

FOR LEASE  
**±4.55 ACRES**



305 N. HURSTBOURNE PKWY  
**LOUISVILLE, KENTUCKY**

*EXCEPTIONAL RETAIL DEVELOPMENT SITE*



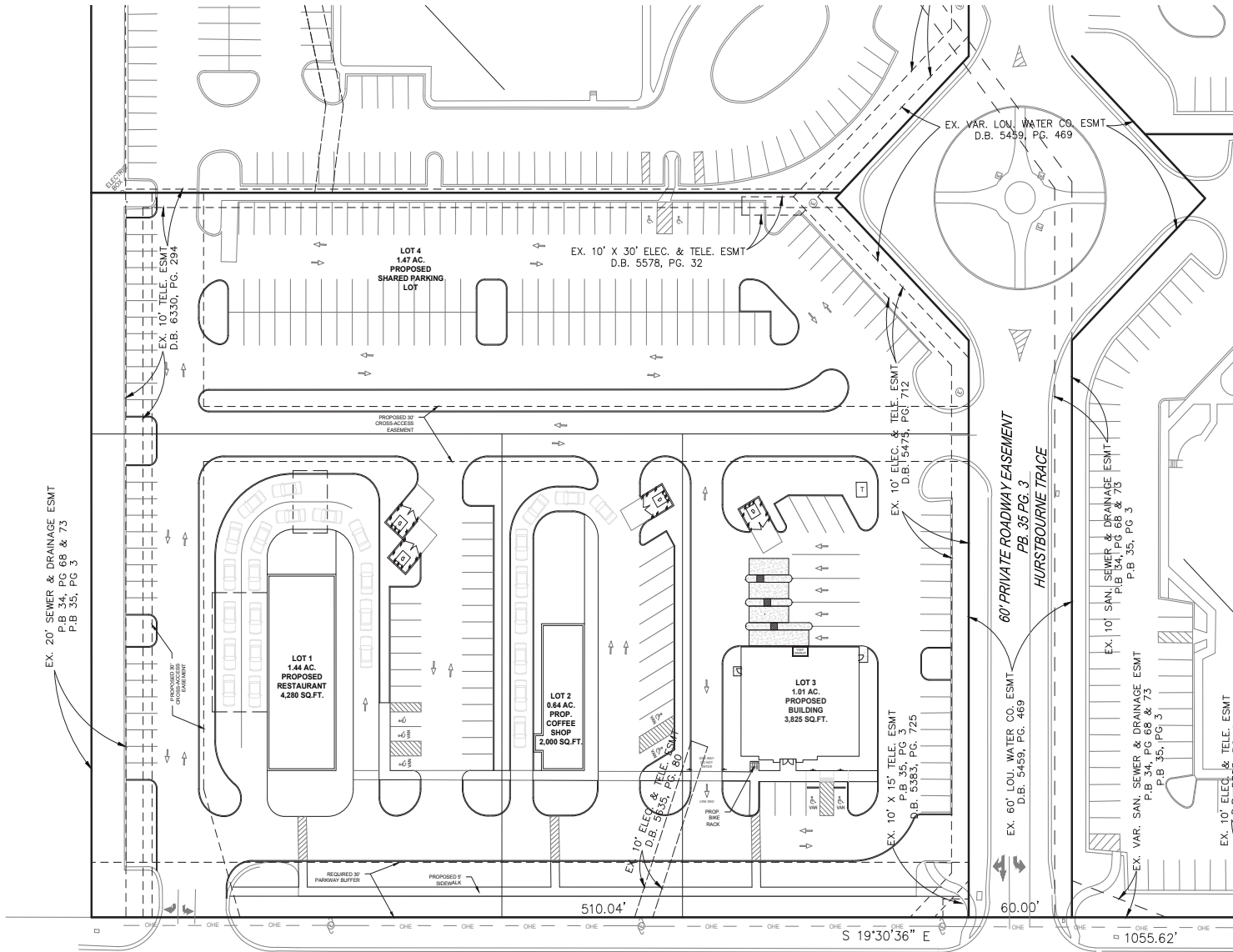
305 N. HURSTBOURNE PKWY | LOUISVILLE, KY

# PROPERTY HIGHLIGHTS

This site offers 4.55 acres of retail development land with a dedicated traffic light already in place. The property is located just north of the intersection of Shelbyville Road and North Hurstbourne Parkway, which is the dominant retail location in Louisville. There is over 500' of frontage, making the high visibility on N. Hurstbourne Pkwy unparalleled. The area benefits from high daytime population and income demographics, along with hospitality, retail and restaurant amenities in walking distance. There is also the potential to increase the property to a total of 9.15 acres.

Acreage:	4.55 acres (with the potential to increase to a total of 25 acres)
Zoning:	C-1
Floodplain:	Not in floodplain
Highway Access:	I-64 - 1.9 mi.
	I-264 - 2.7 mi.
	I-265 - 4.4 mi.





SURVEY  
4.55 ACRES



# A DRIVING WORKFORCE

As well as the general population demographics, the area amenities draw a significant daytime population to this area. Additionally, 40% of the 1-mile population has at least a bachelor's degree.



7,891  
**POPULATION**  
*Within 1 Mile*



\$126,461  
**AVG. INCOME**  
*Within 1 Mile*

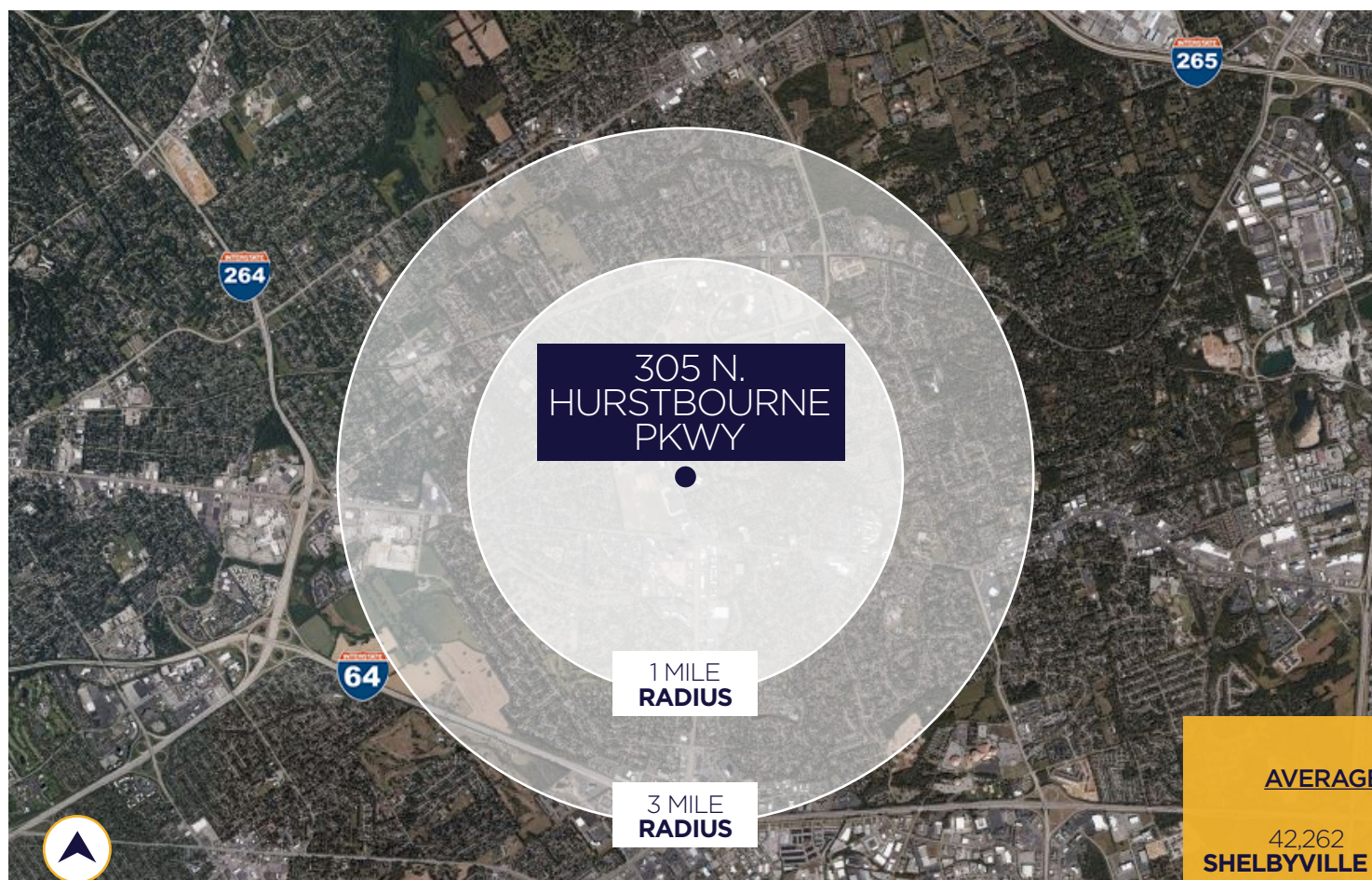


13,583  
**TOTAL EMPLOYEES**  
*Within 1 Mile*

72,965  
**POPULATION**  
*Within 3 Miles*

\$112,721  
**AVG. INCOME**  
*Within 3 Miles*

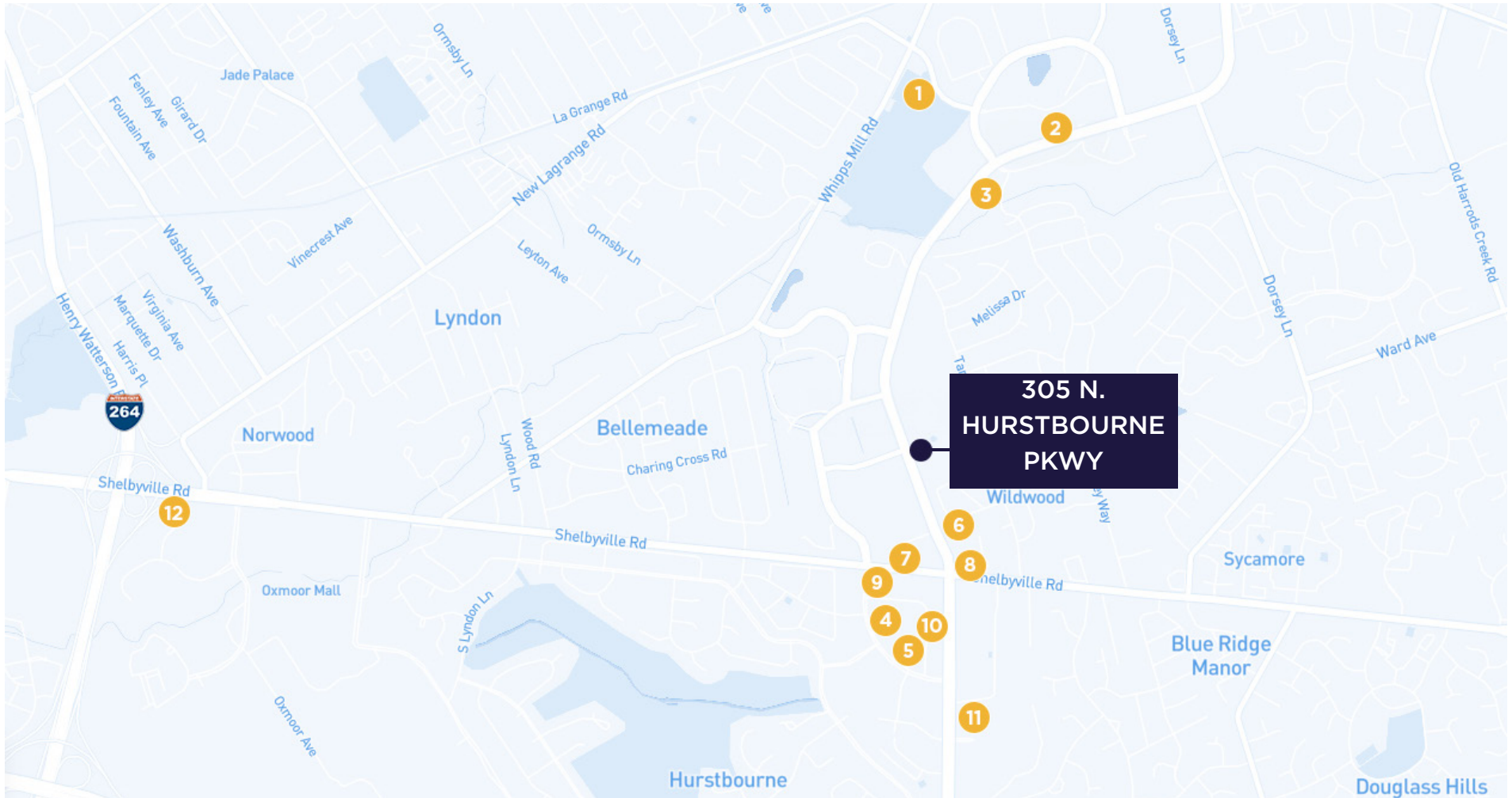
66,469  
**TOTAL EMPLOYEES**  
*Within 3 Miles*



## AVERAGE DAILY TRAFFIC COUNTS

42,262  
**SHELBYVILLE RD**

25,259  
**HURSTBOURNE PKWY**



- |                   |                                  |                             |
|-------------------|----------------------------------|-----------------------------|
| 1. Northeast YMCA | 5. Rialto Hurstbourne Apartments | 9. P. F. Chang's            |
| 2. Embassy Suites | 6. Shiraz Mediterranean Grill    | 10. CoreLife Eatery         |
| 3. Hampton Inn    | 7. Walgreens                     | 11. Lowe's Home Improvement |
| 4. Hyatt House    | 8. Starbucks                     | 12. Oxmoor Mall             |

# AREA AMENITIES

# CONTACT INFORMATION

## **CRAIG COLLINS**

ccollins@commercialkentucky.com  
+1 502 719 3221

## **BRENT BOLAND, CCIM**

bboland@commercialkentucky.com  
+1 502 384 4494

## **AUSTIN ENGLISH, MBA**

aenglish@commercialkentucky.com  
+1 502 719 3258

## **BRENT DOLEN, SIOR, CCIM**

bdolen@commercialkentucky.com  
+1 502 719 3262



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