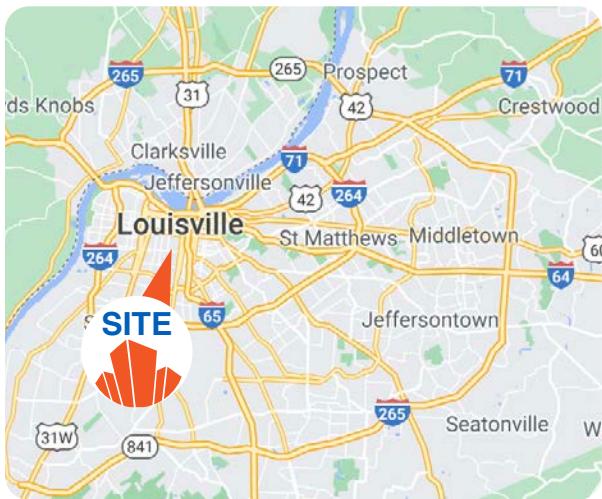




RETAIL SPACE FOR SALE OR LEASE

431 W Oak Street | Louisville, KY, 40203



**FOR SALE: \$899,000
LEASE RATE: \$12.50/SF NNN
10,416± SF AVAILABLE**

- Commercial retail property near downtown Louisville
- Ample on-site parking for customers and employees
- Convenient access to major highways and key city connectors
- Close proximity to public transportation for added accessibility
- Located in a vibrant downtown corridor surrounded by businesses, dining, and residential communities
- 0.5 acre lot space

PHIL RADCLIFF

PRADCLIFF@TRIOCPG.COM

(502) 386 5446

AERIAL



W OAK STREET

Garvin

HOME CENTER
DEPARTMENT STORE

SITE

DOLLAR GENERAL

metro
by T-Mobile

4,294 ADT



S 4th St

S 4th St

AERIAL

SITE

4,294 ADT

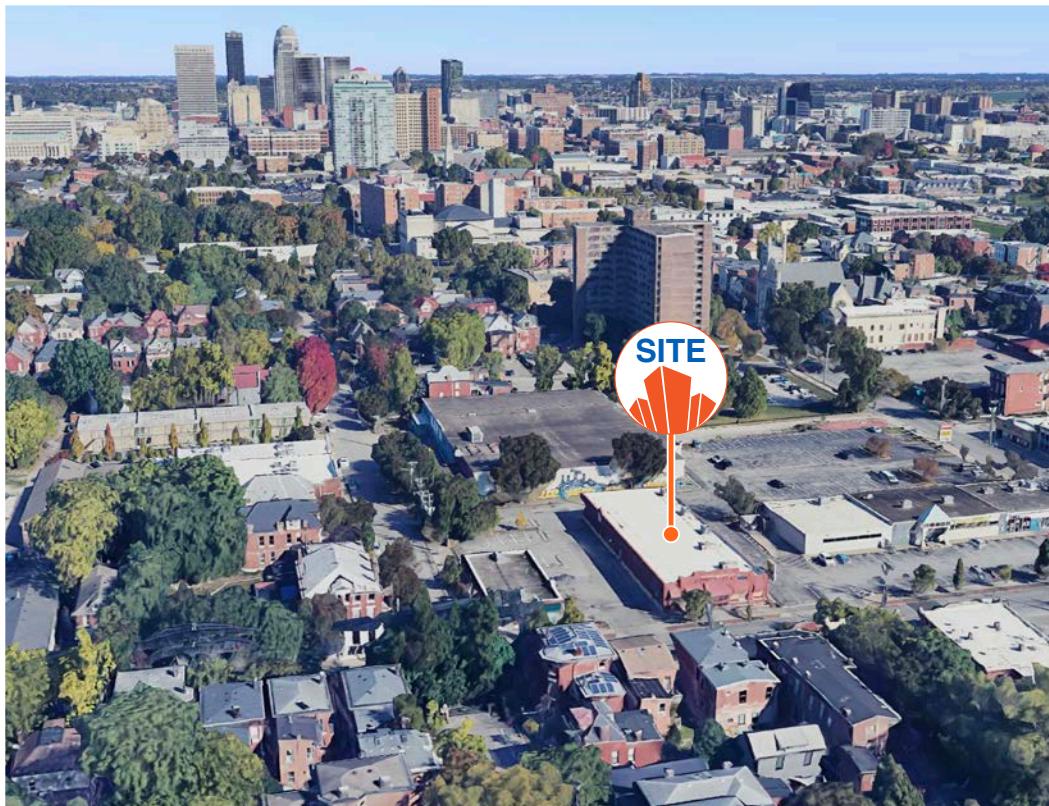
S 9TH STREET

17697 ADT

123,571 ADT

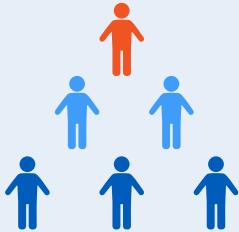


PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **20,183**
3 Miles: **130,325**
5 Miles: **266,225**

HOUSEHOLDS



1 Mile: **9,903**
3 Miles: **59,496**
5 Miles: **118,480**

BUSINESSES



1 Mile: **1,326**
3 Miles: **7,982**
5 Miles: **14,253**

EMPLOYEES



1 Mile: **20,301**
3 Miles: **98,512**
5 Miles: **161,100**

AVERAGE HOUSEHOLD INCOME



1 MILE

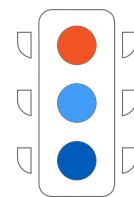


3 MILES



5 MILES

TRAFFIC COUNTS



W Oak Street
4,294 ADT

