

FOR SUBLEASE
11,945 SF AVAILABLE



3700 BARDSTOWN ROAD
LOUISVILLE, KY 40218

FREE-STANDING RETAIL SUBLEASE OPPORTUNITY



PROPERTY HIGHLIGHTS

Former CVS site available for sublease

- Free-standing building with drive-thru
- Located at the intersections of Hikes Lane, Buechel Bypass and Bardstown Road
- Monument signage available
- Intersection ADT: 28,837
- Sublease through 1/31/2042

Building Size: 11,945 sf

Space Available: Entire property

Land Area 1.7 acres

Zoning: C-1

Year Built: 2016

Class: Class A

Parking 57 spaces



LOCATION & DEMOGRAPHICS

Located directly adjacent to the high-traffic retail neighborhood of West Buechel, the property sits on a high-traffic artery with quick access to I-264. In immediate proximity to several residential neighborhoods including Bon Air and Klondike, the area provides no shortage of potential consumers.



11,560
POPULATION
Within 1 Mile



\$74,559
AVG. HH INCOME
Within 1 Mile



4,882
HOUSEHOLDS
Within 1 Mile



38
AVG. AGE
Within 1 Mile

97,252
POPULATION
Within 3 Miles

\$85,083
AVG. HH INCOME
Within 3 Miles

41,223
HOUSEHOLDS
Within 3 Miles

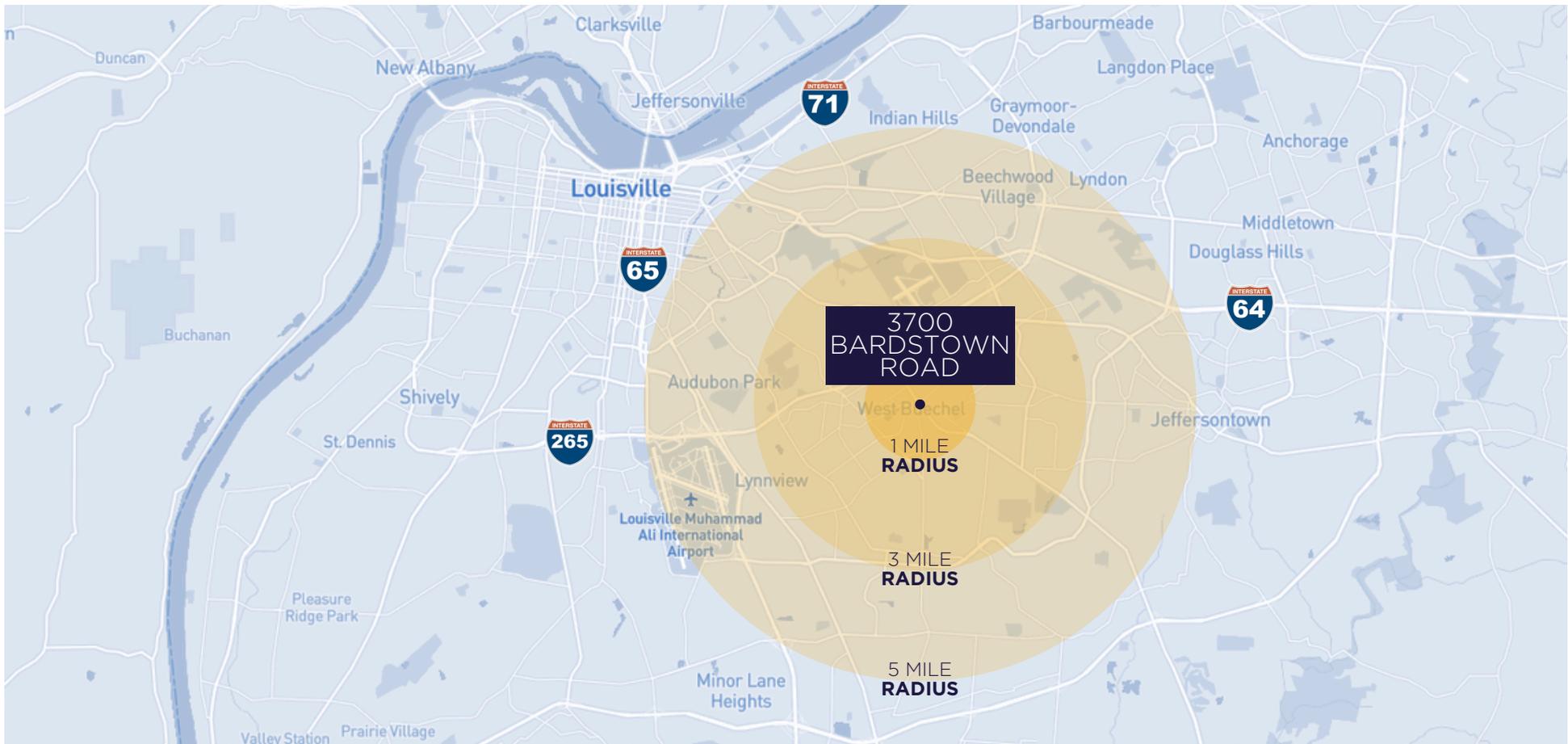
39
AVG. AGE
Within 3 Miles

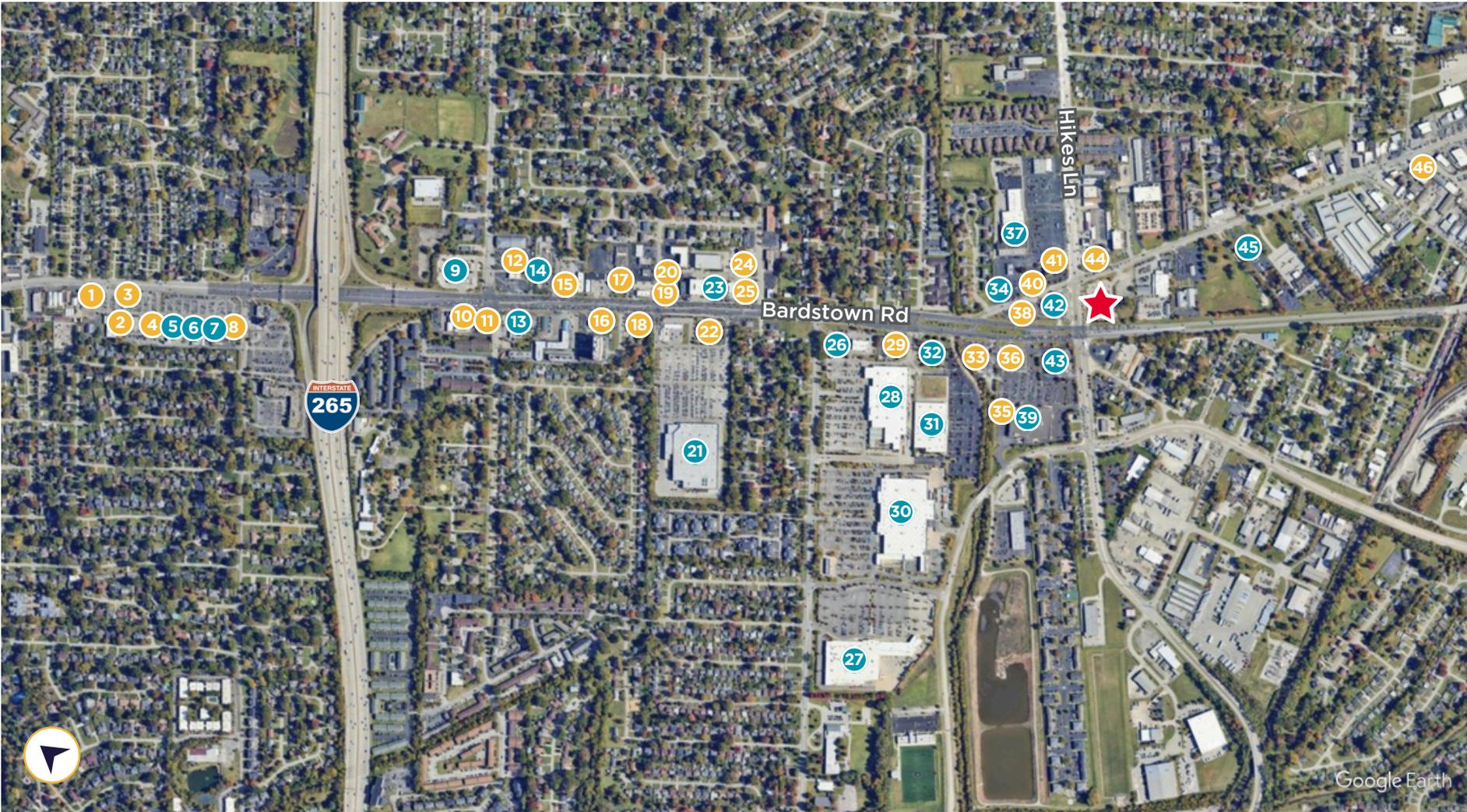
252,115
POPULATION
Within 5 Miles

\$95,519
AVG. HH INCOME
Within 5 Miles

112,102
HOUSEHOLDS
Within 5 Miles

39
AVG. AGE
Within 5 Miles





Restaurants

- 1. Krispy Kreme
- 2. El Nopal
- 3. Vinaigrette Salad Kitchen
- 4. King Buffet
- 8. Heine Brothers
- 10. Jack in the Box
- 11. Rally's
- 12. Dairy Queen
- 15. Popeye's
- 16. McDonald's
- 17. Sharetea
- 18. KFC
- 19. Starbucks

- 20. Penn Station
- 22. Chick-fil-A
- 24. Mesa de la Familia
- 25. Mi Sueño
- 29. Taco Bell
- 33. Tumbleweed
- 35. China 1
- 36. Wendy's
- 38. Pizza Hut
- 40. Arby's
- 41. Chili's
- 44. White Castle
- 46. Eden & Kissi

Retail/Other

- 5. Planet Fitness
- 6. Rainbow Blossom
- 7. Staples
- 9. Thorntons
- 13. Thorntons
- 14. Speedwash Car Wash
- 21. Costco
- 23. Ken Towery's
- 26. Chase
- 27. Target
- 28. Lowe's
- 30. Walmart
- 31. Burlington

- 32. Truist
- 34. PNC
- 37. Dollar Tree
- 39. Kroger
- 42. Fifth Third Bank
- 43. Walgreens
- 45. Transcend Credit Union

AREA
AMENITIES

CONTACT INFORMATION

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