

PRIME SIGNALIZED LOCATION | HIGH VISIBILITY SITE WITH 40,000 COMBINED VPD |  
VERSATILE BOX FOR RETAIL, MEDICAL, OR SERVICE USE



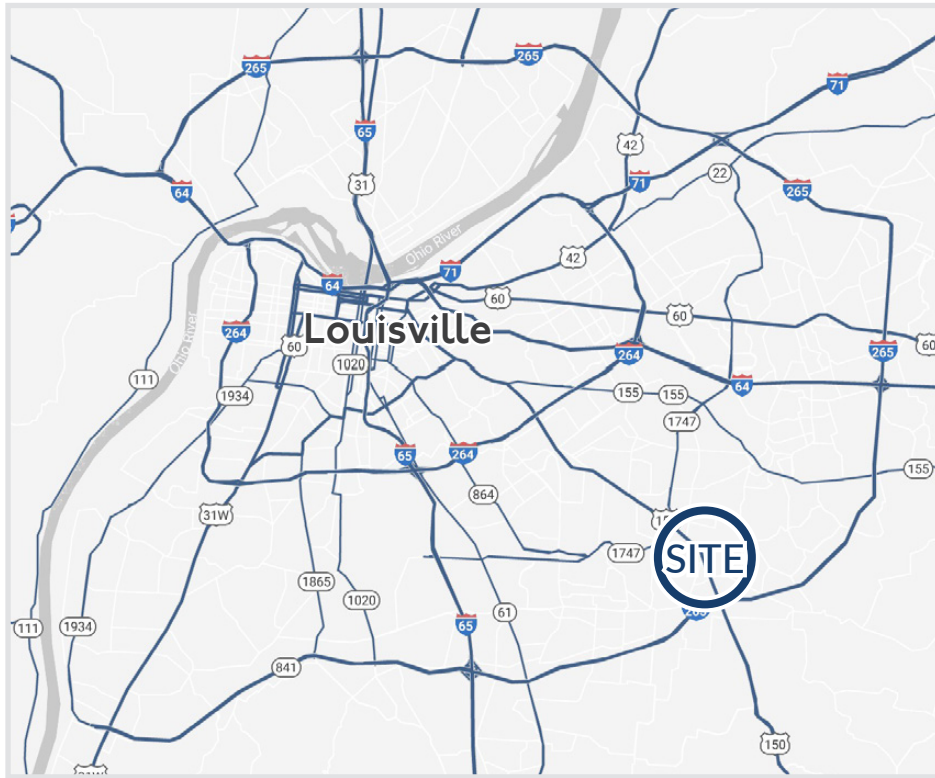
FOR LEASE

6109 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY

**HOGAN**  
REAL ESTATE

# PROPERTY DESCRIPTION

6109 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY



## Features

- + Available for lease in the heart of Fern Creek, one of the fastest growing trade areas of Louisville.
- + The signalized intersection on Bardstown Road serves as the property's main point of entry, with two additional access points from Fern Creek Road and Newbridge Road.
- + Excellent visibility, with over 39,000 VPD in front of the site.
- + Located less than a mile from Gene Snyder Freeway (I-265), Louisville's major outer beltway.
- + The immediate trade area is home to dense residential neighborhoods, schools, national and local restaurants, and major retailers like Walmart Supercenter, Kroger, Ross, Five Below, Dollar Tree, and a future Hyvee grocery store.



10,818 ± SF

FREE-STANDING BUILDING  
on 1.12-Acre Site



Signalized Access

FROM BARDSTOWN RD  
and Fern Creek Rd

## Demographics

	1 Mile	3 Miles	5 Miles
Population	10,405	78,631	179,804
Average Household Income	\$94,968	\$102,852	\$96,558

# AERIAL

6109 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY



10,818 ± SF  
Available

39,041 VPD (24)

6,378 VPD (24)

265

Fern Creek Road

Bardstown Road

Fern Creek Road

QDOBA MEXICAN EATS  
HONEY BAKED Ham  
ASIANA SUSHI  
Jeff's DONUTS  
ups  
verizon wireless  
THE CAU

FERN CREEK BARBER SHOP  
Pizza Hut  
FCD  
TAKASHI

Bubba's 33

Walmart

Kroger

L&N

MOBY DICK'S

El Nopal

MARK'S

Freddy's STEAKBURGERS

DO

Grillo's Chill

K

K

KORHAGE FLOOR COVERING

VAL'S GEMS & REPAIR

YDZ KORNER Learning Academy

CRAFT HOUSE PIZZA

FERN CREEK CHAMBER OF COMMERCE

UNITED STATES POSTAL SERVICE

FERN CREEK HIGH SCHOOL

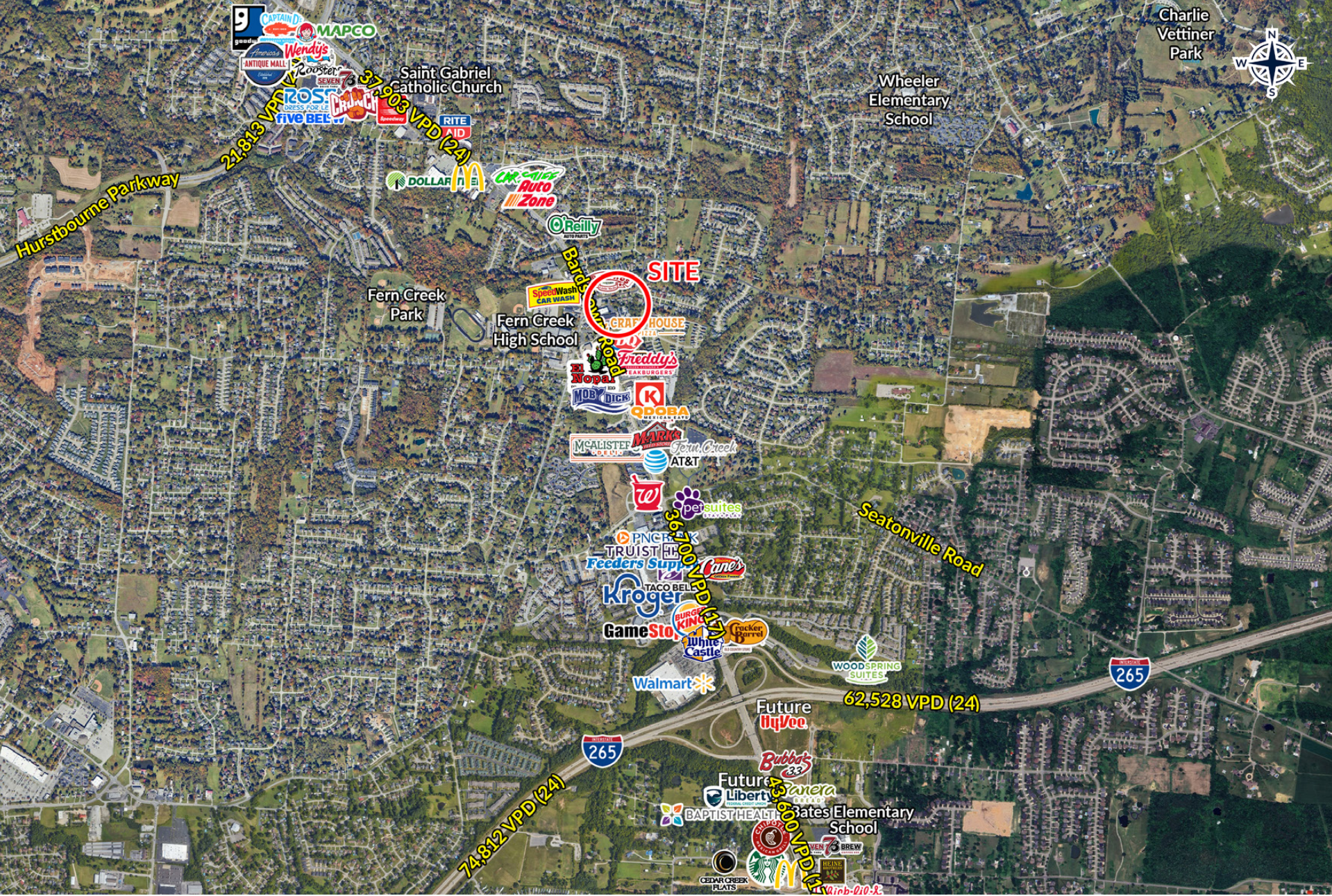
FERN CREEK CHAMBER OF COMMERCE

SUNOCO

Bearno's

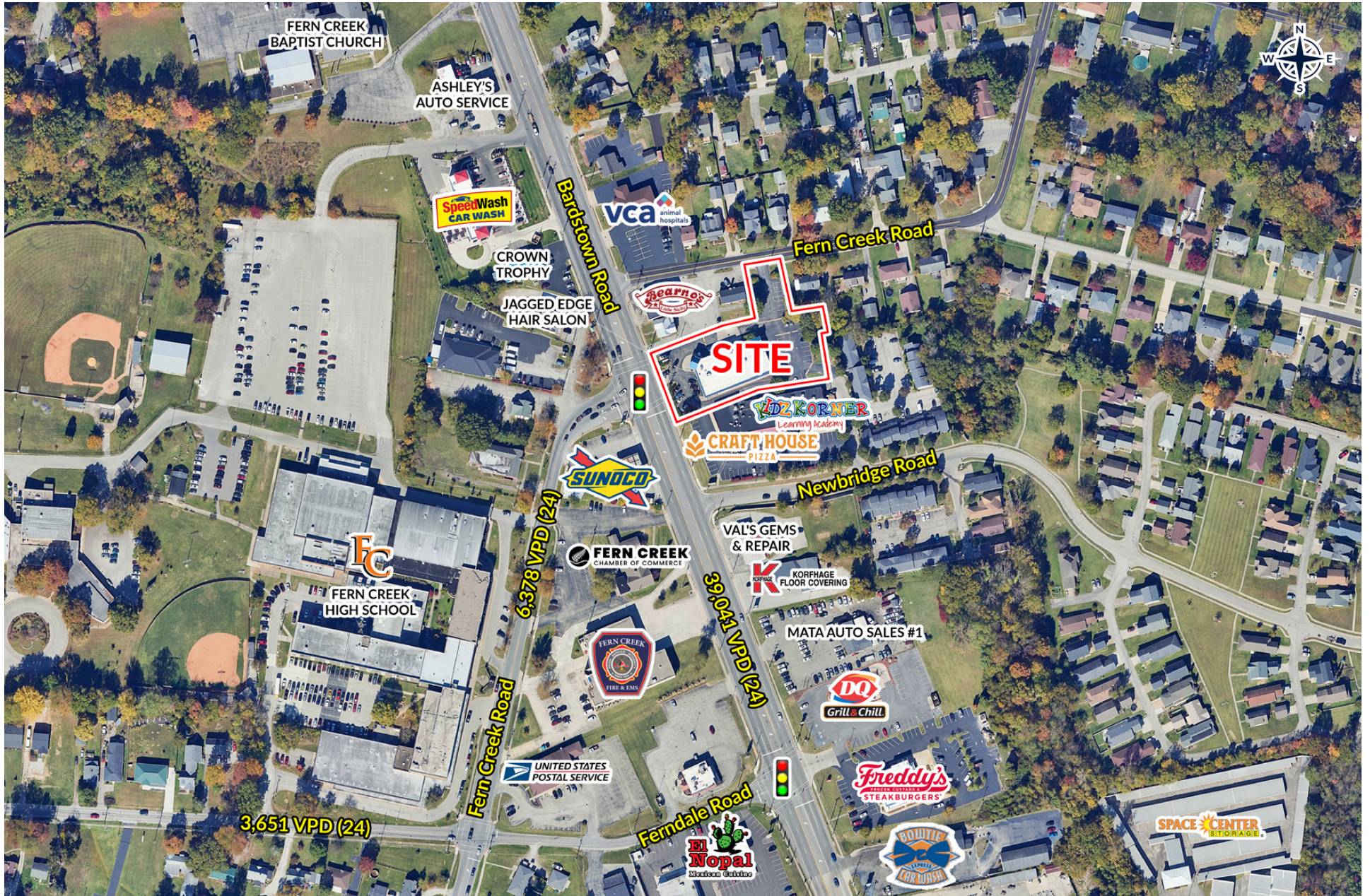
# TRADE AREA AERIAL

6109 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY



# IMMEDIATE AERIAL

6109 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY





## HOGAN REAL ESTATE

PROPERTY CONTACT

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