

# 2200 Dundee Road

LOUISVILLE, KY 40205

OFFERING MEMORANDUM



# Executive Summary

**ASKING PRICE**  
**\$1,250,000**

## Property Overview

ADDRESS	2200 (2200, 2202, 2204) Dundee Rd Louisville, KY 40205
SUBMARKET	Highlands
PVA ID	079C-0106-0000
BUILDING SIZE	5,396 SF (1,008 SF basement)
LAND AREA	0.09 acres
ZONING	Commercial (C2)
YEAR BUILT	1920
NUMBER OF BUILDINGS	3
TRAFFIC COUNT	Bardstown Road: 21,382 ADT

Cushman & Wakefield | Commercial Kentucky is pleased to offer a **commercial investment opportunity** for sale in Louisville, Kentucky. Located in the desirable Upper Highlands, 2200 Dundee Road offers a balance of traditional character and functional updates. The property is comprised of 3 contiguous buildings that lend themselves to traditional retail uses, including food & beverage.

The property's prominent location at the top of Douglass Loop provides superior visibility and is within walking distance to Cherokee Park and other amenities along the Bardstown Road corridor.

The building is well maintained, and ownership performed several recent capital upgrades to the property.

The building is currently 100% leased. Ownership is actively negotiating a renewal extensions with multiple tenants whose current term expires in 2026.

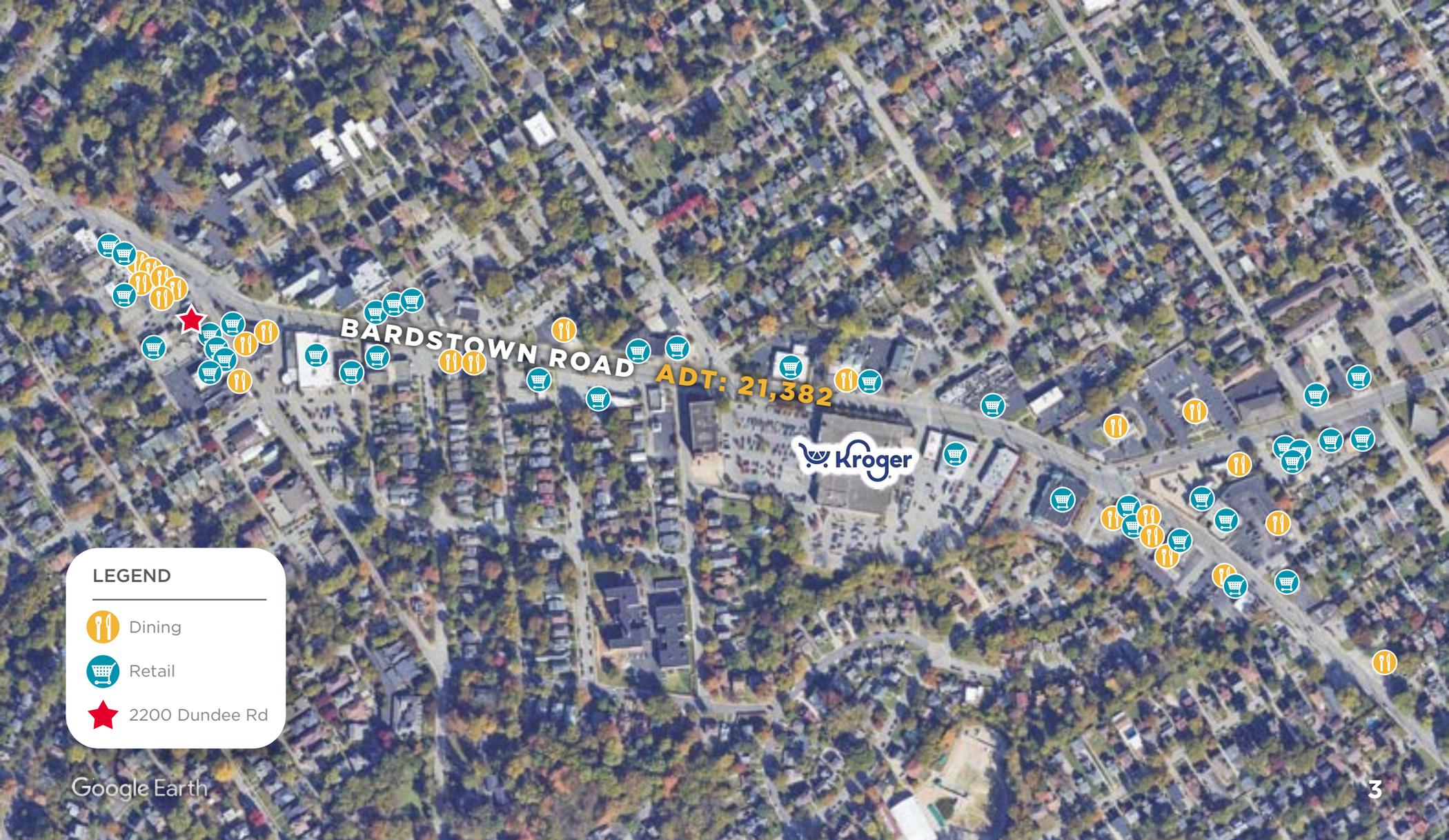
## INVESTMENT HIGHLIGHTS

- 1** Prime location at the forefront of Douglass Loop
- 2** Recent capital upgrades have been made
- 3** 100% leased



# Location Overview

This property is uniquely positioned at the beginning of Douglas Loop in the Highlands Neighborhood.



**LEGEND**

-  Dining
-  Retail
-  2200 Dundee Rd

# Tenancy Overview



DREAMS WITH WINGS	
Tenant Size	2,750 SF (1,008 SF Basement)
Lease End	12/31/2026
Website	<a href="http://www.dreamswithwings.org">www.dreamswithwings.org</a>

Dreams With Wings is a non-profit organization whose mission is to “empower children and adults with intellectual and developmental disabilities and autism to enhance their strengths, contribute to their community and live a lifetime of purpose.” The organization provides physical, occupational, and speech therapy services, run youth programs aimed to build social, physical, and emotional skills, run programs for adults to support daily living and assist in finding employment opportunities, and hosts summer camps for children and young adults,

Source: [www.dreamswithwings.org](http://www.dreamswithwings.org)



MONET'S	
Tenant Size	740 SF
Lease End	4/30/2026
Website	<a href="http://www.monetsmarketlou.com">www.monetsmarketlou.com</a>

Monet's Market is a locally sourced organic market and cafe. They sell farm-fresh meats, cheeses, and coffee straight from local farms in Kentucky and Indiana, and from other small businesses in the region. Monet's is open seven days a week.

Source: [www.monetsmarketlou.com](http://www.monetsmarketlou.com)



REFILLERY	
Tenant Size	867 SF
Lease End	5/30/2026
Website	<a href="http://www.peaceoftheearth.com/the-refillery">www.peaceoftheearth.com/the-refillery</a>

The Refillery is the sister shop to local, fair-trade artisan shop Peace of the Earth. The Refillery is a zero waste shop that sells natural bath and body, home, and cleaning/laundry products. Their offerings include, but are not limited to, body washes, lotions, shampoos, conditioners, all-purpose cleaners, dish detergent, deodorant, and laundry stain removers.

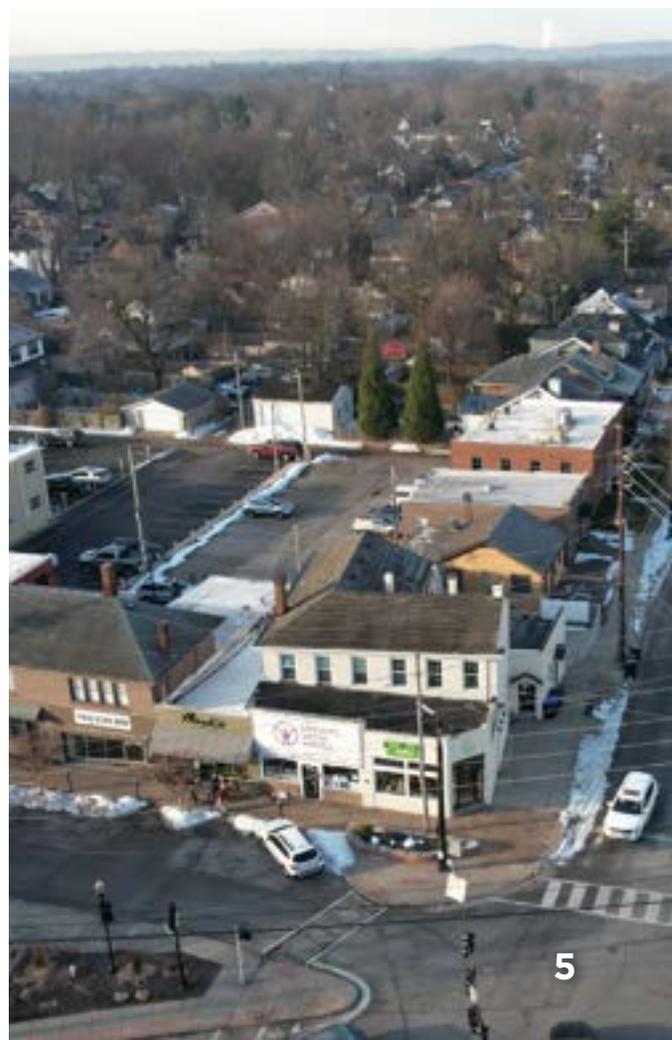
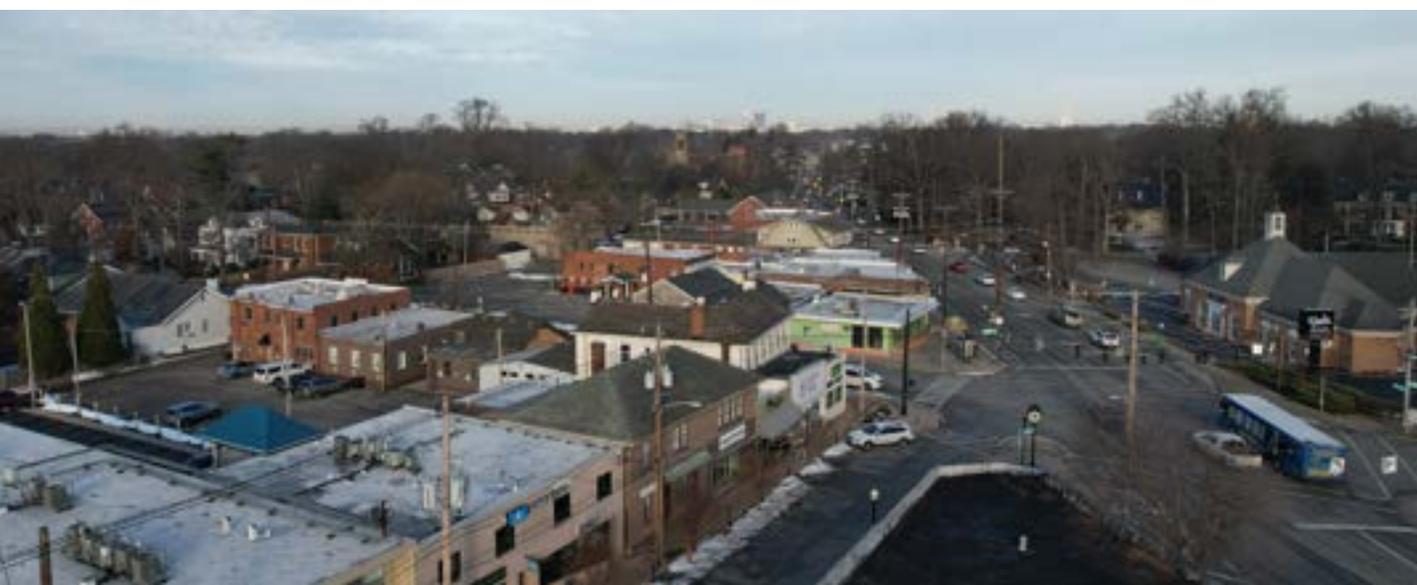
Source: [www.peaceoftheearth.com/the-refillery](http://www.peaceoftheearth.com/the-refillery)



EXECUTIVE OFFICES	
Tenant Size	2,046 SF
Lease End	Month-to-Month

The second floor of 2200 Dundee Road is leased as executive offices to individual businesses. There are 5 offices, a waiting area, and a bathroom all located on the 2nd floor. Additionally, there is a conference room on the 1st floor for the executive office tenant's shared use. All tenants within the executive office suites lease on a month to month basis.





# Bid Process & Requirements

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*Cushman & Wakefield | Commercial Kentucky is pleased to offer for sale the property located at 2200 Dundee Road in Louisville, Kentucky.*

The prospective Purchaser will be selected by the Seller in its sole discretion based on a variety of factors including but not limited to:

- Offering Price
- Absence of contingencies
- Due Diligence and closing time
- Financial strength and track record
- Proof of funds for a financial all cash transaction
- Earnest money deposit(s) and timing to become non-refundable

## PROPERTY INQUIRIES AND TOURS

All Property inquiries shall be directed to Cushman & Wakefield | Commercial Kentucky. All Property tours are by appointment only and are to be scheduled through Cushman & Wakefield | Commercial Kentucky. **Please do not disturb the operating tenants in the building.**

## PROSPECTIVE PURCHASERS

Ownership will be selling the properties on an “As is, Where is” condition. Offers will be responded to on a “First Come, First Served” basis. No formal call for offers date is currently contemplated; however, this is subject to change based on ownership’s discretion.

### Offers should be addressed to:

Loop Properties, LLC  
c/o Sam Gray, Brent Dolen  
Cushman & Wakefield | Commercial Kentucky, Inc  
333 E. Main Street, Suite 510  
Louisville, KY 40202

### And sent to the attention of:

Sam Gray, CCIM | samgray@commercialkentucky.com | 502.589.5150  
Brent Dolen, SIOR, CCIM | bdolen@commercialkentucky.com | 502.589.5150



CONTACTS:

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