

Old Stone Junction

SIMPSONVILLE, KY

Prime 6.68-acre C-4 zoned corner lot in rapidly expanding Shelby County, offering high visibility and diverse development opportunities with excellent accessibility to major roads and upcoming commercial hubs.

- Corner of Shelbyville Rd & Buck Creek Rd, Shelby County, near Middletown
- Size: 6.68 acres, C-4 zoning
- Features: High visibility, additional frontage on Meadow Ridge Dr
- Proximity: ~1 mile from I-64, near Outlet Shoppes of the Bluegrass (3M annual visitors)
- 3.4MM SF Simpsonville 64 Logistics Park under construction (140 acres)
- Speedway anchored development with spaces filling quickly
- Advantages: Prime accessibility, visibility on major local artery (Shelbyville Rd)
- Potential: Diverse development opportunities in rapidly expanding area





Fahr Juneja

(502) 744-1465

Fahr@GulfstreamDev.com



Cole Sturgeon

(270) 929-2299

Cole@GulfstreamDev.com



GULFSTREAM
COMMERCIAL SERVICES, LLC





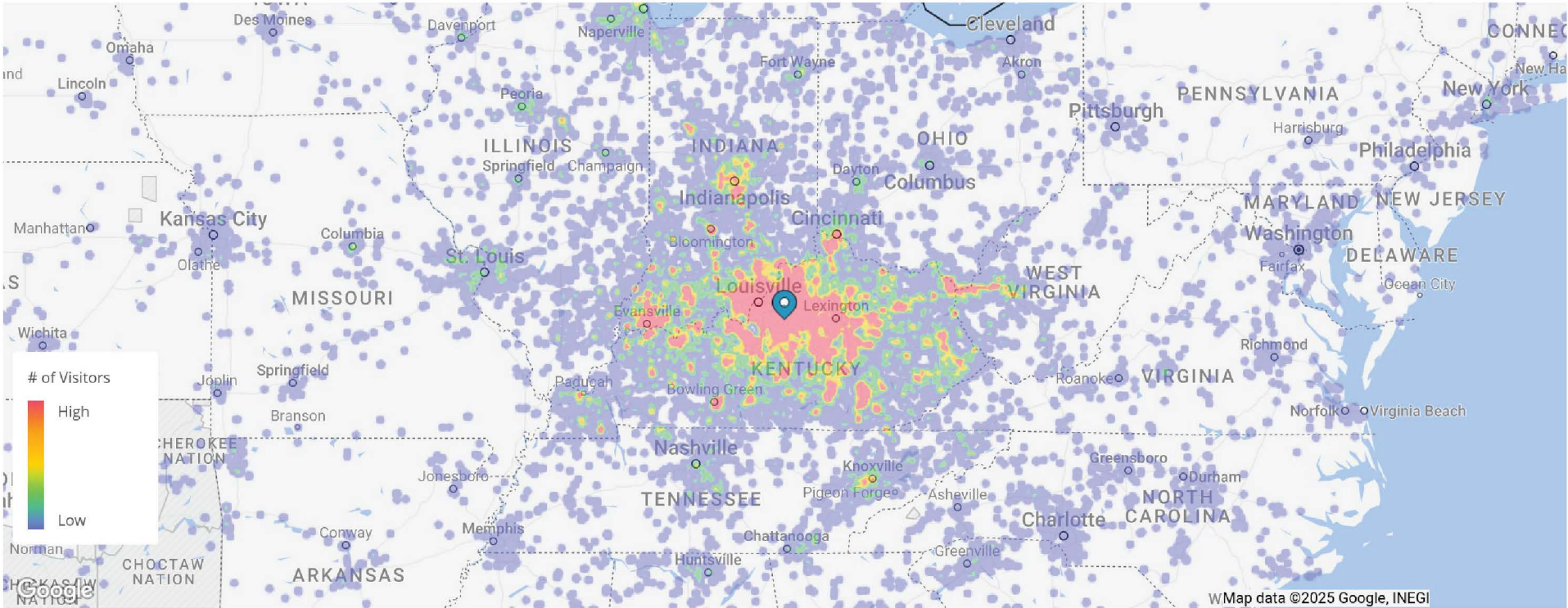
Trade Area

Apr 1, 2024 - Mar 31, 2025



Trade Area

The Outlet Shoppes of the Bluegrass
1155 Buck Creek Rd, Simpsonville, KY 40067



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

The Outlet Shoppes of the Bluegr...
1155 Buck Creek Rd, Simpsonville, KY 40067

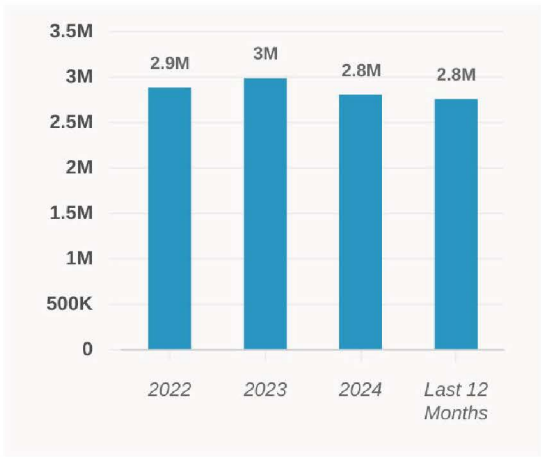
Visits	2.8M	Visit Frequency	2.36
Visitors	1.2M	Avg. Dwell Time	68 min

Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

The Outlet Shoppes of the Blue...
Buck Creek Rd, Simpsonville, KY

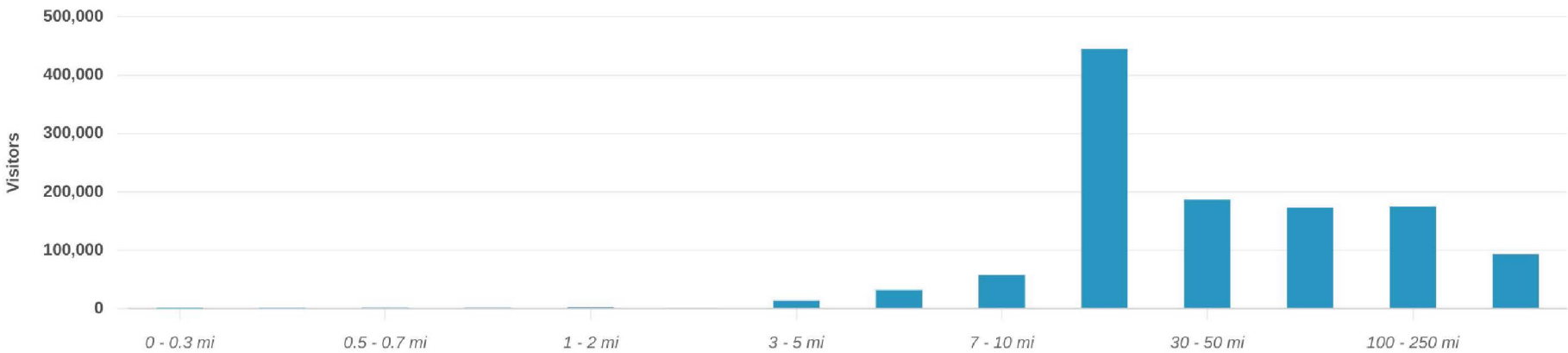


Weekly | Visits | Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area Coverage by Distance

The Outlet Shoppes of the Bluegr...
1155 Buck Creek Rd, Simpsonville, KY 40067



Home Location | Visitors | Min Visits: 1 | Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



CRE Brokerage, Management, Development,
and Investment Partners from the ground up.