

3044 Breckenridge Ln. LOUISVILLE, KY 40220 **MARKETING PRESENTATION**



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WELCOME TO THIS FANTASTIC
COMMERCIAL LISTING IN THE
PRIME LOCATION IN LOUISVILLE,
KENTUCKY.



OVERVIEW

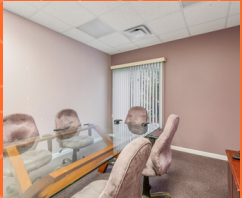
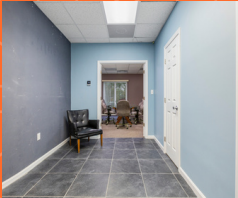
This unique opportunity to purchase two office spaces at the prestigious Sterling Place Business Park in Kentucky! This listing includes a first-floor office suite and a lower-level office (LL-2), offering flexibility and space for a growing business. The first-floor suite features a spacious conference room, welcoming waiting area, kitchenette, and 1/2 bath, with outstanding visibility for clients and visitors. The lower-level office includes a large kitchenette, multiple private office spaces, a 1/2 bath, and a storage room, providing a quieter, more private work environment. With excellent accessibility and high visibility in a prime business hub, this combined space is perfect for expanding operations or creating a multi-functional workspace. Don't miss this chance to elevate your business in a highly sought-after location!



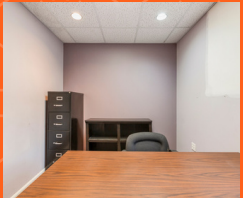
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First Floor



Lower Level



LIST REPORTS



3044 BRECKENRIDGE LANE, LOUISVILLE, KY 40220

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



GYM



ATM



MEDICAL



GROCERIES



CLEANERS



0.1
MILES

0.1
MILES

0.3
MILES

0.3
MILES

0.3
MILES



MOVIE THEATER



PHARMACY



COFFEE



GAS

1
MILE

0.4
MILES

0.4
MILES

0.3
MILES

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
BIG SPRING COUNTRY CLUB
1.4
MILES



PARK
COMMUNITY PARK & PLAYGROUND
2.7
MILES



DOG PARK
COCHRAN HILL DOG RUN
4.2
MILES



HIKING
FALLS OF THE OHIO STATE PARK
8.2
MILES

WITHIN
10 MILES

26
GOLF COURSES

9
PARKS

1
HIKING

2
DOG PARKS

ListReports

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LIST REPORTS



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **44** private schools within **5** miles.

K-5

KLONDIKE LANE
ELEMENTARY SCHOOL
ASSIGNED

2

RATING

6-8

RAMSEY MIDDLE
SCHOOL
ASSIGNED

2

RATING

9-12

SENECA HIGH SCHOOL
ASSIGNED

1

RATING



ListReports

DISCLAIMER: School data is provided by APD Data Solutions and is not selected. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **148** moderately priced restaurants and has an **above average** variety of cuisines.

163



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	29
FAST FOOD	29
PIZZA	13
ASIAN	12
MEXICAN	12
ITALIAN	11
INTERNATIONAL	9
BARS	7
DELIS	7
OTHER	11

ListReports

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Listed By



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