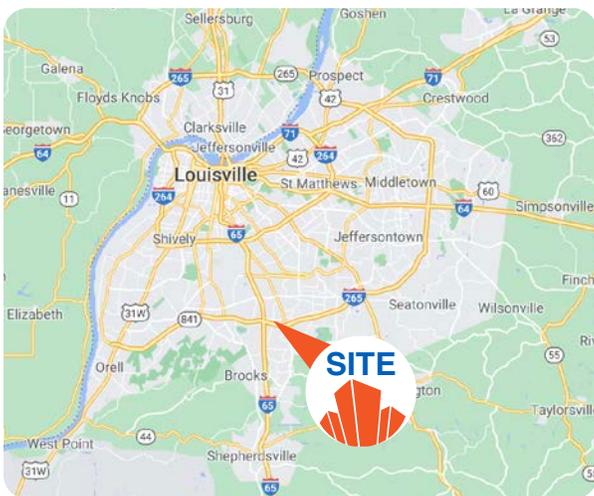




RETAIL BUILDING FOR SALE

9201 Blue Lick Rd | Louisville, KY 40229



SALE PRICE: \$1,400,000

8,810± SF / 5.74± ACRES

- Industrial/Warehouse property with **8,810 ± SF** total building area.
- Consists of **two buildings**:
 - Building 1 – approx. **6,810 SF**
 - Building 2 – approx. **2,000 SF**
- **Five drive-in doors** providing functional loading access.
- Situated on **5.74 ± acres** with an **outdoor parking/fenced yard area**.
- Located just **1.1 miles to I-265** and **2.5 miles to I-65**, offering strong regional connectivity.
- **Zoning is C-2**, supporting a range of commercial/industrial uses subject to local code.

JUSTIN BAKER, SIOR
SETH EDENS, SIOR

JBAKER@TRIOCPG.COM
SEEDENS@TRIOCPG.COM

(502) 454-0911
(502) 553-4180



AERIAL



DOLLAR GENERAL

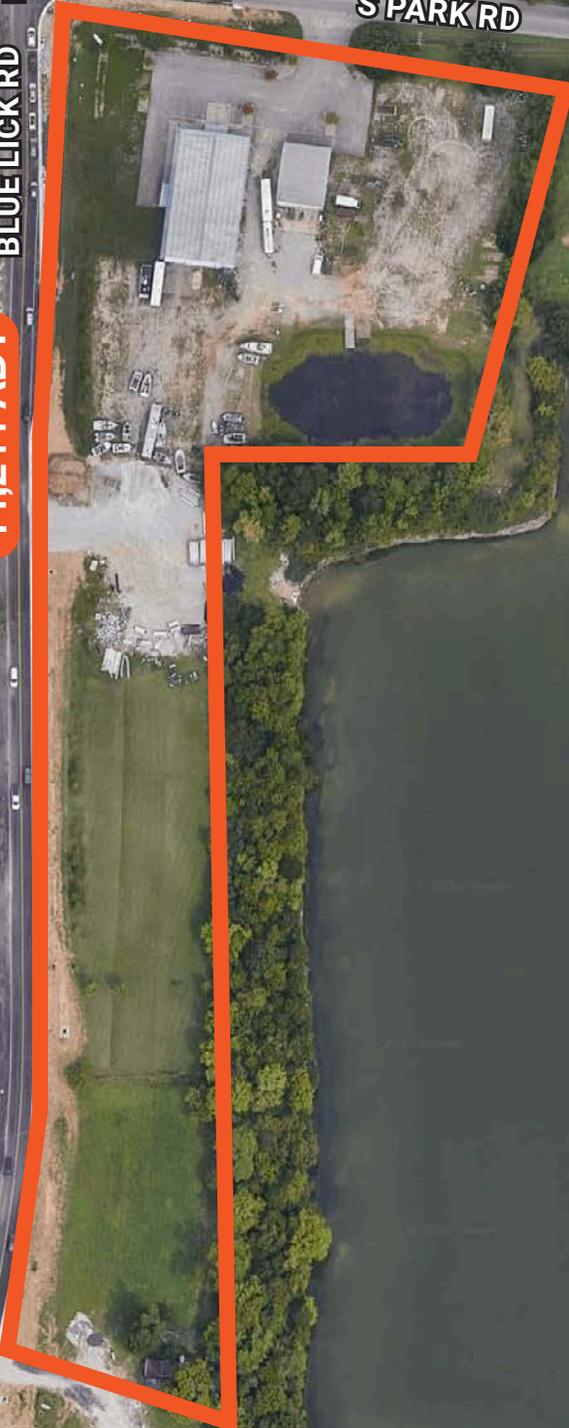


BLUE LICK RD

S PARK RD

14,244 ADT

8,677 ADT



AERIAL

INTERSTATE
65

164,332 ADT

INTERSTATE
KENTUCKY
265

GENE SNYDER FWY
92,096 ADT

BLUE LICK RD

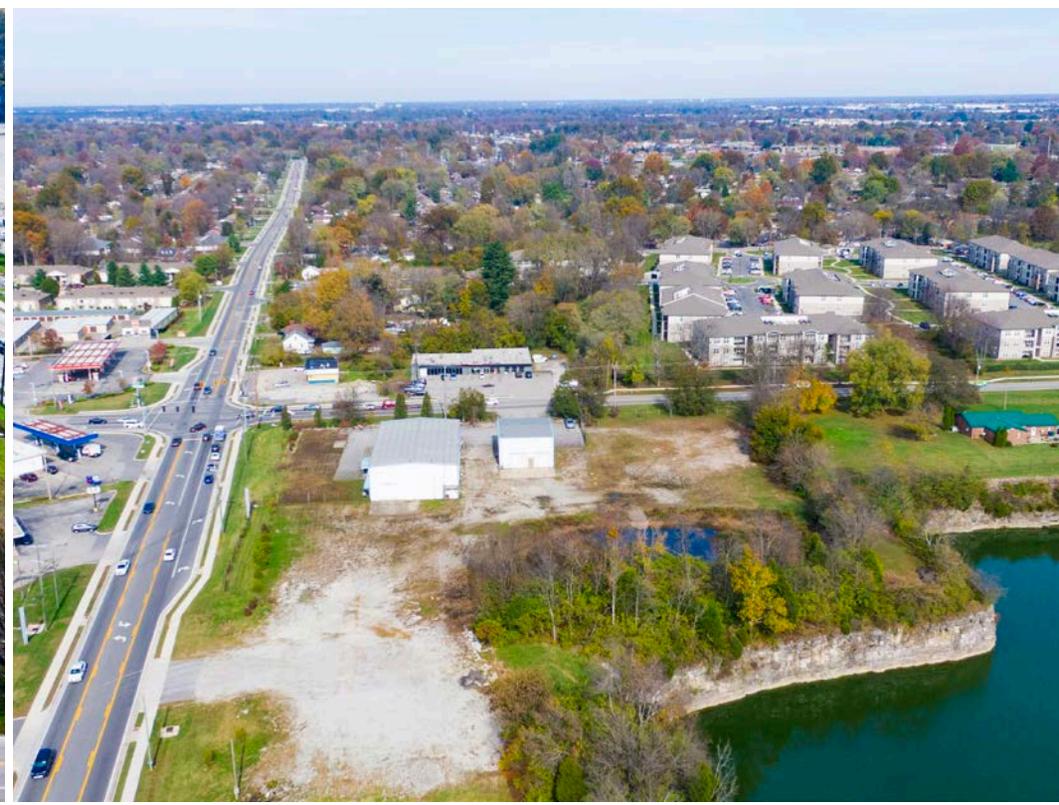
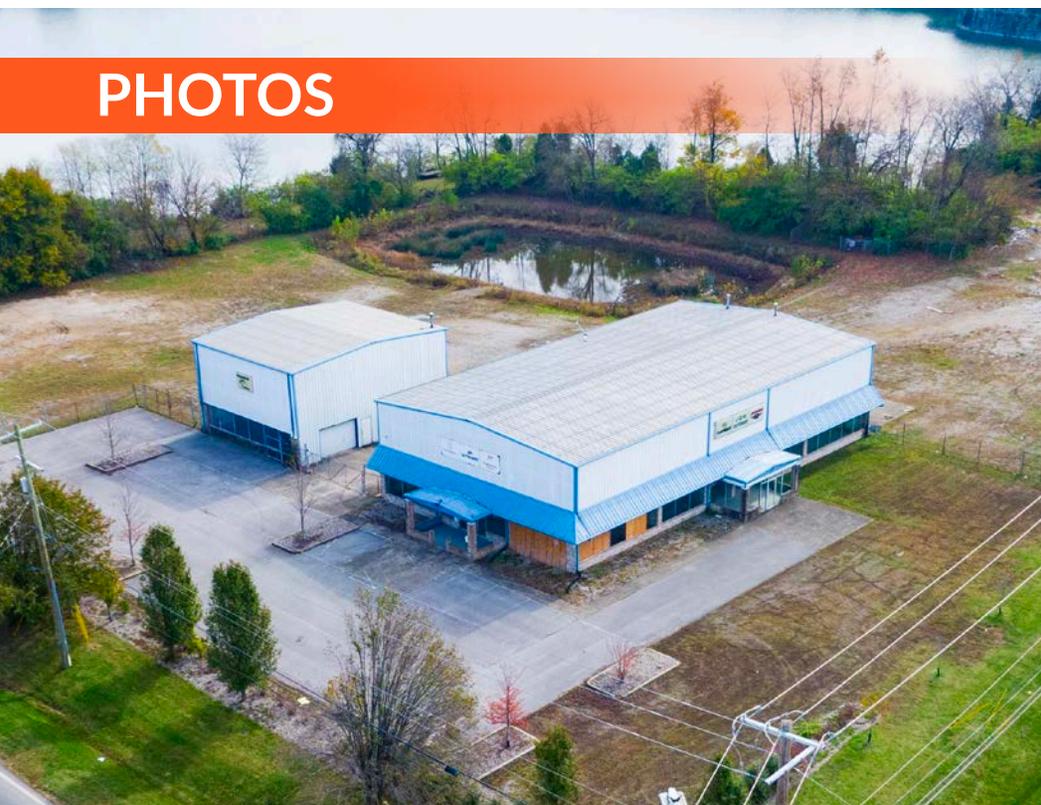


PRESTON HWY

20,654 ADT

S PARK RD

PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,885**
 3 MILES **62,651**
 5 MILES **145,817**

HOUSEHOLDS



1 MILE **3,874**
 3 MILES **24,855**
 5 MILES **57,770**

BUSINESSES



1 MILE **203**
 3 MILES **1,893**
 5 MILES **4,723**

EMPLOYEES



1 MILE **2,401**
 3 MILES **22,841**
 5 MILES **51,806**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

