

# Kroger Shadowed Retail Development with Drive Thru Option



12908 Factory Ln, Louisville, KY 40245

Listing ID: 30623658  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Free-Standing Building, Restaurant  
 Contiguous Space: 1,380 - 2,700 SF  
 Total Available: 4,080 SF  
 Lease Rate: \$25 - 29.50 PSF (Annual)  
 Base Monthly Rent: \$2,875 - 6,637  
 Lease Type: NNN



## Overview/Comments

This opportunity is to pre-lease a new construction retail development shadowed by Kroger. The space is positioned in one of the fastest growing and affluent areas of the Louisville MSA. This new construction, free standing development is one story and, at 4,080 SF total leasable space, can accommodate a single user or multiple tenants. A drive thru option is planned on the northwest side of the building.

Just off of the Gene Snyder Freeway and in close proximity to the Ford Truck Plant and Eastpoint Business Park, this Kroger-shadowed development is positioned for maximum visibility.

Expected delivery is August 2020.

++ Average HH Income: \$114,331 (1 mi)

++ Population: 137,368 (5 mi)

++ Traffic: 18,000+ at Lagrange Rd

++ Nearby retailers include Kroger, Starbucks, Thornton's, McDonald's, and Stock Yards Bank

Please contact the Listing Agent for more information

## General Information

Tax ID/APN:	001500190002	Gross Building Area:	4,080 SF
Retail-Commercial Type:	Free-Standing Building, Restaurant, Street Retail, Other	Building/Unit Size (RSF):	4,080 SF
Zoning:	C-1 - Commercial District	Land Area:	0.65 Acres
		Has Drive-Thru?:	Yes

## Available Space

Status:	Pending	Space Type:	New
Suite/Unit Number:	101	Date Available:	08/07/2020
Space Available:	2,700 SF	Lease Rate:	\$27 - 29.50 PSF (Annual)
Minimum Divisible:	2,700 SF	Lease Type:	NNN
Maximum Contiguous:	2,700 SF	CAM Expenses:	\$3.95 PSF (Annual)

## Available Space

Suite/Unit Number:	102	Space Description:	Space will be white-boxed and will remain flexible for either single user or multiple tenants.
Space Available:	1,380 SF	Space Type:	New
Minimum Divisible:	1,380 SF	Date Available:	08/07/2020
Maximum Contiguous:	1,380 SF	Lease Rate:	\$25 - 27 PSF (Annual)

Lease Type: NNN  
Parking Spaces: 172  
CAM Expenses: \$3.95 PSF (Annual)

**Area & Location**

Property Visibility: Excellent  
Largest Nearby Street: LaGrange Rd and Factory Lane

**Building Related**

Tenancy:	Multiple Tenants	Parking Description:	Shared Parking with adjacent strip centers
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Parking Type:	Surface		

**Location**

Address: 12908 Factory Ln, Louisville, KY 40245  
County: Jefferson  
MSA: Louisville/Jefferson County



**Property Images**



12908 straight



12908 factory side



Overall Development Epic Plaza

## Property Contacts

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