FOR SALE | 1,432 SF | 0.57 AC

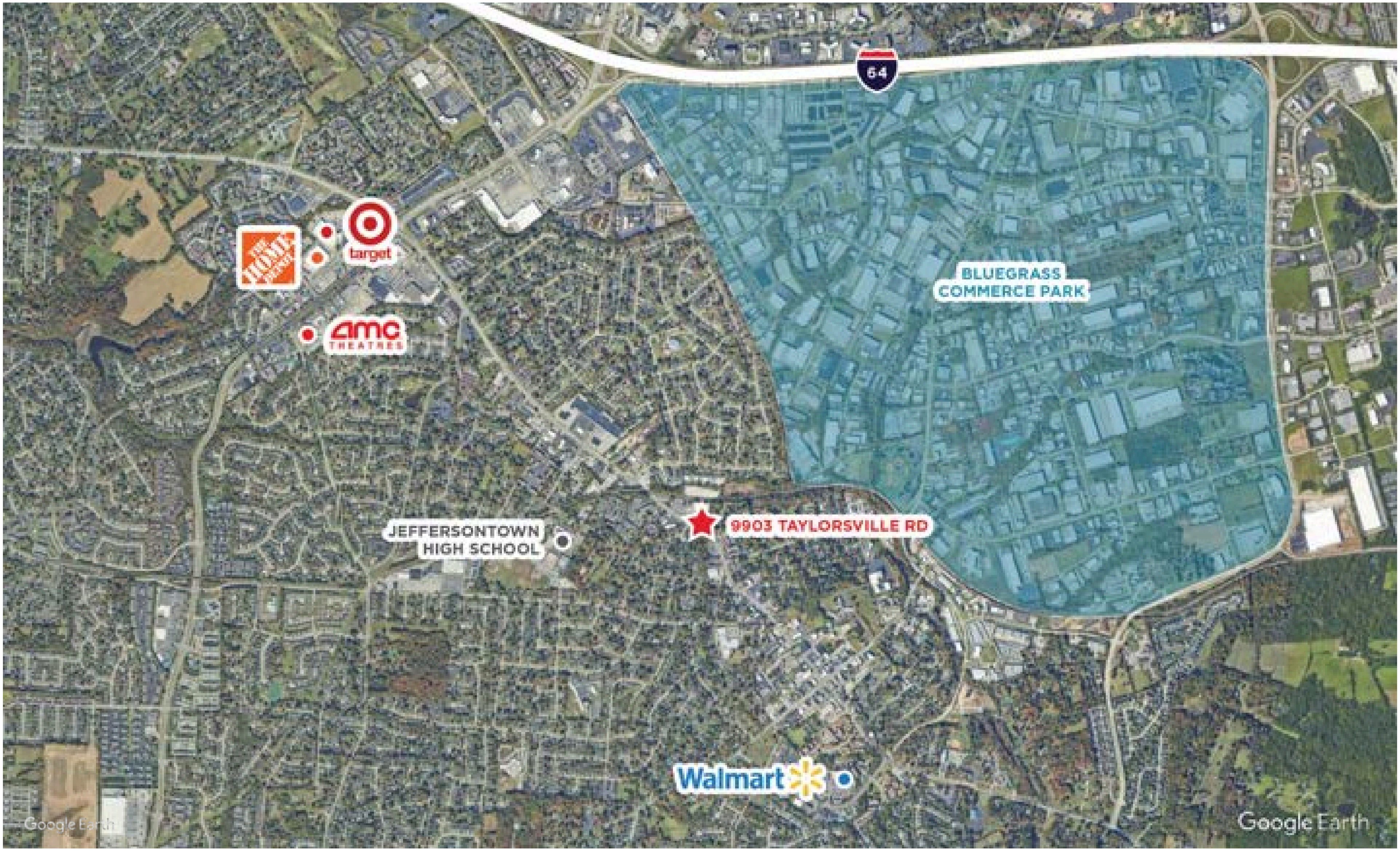
9903-H TAYLORSVILLE ROAD | JEFFERSONTOWN, KY 40299

PROPERTY **HIGHLIGHTS**

9903-H Taylorsville Road is a single-story commercial auto service building situated on a 0.57-acre site along the Taylorsville Road (KY-155) corridor in Jeffersontown, Kentucky, one of eastern Louisville's primary commercial corridors connecting the I-265 interchange to the Jeffersontown central business district. The Kentucky Transportation Cabinet has an active widening project on KY-155 between I-265 and KY-148, reflecting the corridor's sustained and growing traffic volume. AADT on this segment of Taylorsville Road is estimated at 16,000–20,000+ vehicles per day based on KYTC count data. The surrounding submarket includes a dense mix of auto service, retail, medical, and restaurant uses.

The building's current tenant, Valvoline, has a lease term that goes through July 2033, and has three additional 5-year renewal options. Each renewal option renews automatically unless the tenant provides written notice of non-renewal at least 90 days prior to the end of the then-current term. Valvoline operates over 2,000 locations nationwide, with 15 in Louisville. Their lease at 9903-H Taylorsville Road originally began in 1986.

Building Size:	1,432 SF
Acreage:	0.57 acres
Year Built:	1983
Zoning:	C1 (Commercial) & M1 (Industrial)
Parking:	Surface on site



PROPERTY LOCATION

LEASE **SUMMARY**

Lease Summary

Tenant:	Valvoline, LLC
Lease History:	Original Lease: 11/20/1986 1st Amendment: 1/31/2006 2nd Amendment: 7/5/2023
Extended Term:	August 1, 2023 – July 31, 2033 (10 years)
Renewal Options:	Three additional 5-year New Renewal Options after July 31, 2033
Maximum Expiration:	July 31, 2048 (if all three renewal options are exercised)

Rent Schedule — Extended Term (2023–2033)

Period	Dates	Monthly Rent	Annual Rent
Years 1-2	8/1/2023 – 7/31/2025	$3,000/mo	$36,000/yr
Years 3-5	8/1/2025 – 7/31/2028	$3,225/mo	$38,700/yr
Years 6-10	8/1/2028 – 7/31/2033	$3,500/mo	$42,000/yr

Rent Schedule — Renewal Option Terms

Period	Dates	Monthly Rent	Annual Rent
1st Renewal Option	8/1/2033 – 7/31/2038	$3,798/mo	$45,576/yr
2nd Renewal Option	8/1/2038 – 7/31/2043	$4,121/mo	$49,452/yr
3rd Renewal Option	8/1/2043 – 7/31/2048	$4,472/mo	$53,664/yr

Each renewal option renews automatically unless Valvoline, LLC provides written notice of non-renewal at least 90 days prior to the end of the then-current term.

CONTACT **INFORMATION**

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