DEVELOPMENT OPPORTUNITY

15.12 ACRES LAND PARCEL

FOR SALE OR LEASE

SOUTHWEST LOUISVILLE, KY

CUSHMAN & WAKEFIELD
Commercial Kentucky

MARKET OVERVIEW

TRANSACTION TEAM

BRENT DOLEN, SIOR, CCIM

SENIOR DIRECTOR
+1 502.719 3262
bdolen@commercialkentucky.com

CUSHMAN & WAKEFIELD
Commercial Kentucky

15.12 ACRES

LOUISVILLE, KY 40216

Unique Development Opportunity

Cushman & Wakefield | Commercial Kentucky, Inc is pleased to offer this prime development opportunity at the corner of Crums Lane and Manslick Road, near I-264 in Louisville, Kentucky.

Access	The property is located approximately 1/2 mile from the intersection of I-264 and Highway 31W (Dixie Highway).
Site Condition	Majority of site has been cleared. Partial area of site has been graveled for parking.
Utilities	Water, Gas, Electric, and Sewer are all nearby.
Zoning	M-2
Demographics	104,947 people live within 3 miles and have an average HH income of $60,910.
Traffic Count	8,744 ADT at Crums Lane 12,774 ADT at Manslick Road 84,738 ADT at I-264

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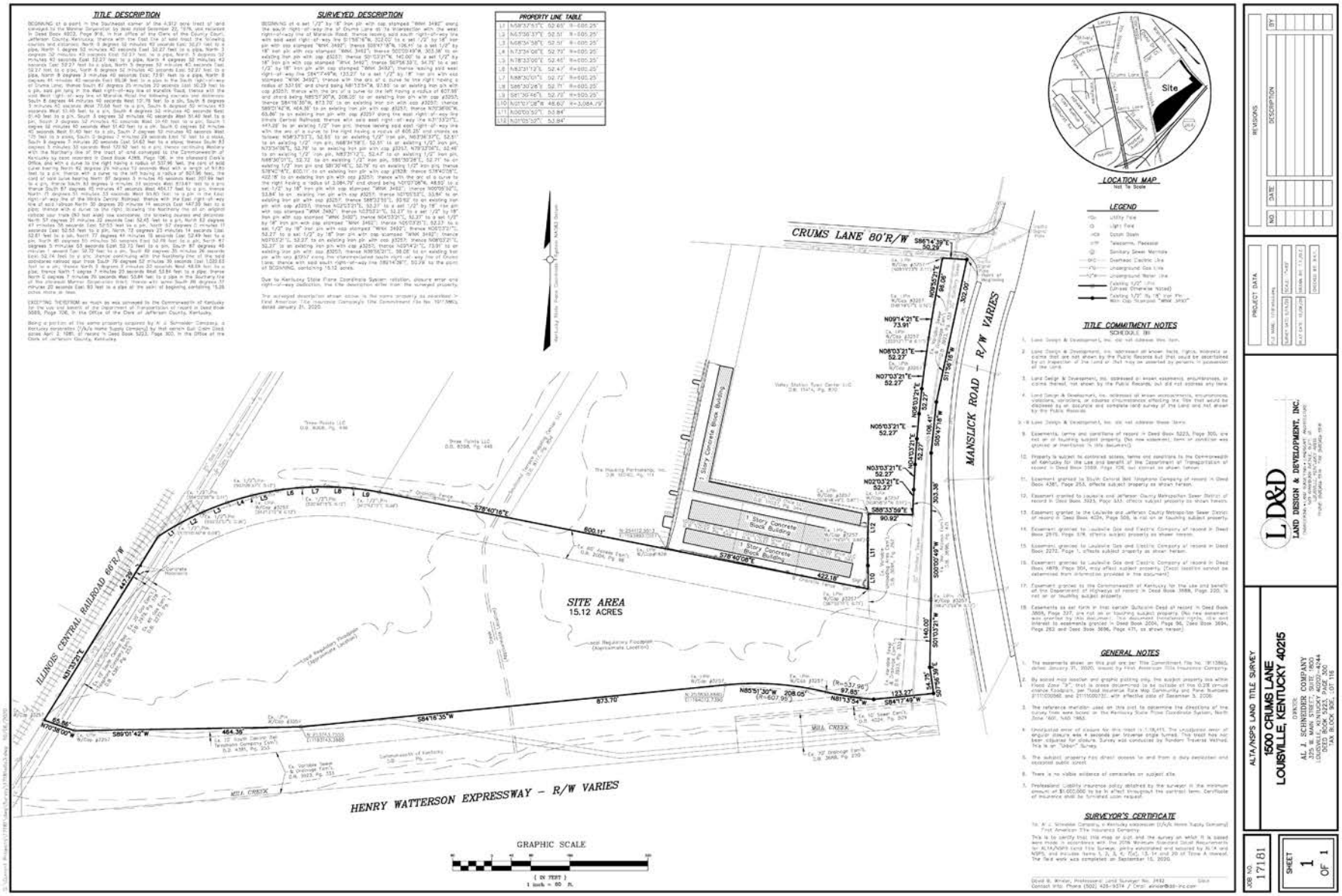
SURVEY



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