



FOR SALE

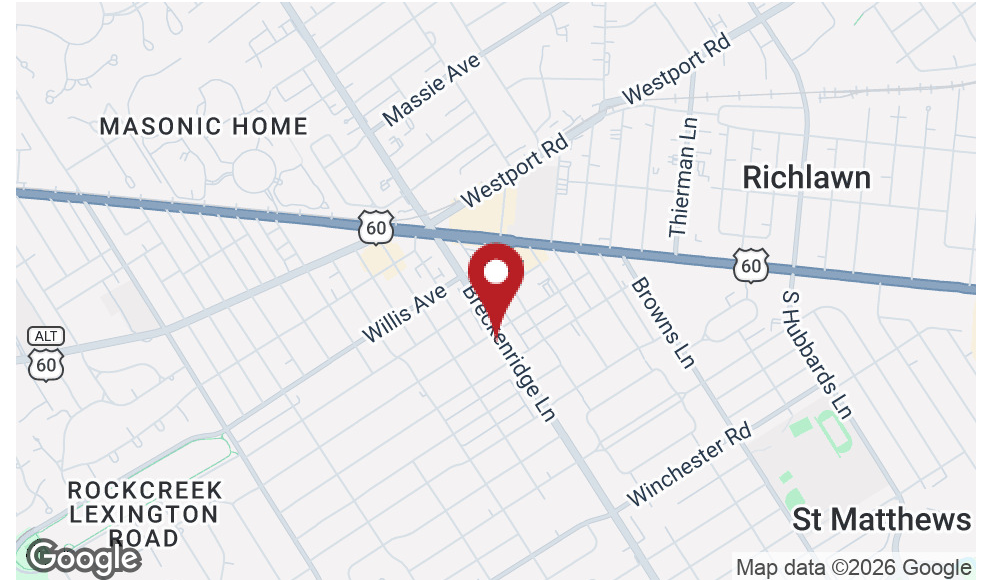
11,220 ± SF Office Building for Sale as Owner-Occupant or Investment Opportunity

214 Breckenridge Ln
Louisville, KY 40207



HOAGLAND
COMMERCIAL

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$2,550,000
Building Size:	11,220 ± SF
Lot Size:	0.46 AC
Zoning:	OR-3

Property Overview

Take advantage of this rare opportunity to acquire a well-maintained 11,220 ± Sq. Ft. office building in the highly desirable St. Matthews submarket. The entire 1st floor can be made available, making this property an ideal fit for an owner-occupant while benefiting from the stability of rental income from the second floor.

Property Highlights

- Full 1st floor can be available for an owner occupant (5,610 ± Sq. Ft.)
- 2nd floor only has one small vacancy, providing immediate rental income
- Prime St. Matthews location with outstanding access to major roadways and surrounding amenities
- Excellent visibility along heavily traveled Breckenridge Lane
- Two separate building entrances, offering flexibility for multiple users
- Ample off-street parking for tenants and visitors

John Hoagland, Jr., CCIM

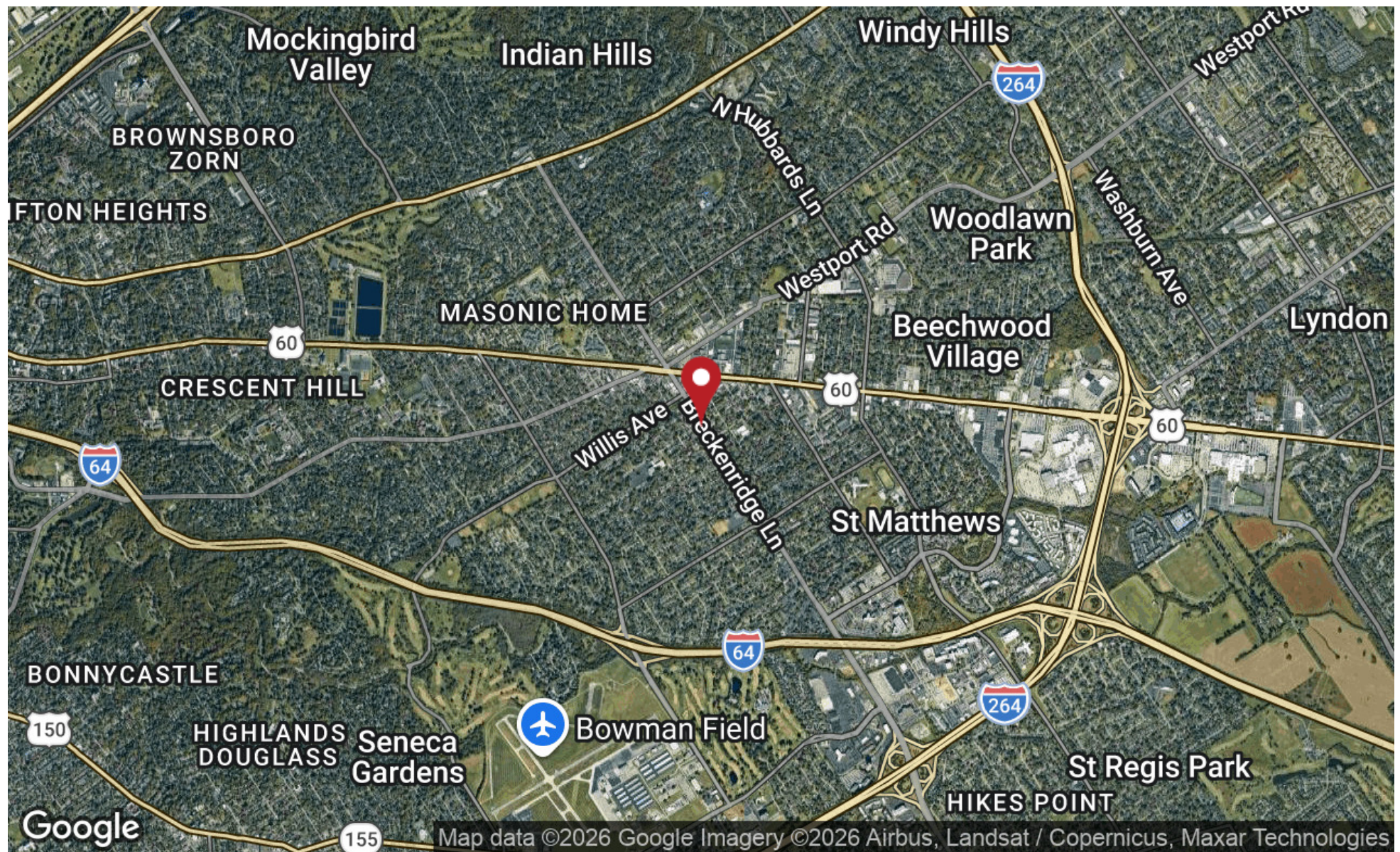
Partner

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LOCATION MAP



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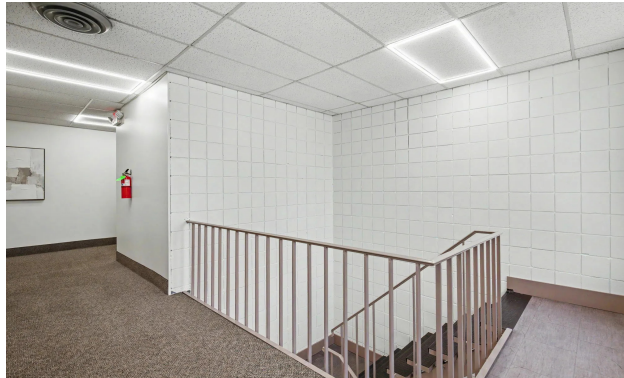
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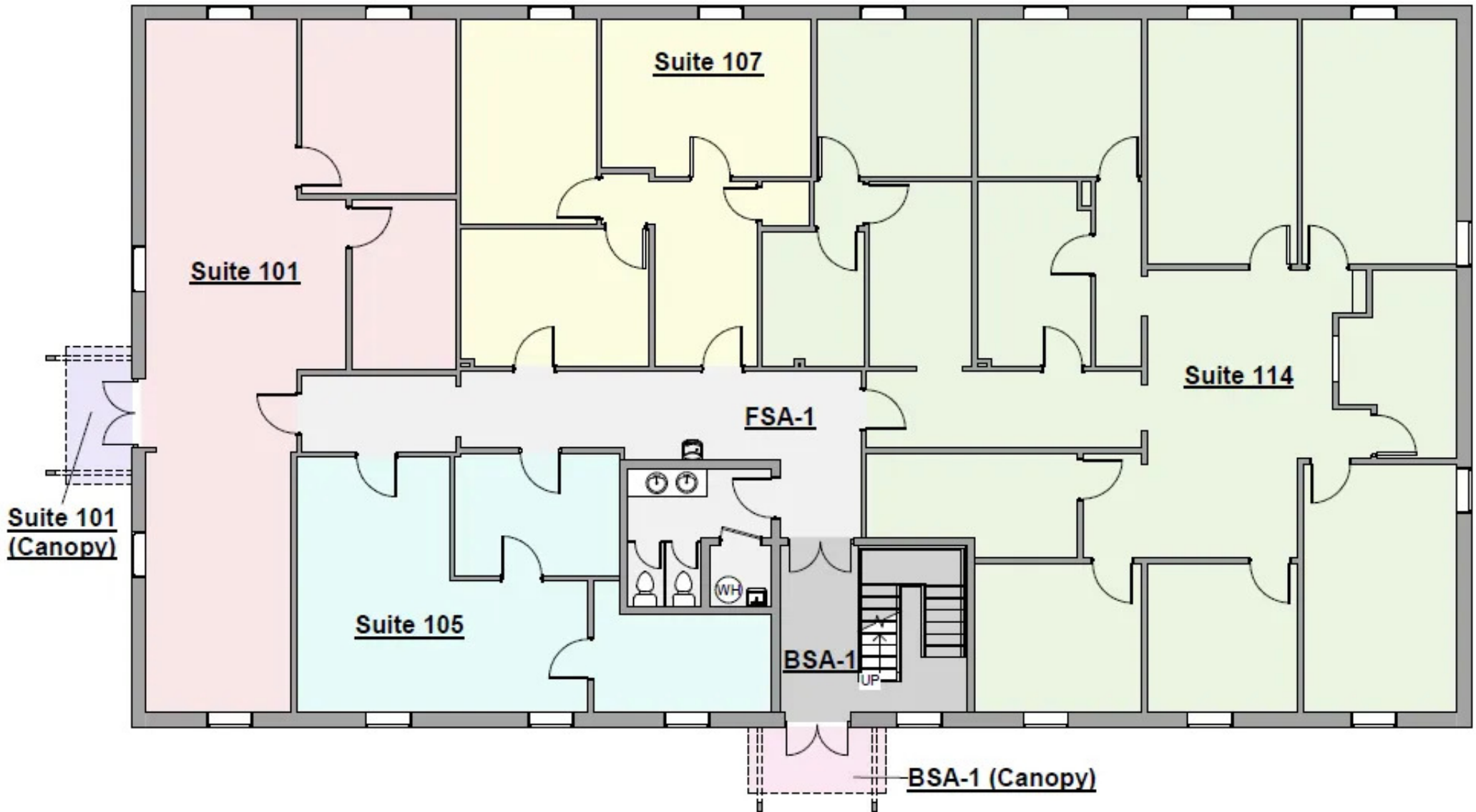
ADDITIONAL PHOTOS



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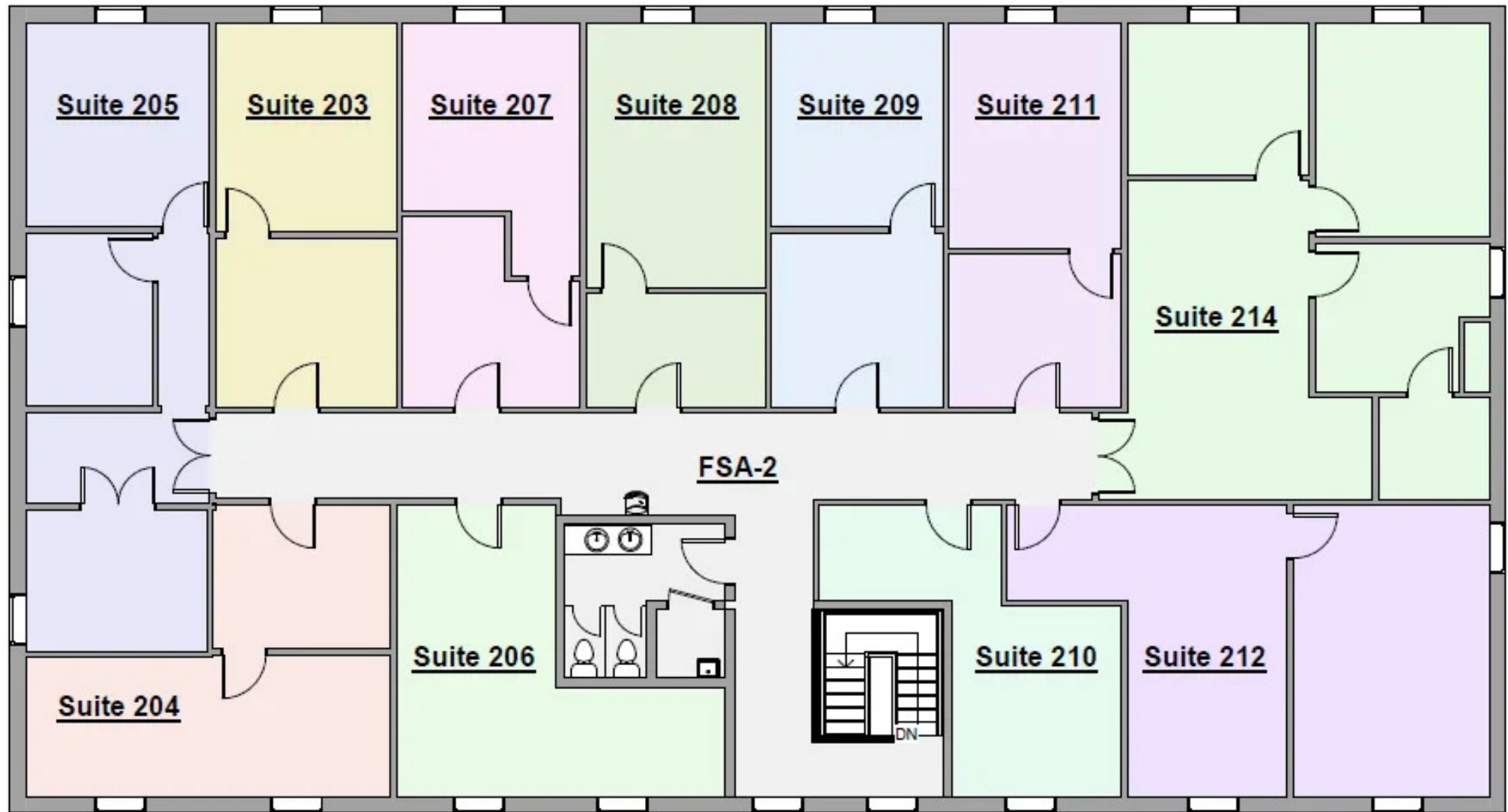
FIRST FLOOR - FLOOR PLAN



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SECOND FLOOR - FLOOR PLAN



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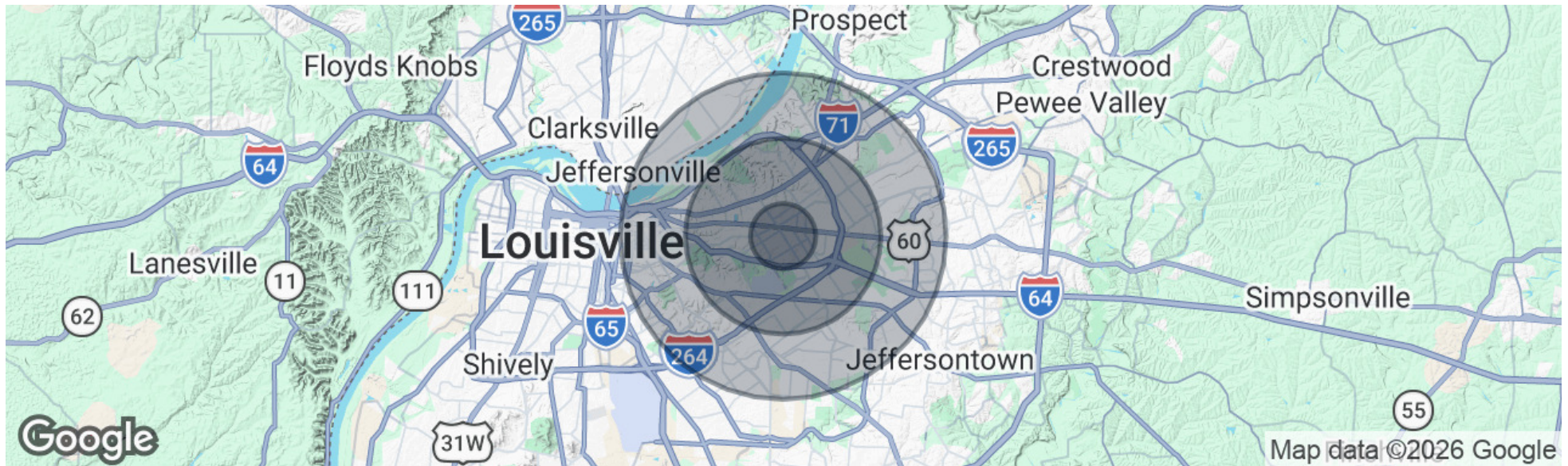
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	12,077	87,683	233,917
Average Age	42.5	42.4	41.2
Average Age (Male)	41.8	40.3	39.6
Average Age (Female)	43.5	44.4	42.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,865	41,980	107,844
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$126,805	\$118,825	\$112,304
Average House Value	\$395,443	\$375,994	\$332,368

2023 American Community Survey (ACS)

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