

426 West Jefferson Street & 321 South 5th Street

LOUISVILLE, KENTUCKY 40202

OFFERING MEMORANDUM



Executive Summary

Property Overview

	426 West Jefferson Street	321 South 5th Street
ADDRESS	426 West Jefferson Street Louisville, KY 40202	321 South 5th Street Louisville, KY 40202
SUBMARKET	Central Business District	Central Business District
PVA ID	014K00990000	014K01340000
SQUARE FOOTAGE	10,560 SF	2,855 SF
LAND AREA	0.26 acres	0.06 acres
YEAR BUILT	1953	1959
STORIES	2 plus lower level	1
ZONING	C-3 (Commercial/CBD)	C-3 (Commercial/CBD)

Cushman & Wakefield | Commercial Kentucky is pleased to offer **426 West Jefferson Street & 321 South 5th Street** for sale. Located at prime downtown Louisville intersections, these commercial retail properties offer high visibility and strong foot traffic. The 0.32-acre offering sits directly across from 500W, The Kentucky Home Life Building and the Marion E. Taylor Building. Additionally, it is positioned around the corner from 4th Street Live! and the Kentucky International Convention Center. The property features flexible retail and 2nd floor office space, and a 12-space paved parking lot sits between the two buildings.

426 West Jefferson Street

321 South 5th Street

Property Location



426 West Jefferson Street



321 South 5th Street



Bid Process & Requirements

Cushman & Wakefield | Commercial Kentucky is pleased to offer for sale the property located at 426 West Jefferson Street & 321 South 5th Street 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.

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:

Read Associates, 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:

Sam Gray, CCIM
Director
+1 502 719 3240
samgray@commercialkentucky.com

Brent Dolen, SIOR, CCIM
Executive Managing Director
+1 502 719 3262
bdolen@commercialkentucky.com

E.P. Scherer
Executive Managing Director
+1 502 719 3234
epscherer@commercialkentucky.com



**CUSHMAN &
WAKEFIELD**
Commercial Kentucky