

**ZONED C-1 & OTF**  
**380' BLANKENBAKER FRONTAGE**



## 11814 Ellingsworth Lane

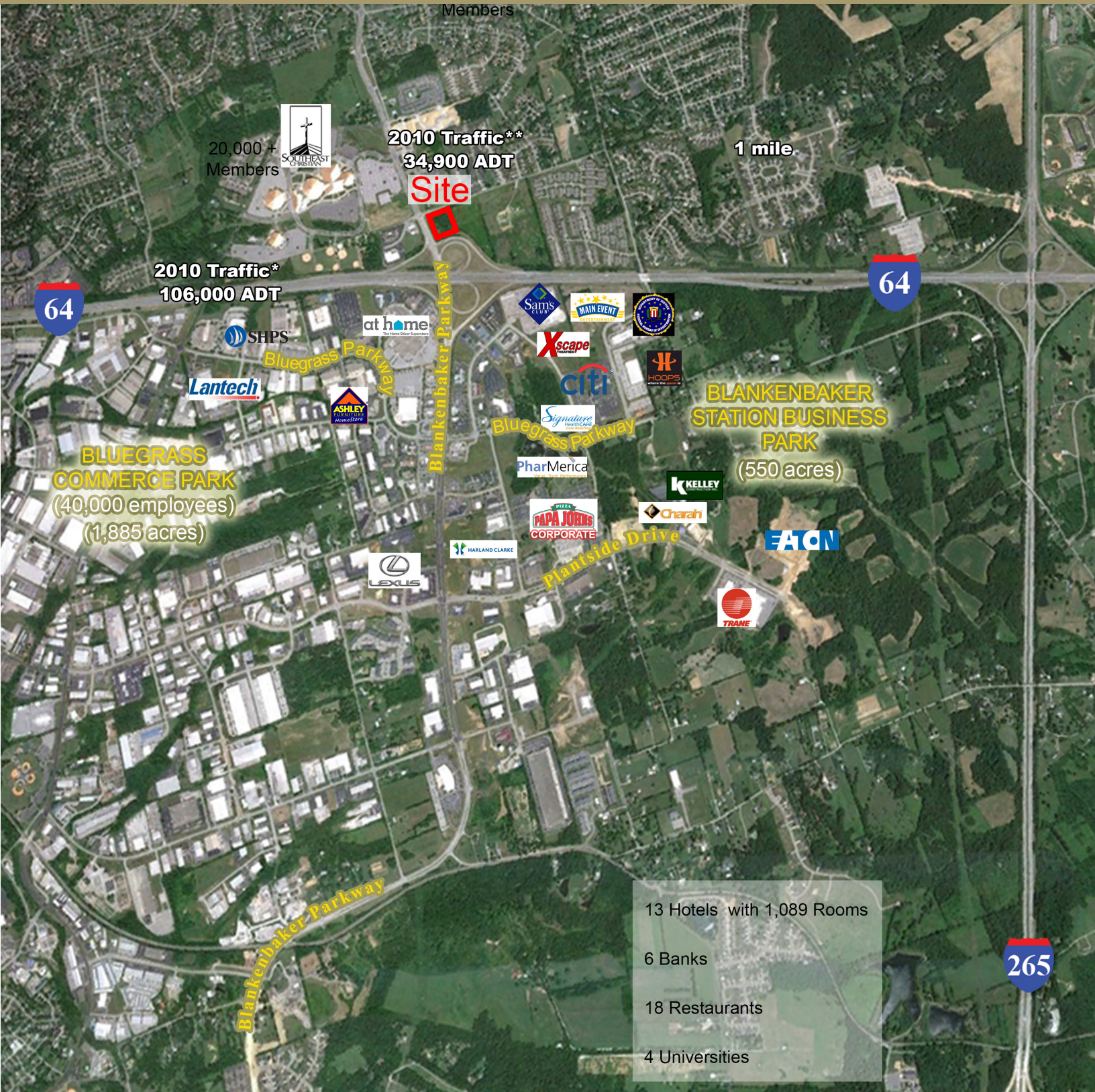
- Ideal commercial development situated on Blankenbaker Parkway between I-64 & Blankenbaker Parkway
- 2.57 acre corner property is zoned both C-1 and Office Tourist Facility
- The property has full visibility to more than 33,000 cars per day on Blankenbaker
- Adjacent to the planned Victory Knoll 450+ luxury apartments and across the street from Southeast Christian Church, with more than 16,000 members

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Blankenbaker Area Amenities

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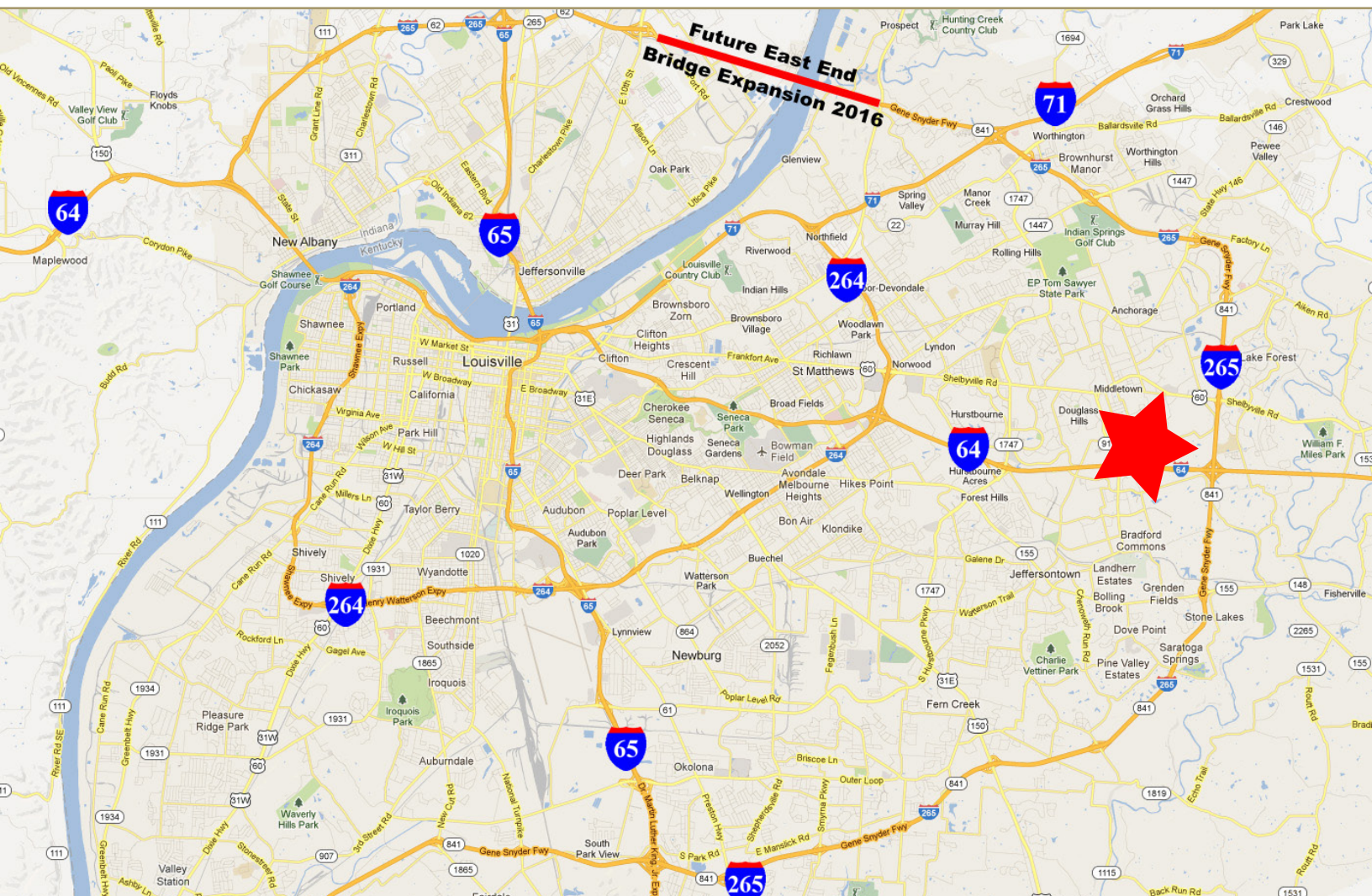
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## Property Location Information

- 2.57-acre property has full visibility to more than 33,000 cars per day on Blankenbaker
- Adjacent to the planned Victory Knoll 450+ luxury apartments and across the street from Southeast Christian Church, with more than 16,000 members
- Within 1/2 mile of more than 10 hotels with more than 1,000 rooms, Xscape 14 screen movie theater, Main Event family entertainment center, Sam's Club, At Home/Garden Ridge and Ashley Furniture
- Three adjacent business parks, Blankenbaker Station, Blankenbaker Crossings, and Bluegrass Industrial combine to create 45,000+ jobs
- Blankenbaker business parks are headquarters to Papa John's, and home to other leading business such as: Signature Healthcare, PharMerica, Humana, FedEx Ground, to just name a few
- North are the affluent suburbs of Middletown and Anchorage

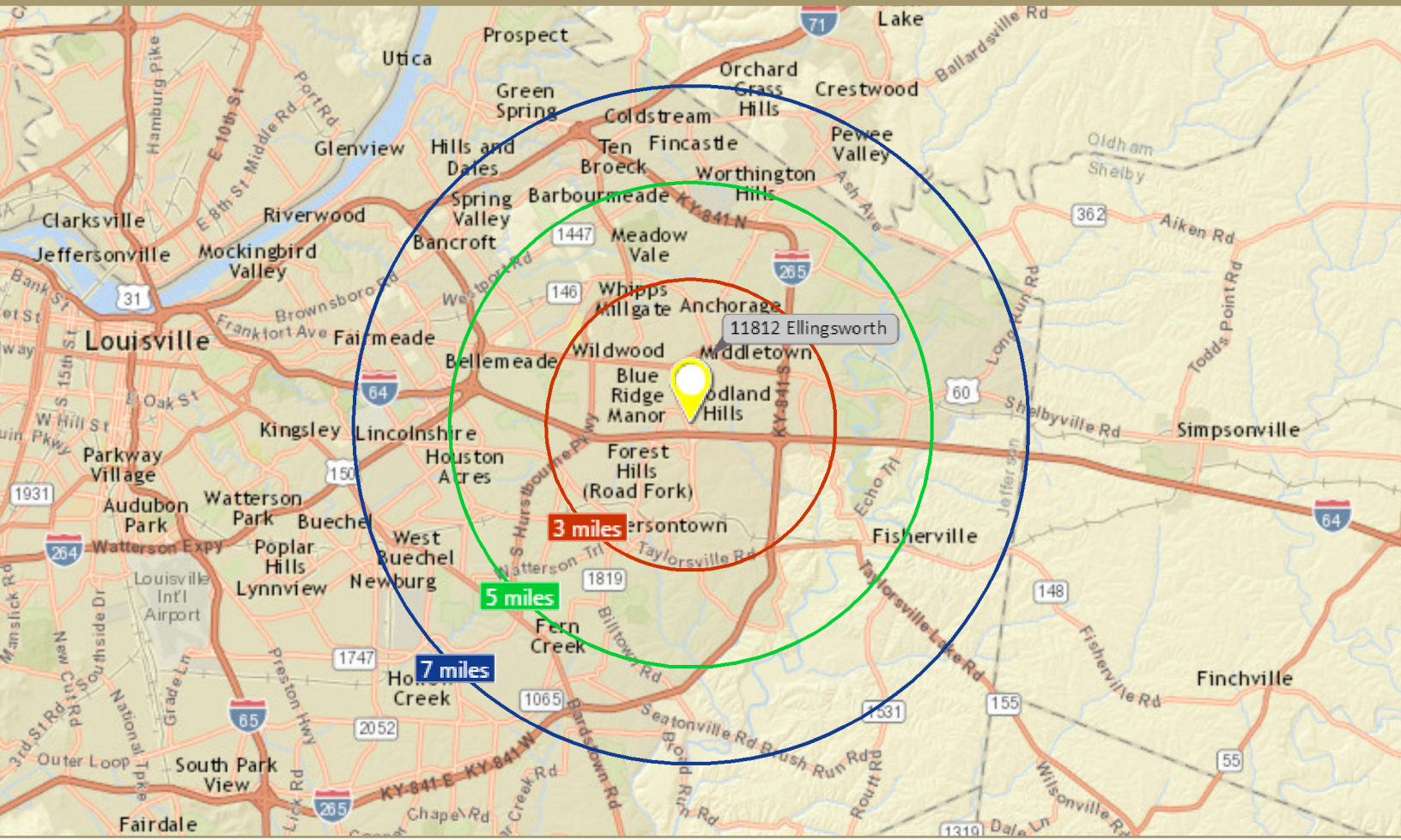


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Demographics	3-Mile	5-Mile	7-Mile
Population 2015	49,350	140,450	276,900
Median HH Income	\$69,800	\$68,000	\$66,500
Employees	68,620	120,911	210,057
Traffic Counts			
I-64 @ Tucker Station Road		2012	88,663 MPSI
Blankenbaker Parkway @ Ellingsworth Lane			34,900 ADT
I-64 West Bound Exit Ramp			10,150 ADT