

Space Available in the Iconic Colony Center

211 Clover Ln, Louisville, KY 40207



Listing ID:	30659268
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Mixed Use, Street Retail
Contiguous Space:	1,246 - 2,170 SF
Total Available:	3,416 SF
Lease Rate:	\$17 - 20 PSF (Annual)
Base Monthly Rent:	\$1,765 - 3,616
Lease Type:	Other



Overview/Comments

The iconic Colony Center, nestled in the heart of St. Matthews, is one of Louisville's most unique and sought after retail and office centers. The property has been very well maintained, including a new roof in 2020. There is great "lifestyle" synergy in the center with successful tenants, such as 211 Clover Lane Restaurant, Lee Robinson Company, Studio 3Eleven Salon, Sei Bella Waxing, and Rebecca's Bridal. Plenty of surface parking is available on the beautiful 2.13 acre grounds. Two spaces are available January 2021. Spaces are adjacent to one another with a small public access hallway running between, single tenant could take all 3,416 SF, if needed. Signage available.

General Information

Tax ID/APN:	001903110000	Building Name:	The Colony Center
Retail-Commercial Type:	Mixed Use, Street Retail	Land Area:	2.13 Acres
Zoning:	C-2 - Commercial District		

Available Space

Suite/Unit Number:	1	Date Available:	04/01/2021
Space Available:	2,170 SF	Lease Rate:	\$17 - 20 PSF (Annual)
Minimum Divisible:	2,170 SF	Lease Type:	Other
Maximum Contiguous:	2,170 SF	Parking Spaces:	0
Space Type:	Relet		

Space Description Suite 1, currently set up as a yoga studio, is comprised of 1,345sf on the first floor and 825sf on the second floor. The entrance to the premises is in the interior of the building.

Available Space

Suite/Unit Number:	2	Space Description:	Suite 2 is on the first floor. The entrance to the space is in the interior of the building.
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	1,246 SF	Date Available:	04/01/2021
Minimum Divisible:	1,246 SF	Lease Rate:	\$17 - 20 PSF (Annual)
Maximum Contiguous:	1,246 SF	Lease Type:	Other

Area & Location

Property Visibility:	Good
Largest Nearby Street:	Westport Rd

Building Related

Total Number of Buildings:	1	Year Built:	1926
Number of Stories:	2	Roof Type:	Gable
Property Condition:	Good	Construction/Siding:	Wood Frame

Total Parking Spaces: 110
Parking Type: Surface

Passenger Elevators: 0
Freight Elevators: 0

Location

Address: 211 Clover Ln, Louisville, KY 40207
County: Jefferson
MSA: Louisville/Jefferson County



Property Images



211 Clover Ln-11



211 Clover Ln-13



211 Clover Ln-14



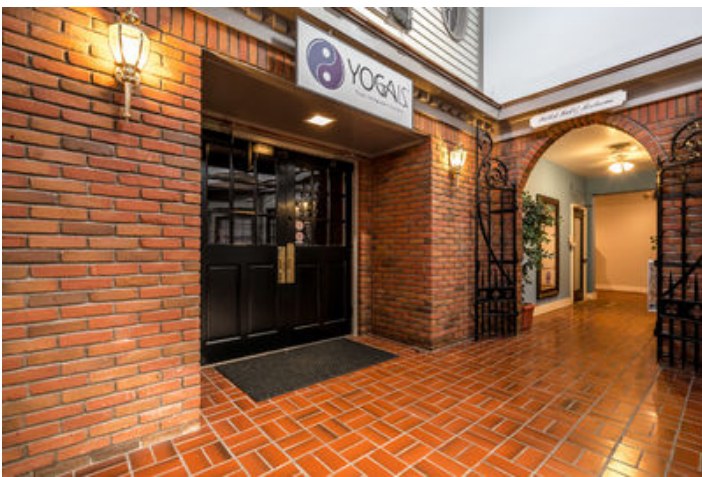
211 Clover Ln-22



211 Clover Ln x-02



211 Clover Ln-26



211 Clover Ln-24



211 Clover Ln-27



211 Clover Ln-25

Property Contacts



Kathy Hinkebein

Gant Hill & Associates, LLC

502-396-1311 [M]

502-396-1311 [O]

kathy@ganthill.com