

6517 Preston Highway
Louisville, KY 40219

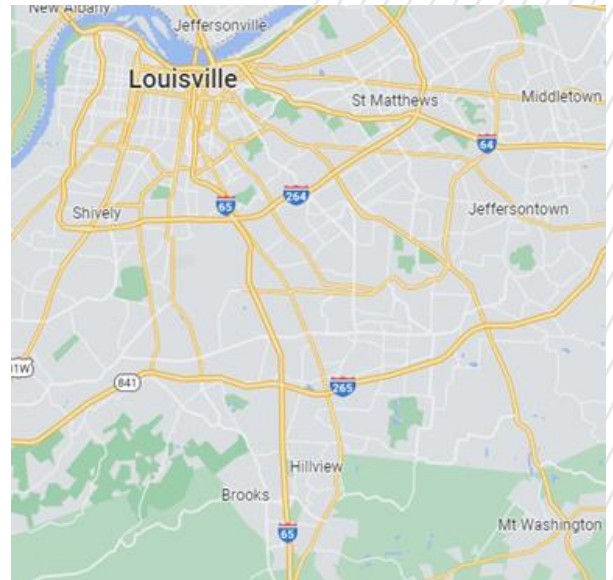


PROPERTY HIGHLIGHTS

Form G Commercial Advisors, LLC is pleased to offer this high profile retail corner for sale. Located on the signalized corner of Preston Highway and Fern Valley Road, this property provides exceptional visibility and means of ingress/egress.

BUILDING SF	2,072
LAND AC	0.73 AC
YEAR BUILT	1997
PARKING	N/A
TRAFFIC COUNTS	26,377 VPD

SIGNAGE TYPE	Pylon/Monument
1-MILE (POP.)	9,225
3-MILE (POP.)	54,080
MED. INCOME	\$54,065
SPACE USE	Commercial



JEFF SCHEIDEGGER
Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

TIM DOUGHERTY
VICE PRESIDENT
(502) 550-5943
TDOUGHERTY@FORMGCO.COM

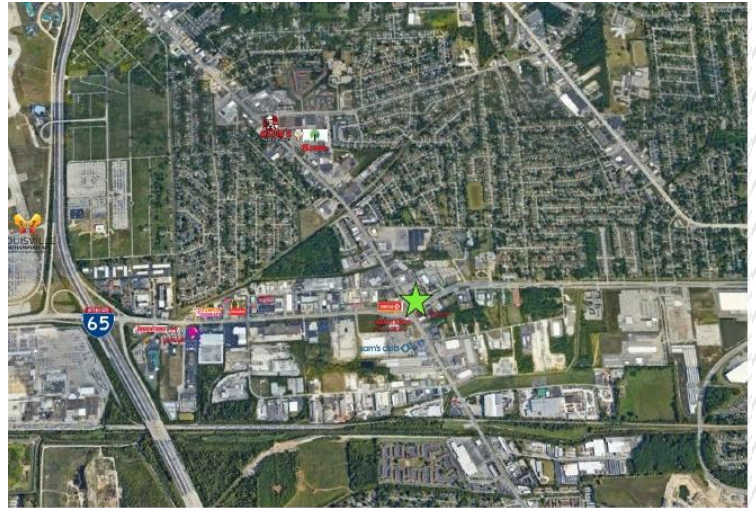
STEVEN SHAFFER
BROKER
(502) 338-4216
SSHAFER@FORMGCO.COM



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LOCATION DESCRIPTION

This property is located in the highly trafficked retail corridor of Preston Highway and Fern Valley Road. This property has great connectivity to I-65 and is within close proximity to Louisville Muhammad Ali International Airport as well as a considerable amount of other retail, restaurants, employers, and densely populated subdivisions.



LEGAL INFORMATION

TAX PARCEL ID	063204860000
2021 RE TAXES	\$11,213.21
ZONING	C-1 Commercial District

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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