

PROPOSAL

105 East Hill Street

105 EAST HILL STREET

Louisville, KY 40217

PRESENTED BY:

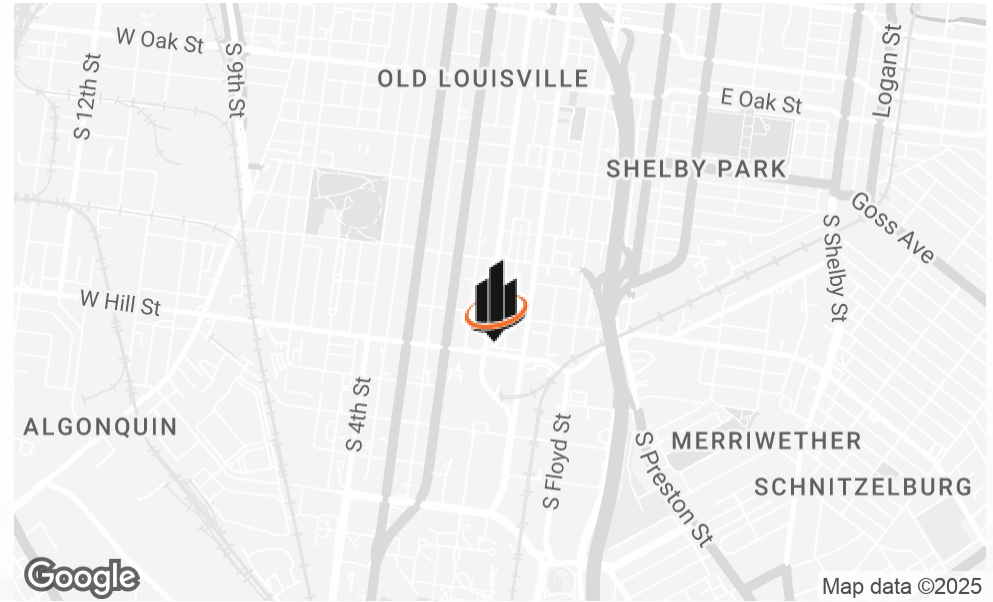
BILL MENISH

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bill.menish@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Sells to the Highest Bidder Above \$550,000!
NUMBER OF UNITS:	1
LOT SIZE:	0.08 Acres
BUILDING SIZE:	2,805 SF

PROPERTY DESCRIPTION

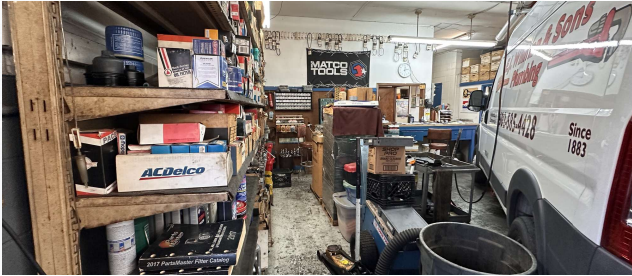
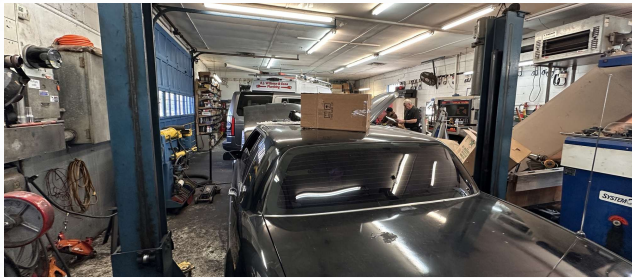
Published Reserve Auction, Online January 31st to February 6th. Sells to the highest bidder above \$550,000!

Introducing 105 East Hill Street, a prime investment opportunity in the heart of Louisville, KY, near the beautiful U of L Campus. This 3,150 SF building boasts versatile space suitable for retail or vehicle-related enterprises. With a zoning classification of TNZD, the property offers incredible visibility in the dynamic Louisville market.

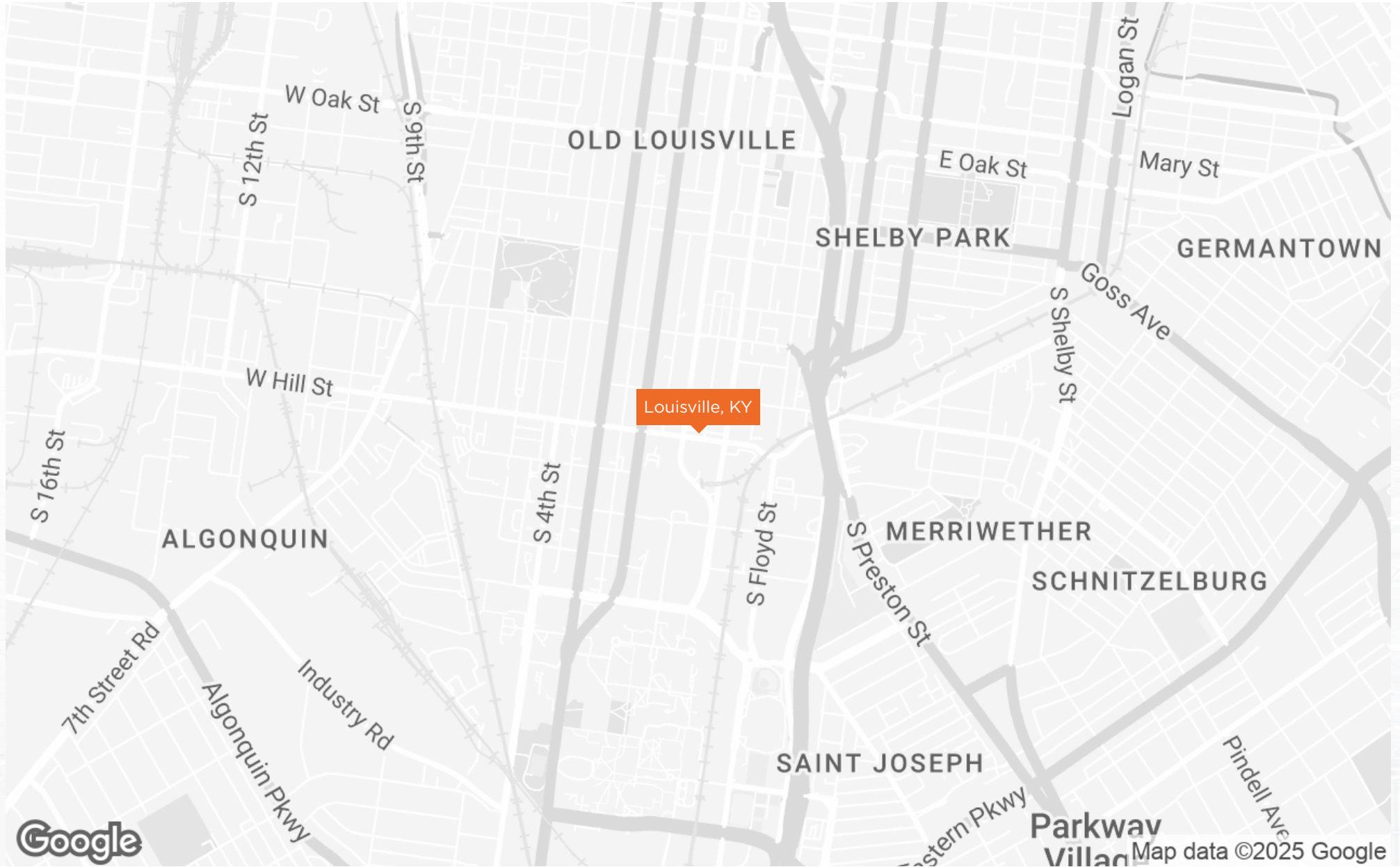
The current use is an auto repair business. If the buyer wishes to continue in auto repair, the property can be sold with multiple automobile lifts, compressor and other auto related machinery and equipment.

A published reserve auction means that as soon as we achieve the opening bid of \$550,000, the property will sell and if that is the only bid we receive, then that is the winning bid.

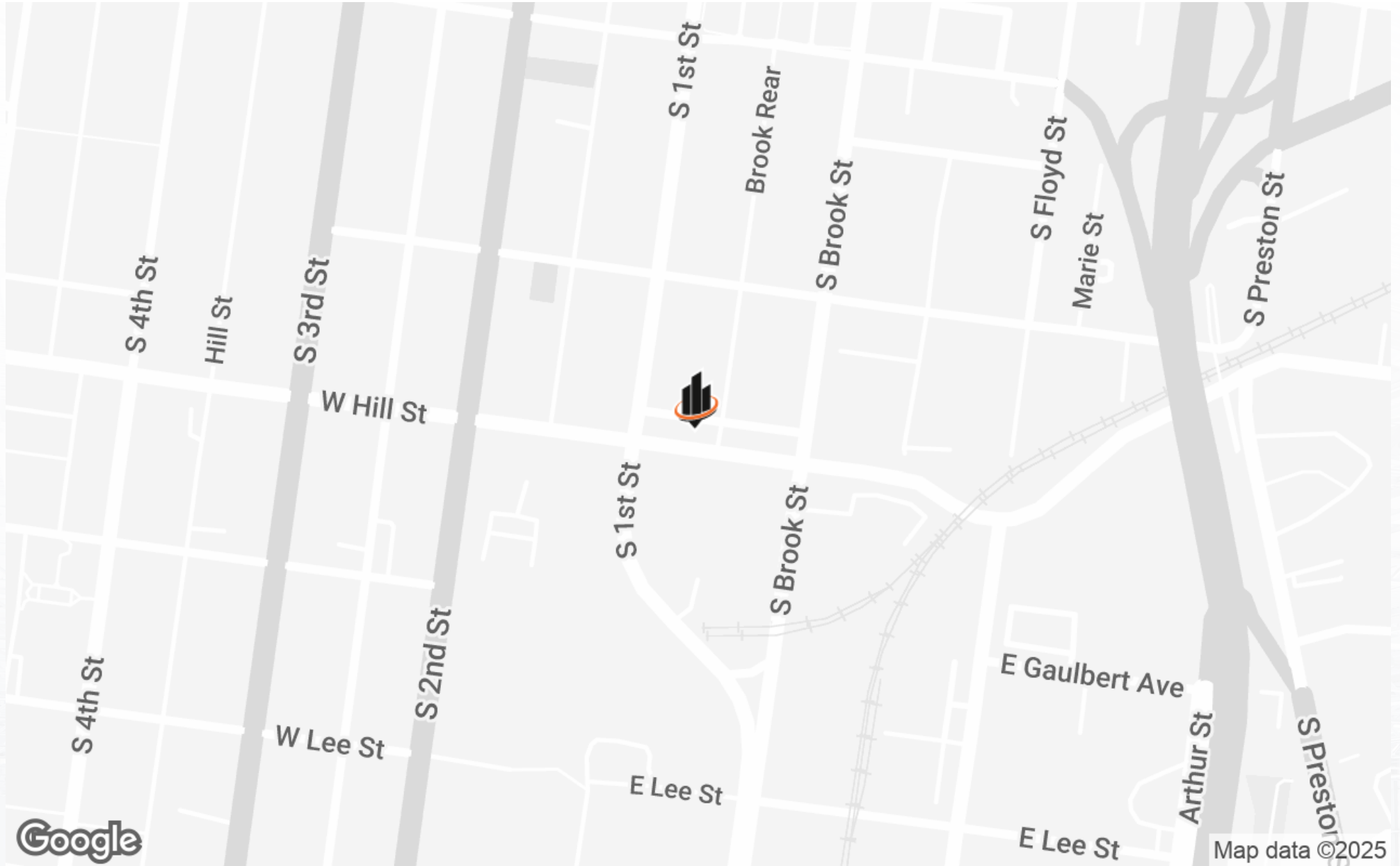
ADDITIONAL PHOTOS



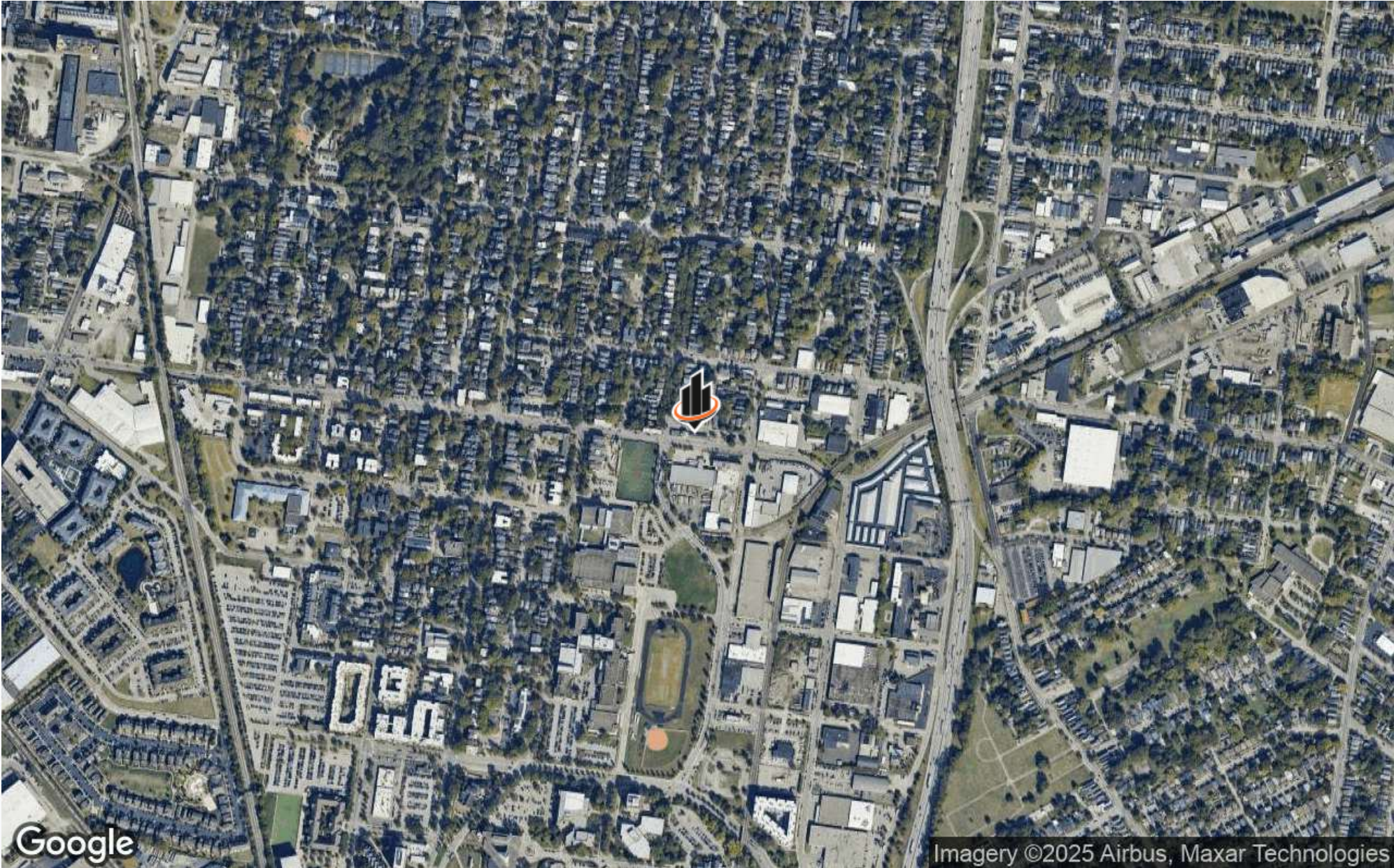
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

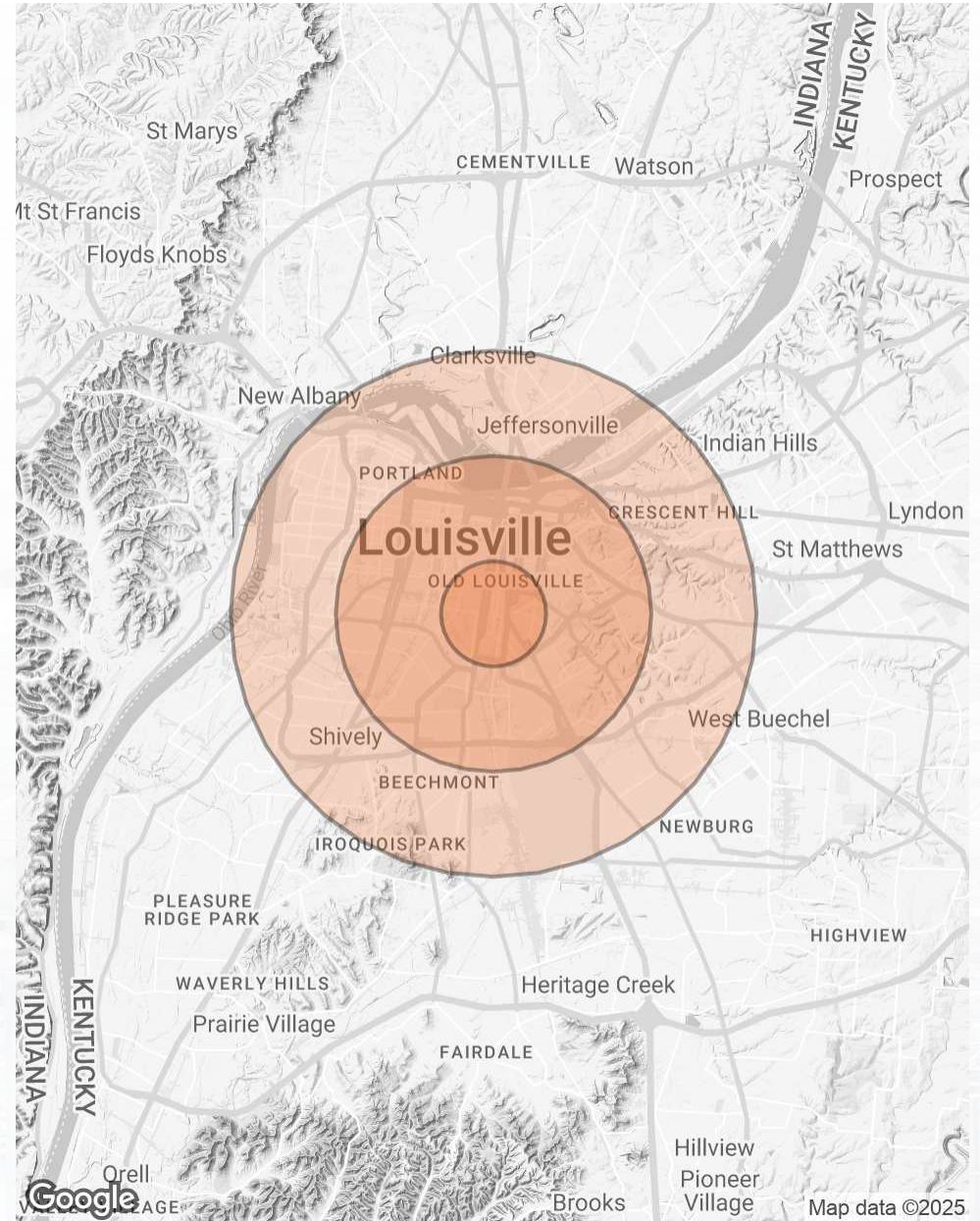
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,603	119,142	259,452
AVERAGE AGE	34	39	39
AVERAGE AGE (MALE)	35	38	38
AVERAGE AGE (FEMALE)	34	39	40

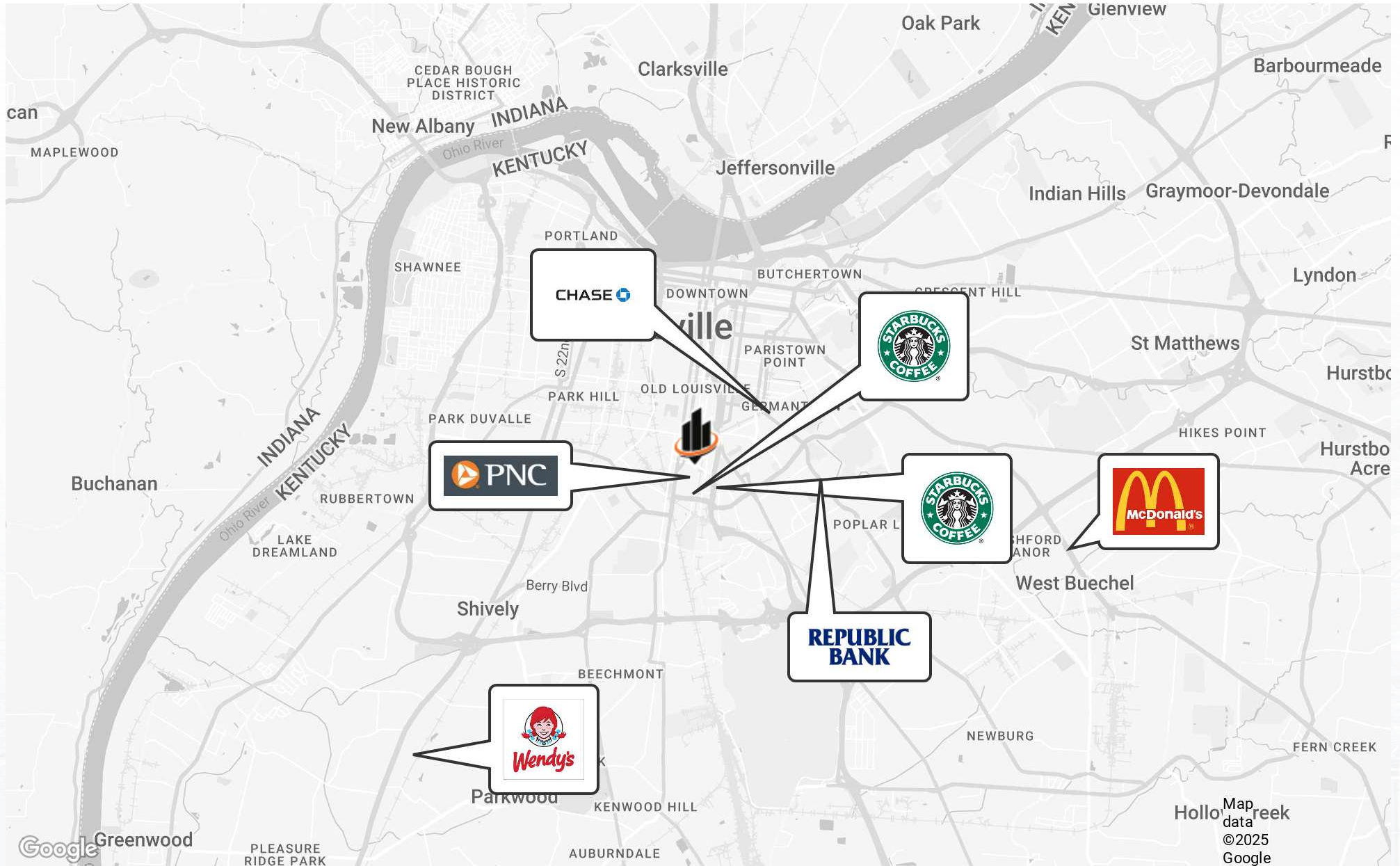
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	10,965	54,055	114,579
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$50,705	\$62,757	\$68,912
AVERAGE HOUSE VALUE	\$378,280	\$261,474	\$255,501

Demographics data derived from AlphaMap



RETAILER MAP



ADVISOR BIO 1



BILL MENISH

Managing Director

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PROFESSIONAL BACKGROUND

Bill Menish is the Owner and Managing Director of SVN Menish Commercial Real Estate in Louisville, Kentucky serving Central Kentucky and Southern Indiana.

Bill is also a founding member of the SVN Auction Services, national platform.

In 2018, Bill was named one of the “20 People to Know in Real Estate” by Louisville Business First. Bill specializes in aggressive marketing of commercial real estate leasing and listings.

Bill began his career in Commercial Real Estate in 2008, but he has been around real estate sales his whole life as Bill’s parents were co-owners of Dollens / Menish Realty in Greenwood, Indiana.

Bill uses his talents acquired through a successful 20-year career as a television broadcaster, where he received 15 Emmys and the prestigious Edward R. Murrow award among others, to communicate, inform, even entertain his auction audiences. Bill brought those talents to SVN Premier CRE & Auctions by creating an in-house video production department to produce video promotional materials including Drone Video Production and Matterport Productions. Those videos tell the stories of the properties being sold to inspire buyers to attend and bid at his real estate auctions.

Bill is a graduate of Ball State University with a BS in Telecommunications.

Bill Menish
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.