

Development opportunity

Interstate 265 visibility

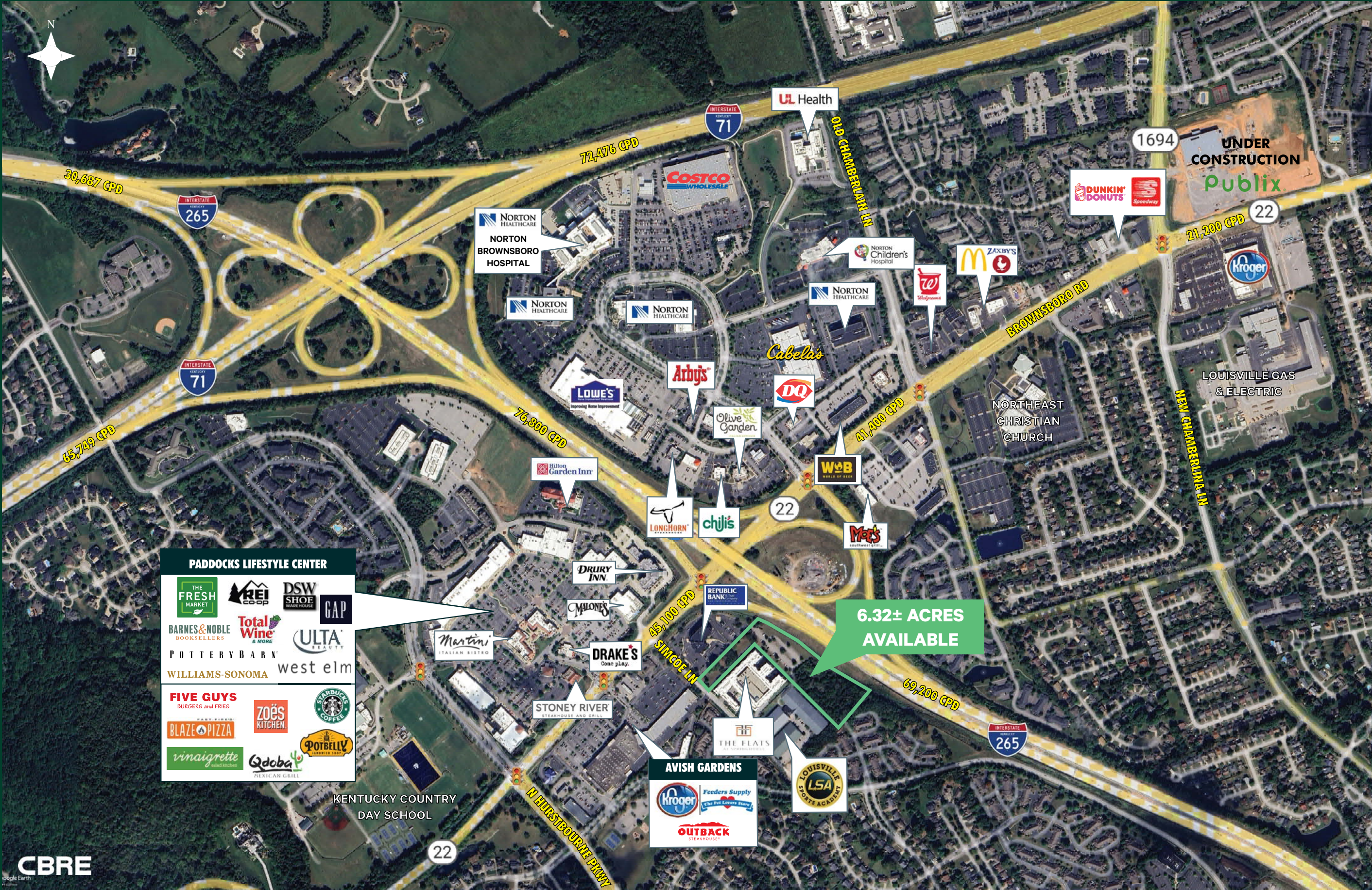
4209 Simcoe Lane
Louisville, KY 40241
www.cbre.com/louisville

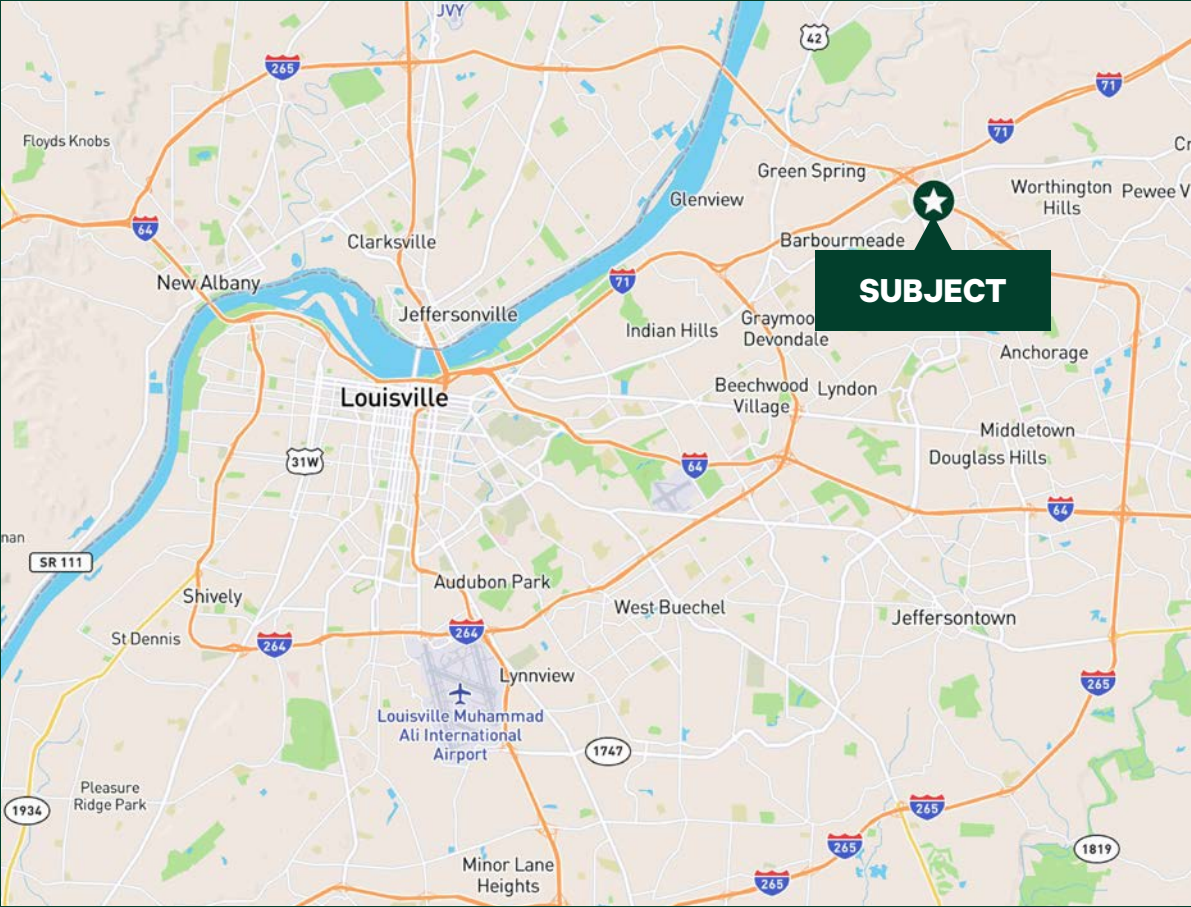


Property Features

- + Up to 6.32± acres available
- + Interstate 265 visibility
- + Located at the Brownsboro Rd (US Hwy 22) & I-265 interchange
- + High growth, high income trade area near Kroger, Publix, Lowes, Costco, Cabela's and Norton Brownsboro Hospital
- + I-265 traffic count: 69,200 CPD







2024 Estimated Demographics

	1 Mile	2 Miles	3 Miles	4 Miles
Population	8,047	35,477	61,889	94,042
Daytime Population	12,805	34,060	61,585	98,264
Average Household Income	\$154,446	\$148,976	\$149,034	\$150,510

Contact Us

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