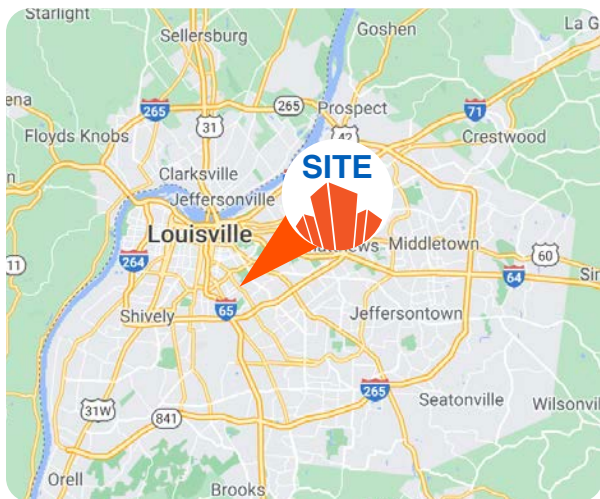




## RETAIL SPACE (W/DRIVE-THRU) FOR LEASE

3009 Poplar Level Rd | Louisville, KY 40213



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

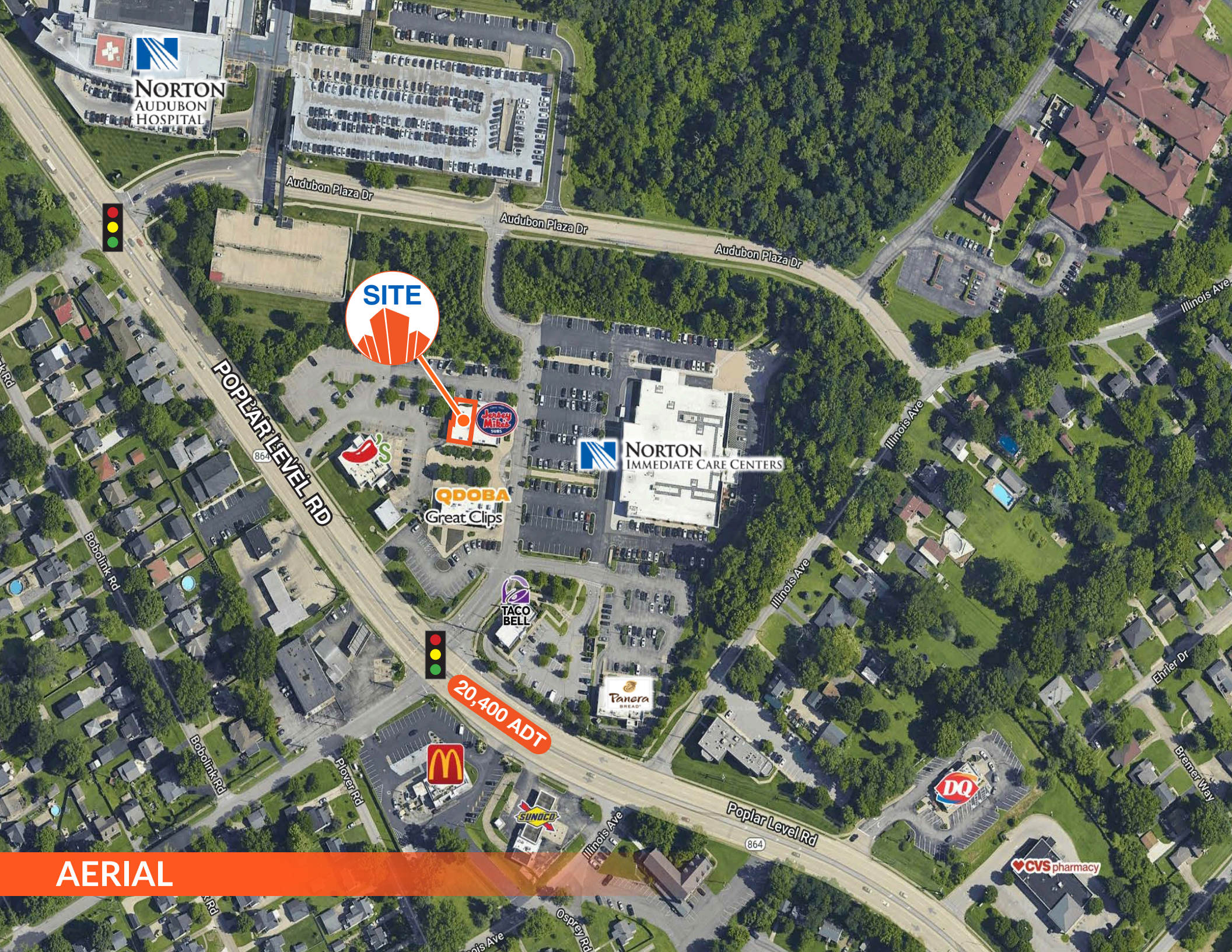
- Located directly off Poplar Level Rd, with traffic counts exceeding 20,000 vehicles daily
- Part of the Villages of Audubon shopping center, with co-tenants like Norton Audubon Hospital, Norton Immediate Care, Jersey Mike's, Qdoba, Chili's, Taco Bell and Panera
- Drive-Thru available along with outside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

**MICHAEL TABOR**  
**JUSTIN BAKER**  
**PHIL RADCLIFF**

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JBAKER@TRIOCPG.COM  
PRADCLIFF@TRIOCPG.COM

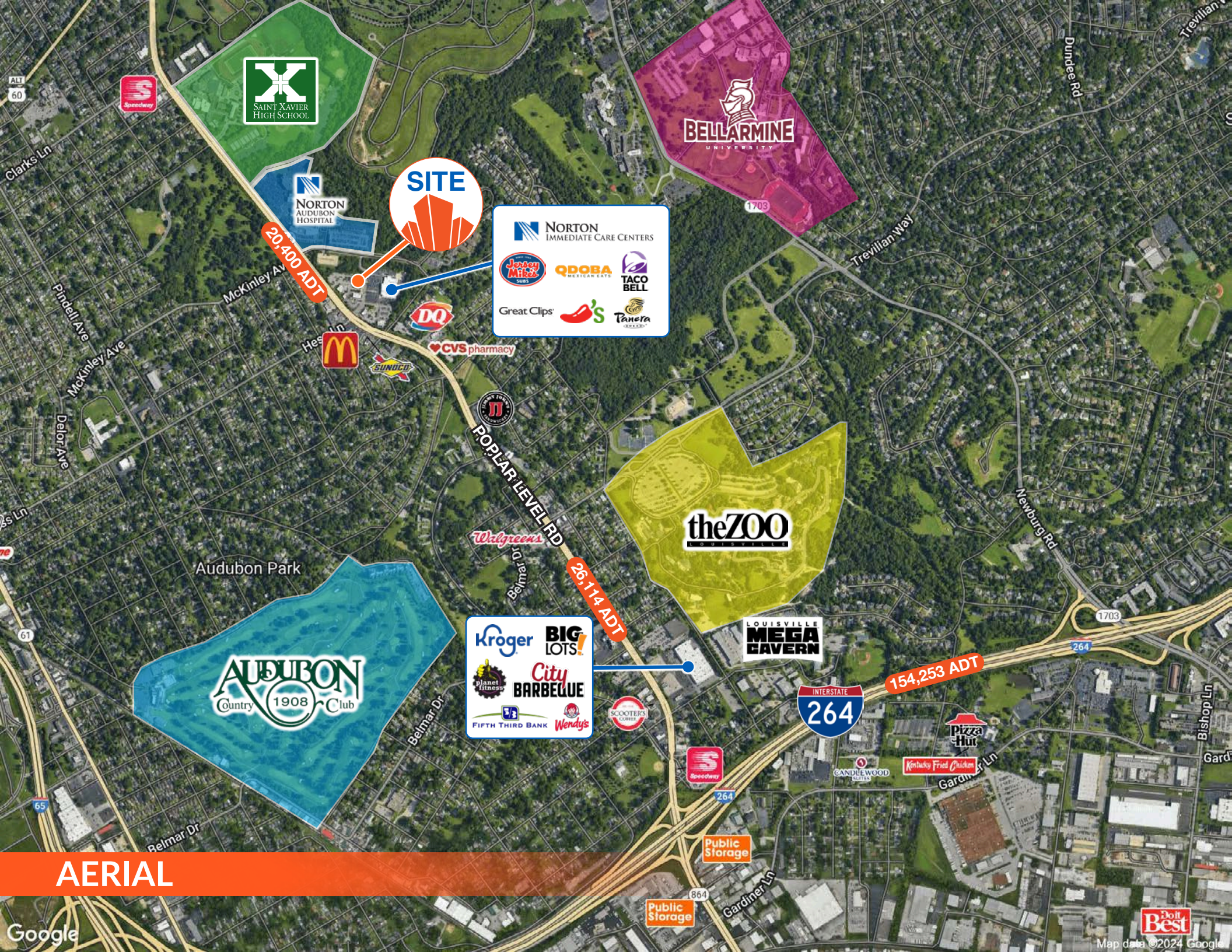
(502) 454-4557  
(502) 454-0911  
(502) 454-5611





AERIAL





# AERIAL

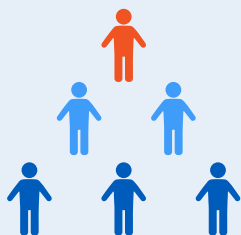


# PHOTOS



# 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



## TRAFFIC COUNTS





**3009 Poplar Level Rd** | Louisville, KY 40213



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