

**FOR SALE: \$4,600,000**

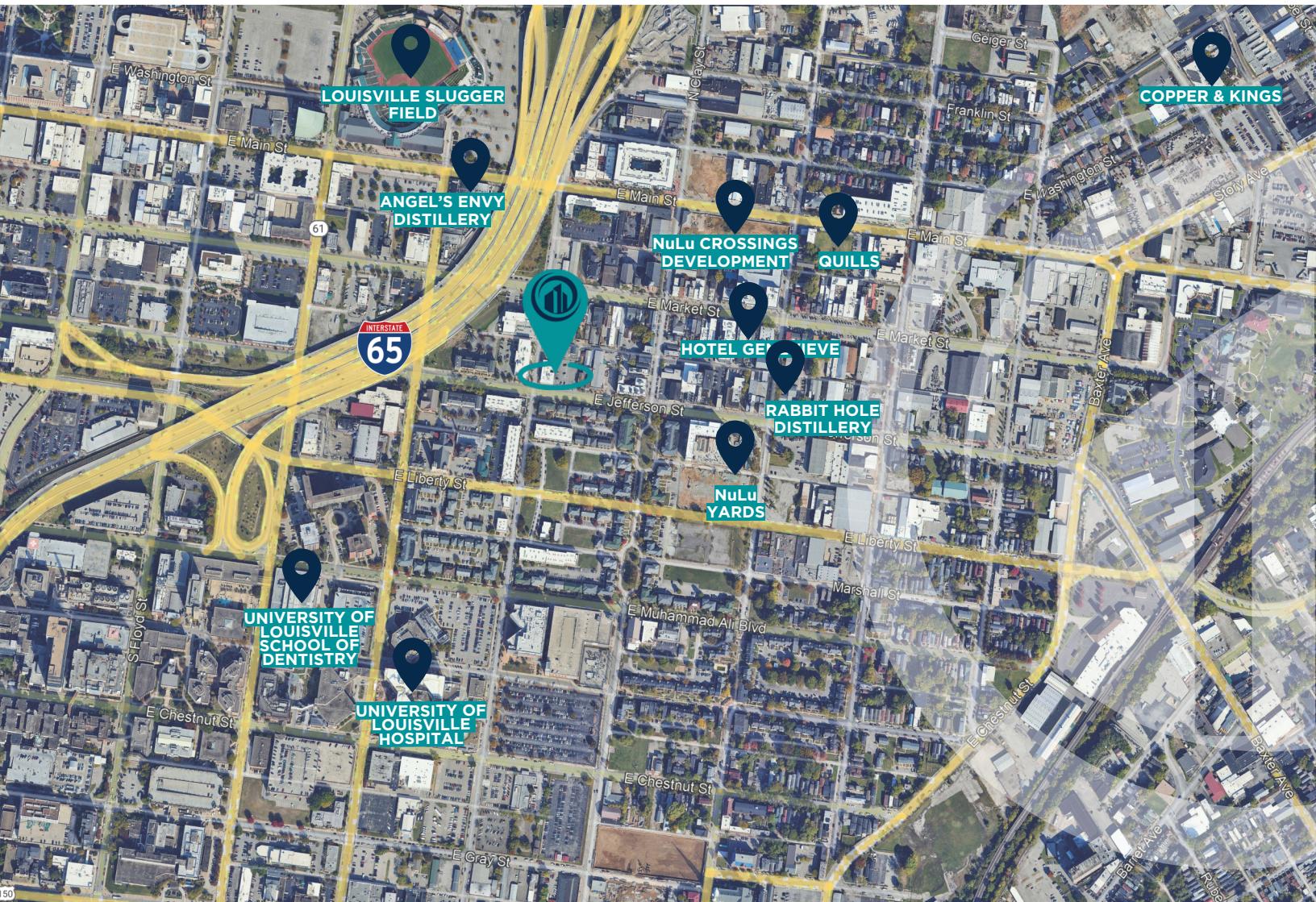


## MIXED-USE FOR SALE

## PROPERTY HIGHLIGHTS

Amazing opportunity in the heart of Louisville's vibrant NuLu neighborhood! 601 E Jefferson Street is a versatile, fully furnished mixed-use property in the heart of Louisville's thriving downtown. Designed to meet the city's rising demand for boutique accommodations, this three-story building offers immediate potential for a range of uses and is ideally positioned to capitalize on Louisville's surging "Bourbonism" tourism boom.

# AREA LOCATION



## ***NuLu: Louisville's Premier Investment District***

NuLu, one of Louisville's most rapidly growing neighborhoods. This mixed-use property offers investors a rare chance to tap into an area with over \$400 million invested in recent developments. This includes NuLu Crossings' \$123 million mixed-use project, the recently completed 122-room \$30 million Hotel Genevieve, the \$115 million NuLu Yards development featuring 70,000 square feet of commercial space, 295 residential apartments, and a 130-room Tempo by Hilton Hotel, and multi-million dollar expansions of Rabbit Hole and Angel's Envy distilleries to name a few. This exponential growth has emerged NuLu as the premier destination for dining, entertainment, and living, therefore attracting both local and national attention, making it the ideal place to invest now and in the future.

Overall, NuLu's proximity to downtown Louisville, coupled with its trendy ambiance and diverse offerings, make it a must-visit destination for anyone exploring the vibrant culture of Kentucky's largest city.

**Accessibility:** Quick access to major highways and Louisville International Airport, making it easy to attract both locals and out-of-town visitors.

# FEATURING:

- Located in the heart of Louisville's NuLu neighborhood
- 0.54 Acres
- 3 stories
- 15,267 above grade square feet



## PROPERTY INFORMATION

**Total Residential Units:** 16 furnished units across the 2nd and 3rd floors, ideal for rental income from short-term or long-term leases.

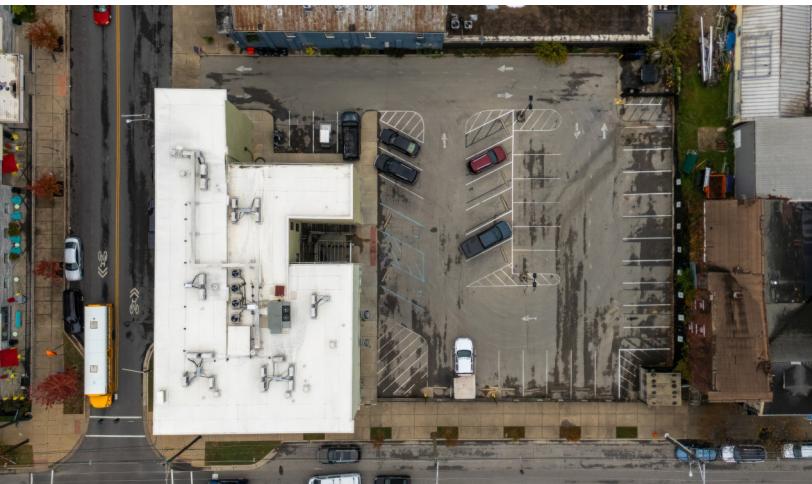
**Ground Floor Commercial Space:** High-visibility street frontage, perfect for retail, office, or food and beverage use to serve residents and the vibrant downtown scene.

**Turn-Key Opportunity:** All furniture and fixtures transfer with the sale, allowing for immediate tenant or guest occupancy and income potential.

### Endless Potential for the New Owner:

This property is perfectly suited for adaptive reuse as a micro-boutique hotel, Airbnb, or upscale residential rental units. The ground floor's flexible layout is ideal for a range of commercial uses, from a bourbon-themed retail store to a coffee shop, which could thrive in the area's high foot traffic.

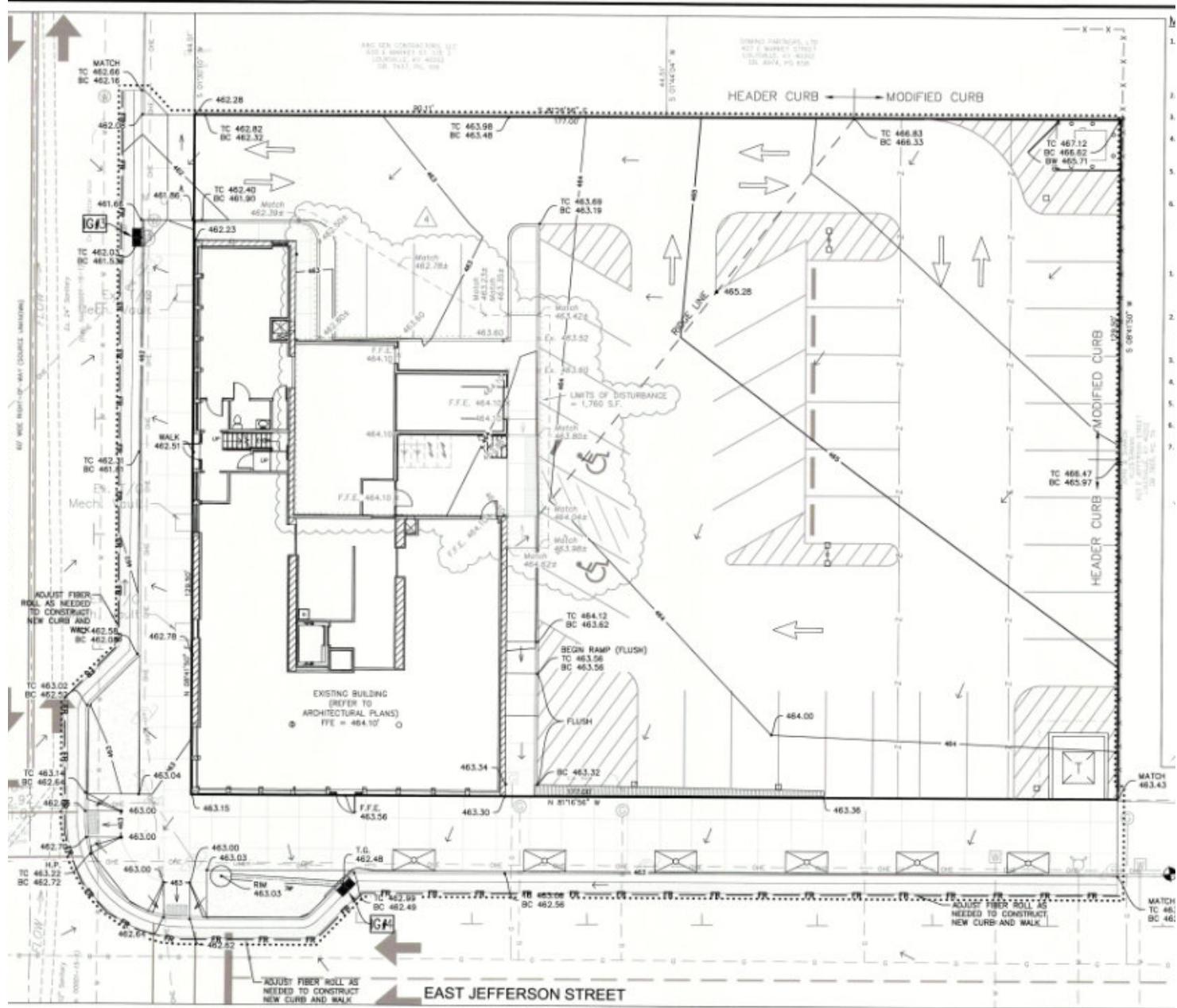
# PHOTOS



# SITE PLAN

601 E JEFFERSON STREET LOUISVILLE, KY 40202

**CORE**  
REAL ESTATE PARTNERS



# PROPERTY CONTACTS:

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## ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: [core502.com](http://core502.com)