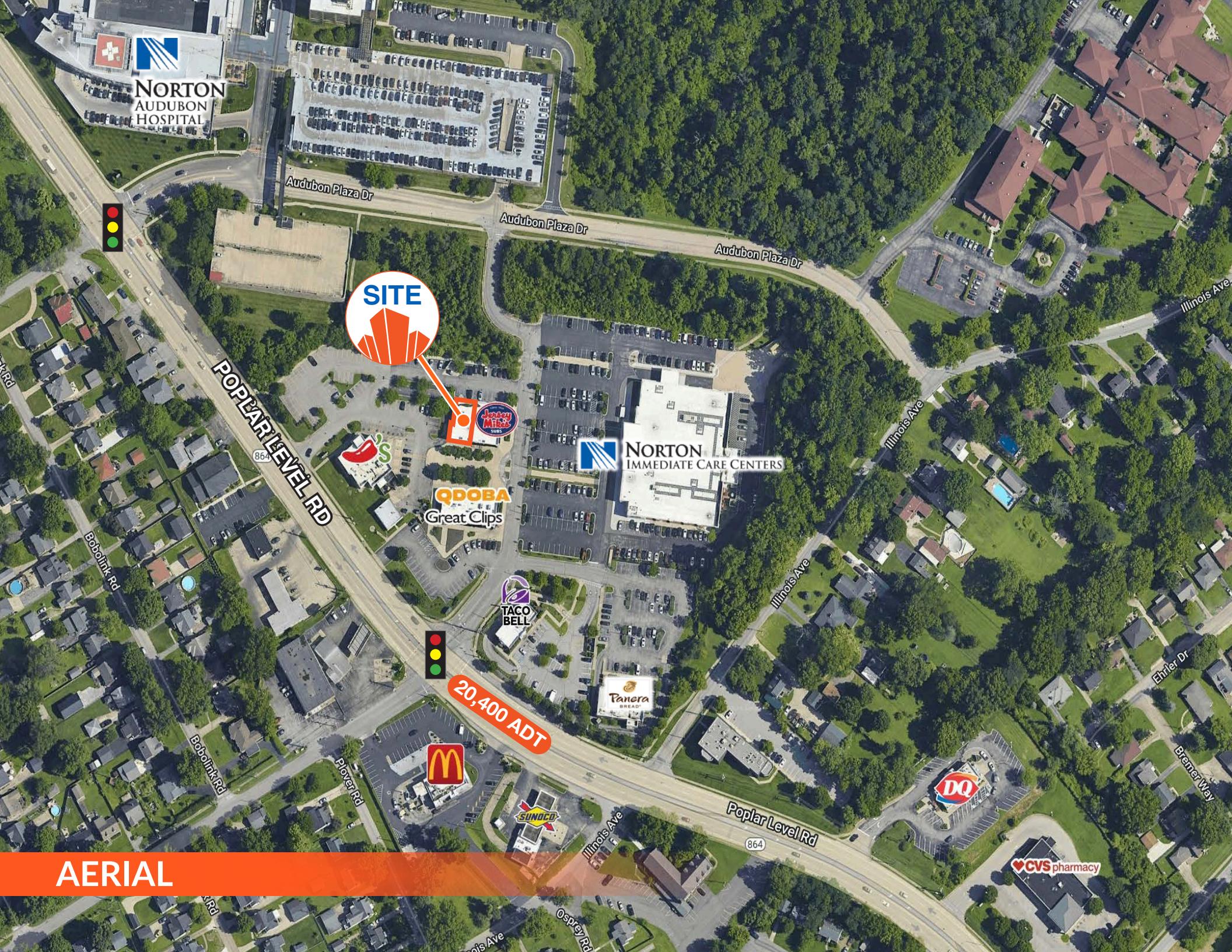
JBAKER@TRIOCPG.COM

PRADCLIFF@TRIOCPG.COM

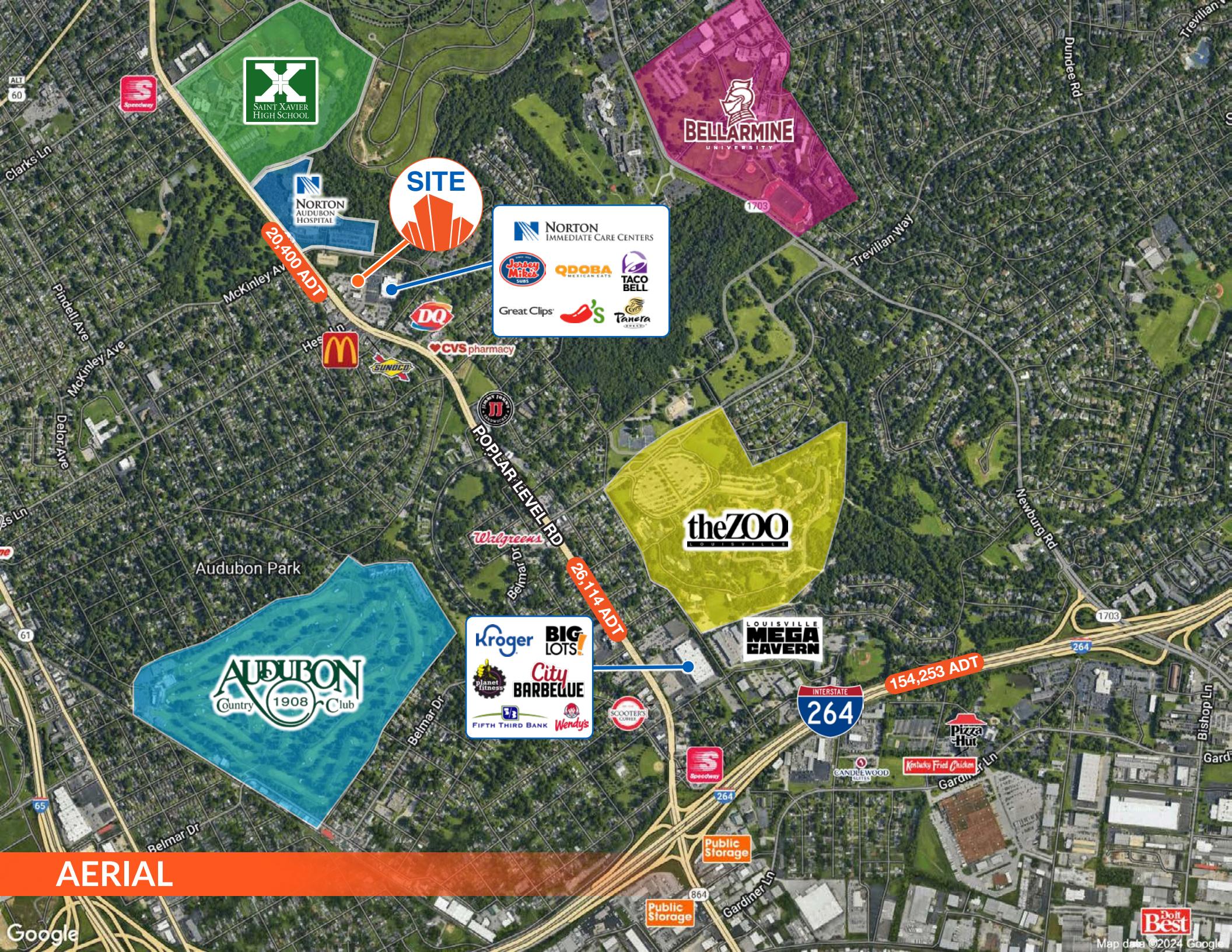
(502) 454-4557

(502) 454-0911

(502) 454-5611



AE
RIAL

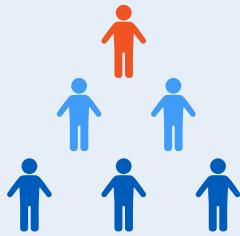


PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,887**
3 MILES **105,614**
5 MILES **269,386**

HOUSEHOLDS



1 MILE **4,261**
3 MILES **49,632**
5 MILES **120,602**

BUSINESSES



1 MILE **350**
3 MILES **6,293**
5 MILES **15,483**

EMPLOYEES



1 MILE **3,476**
3 MILES **73,935**
5 MILES **177,459**

MEDIAN HOUSEHOLD INCOME



1 MILE

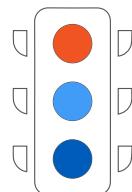


3 MILES



5 MILES

TRAFFIC COUNTS



POPLAR LEVEL RD
20,400 ADT



3009 Poplar Level Rd | Louisville, KY 40213



MICHAEL TABOR

PARTNER

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