



Hurstbourne Parkway Hard Corner

5926 S Watterson Trail, Louisville, KY 40291



Offering Summary

Sale Price:	\$1,747,000
Lot Size:	4.18 Acres
Price / Acre:	\$417,943
Zoning:	R-4 Residential

Property Overview

Opportunity to purchase Hurstbourne Parkway frontage in the booming Fern Creek trade area.

Close to GE/Haier Appliance Park, UPS, Willow Green apartments and surrounded by dense and affluent residential.

Exposure to high traffic with an ADT over 22,000 cars per day.

Excellent visibility to Hurstbourne and access on S. Watterson Trail

Property Highlights

- Rare find on Hurstbourne Parkway that is level and at road frontage.
- 400 feet of frontage.
- Ideal for large development when combined with adjacent listed parcels; 5910 S. Watterson Trail and 6725 S. Hurstbourne Parkway.
- High traffic counts and excellent visibility.

EXCLUSIVELY MARKETING BY

SUZANNE DAY CHEEK

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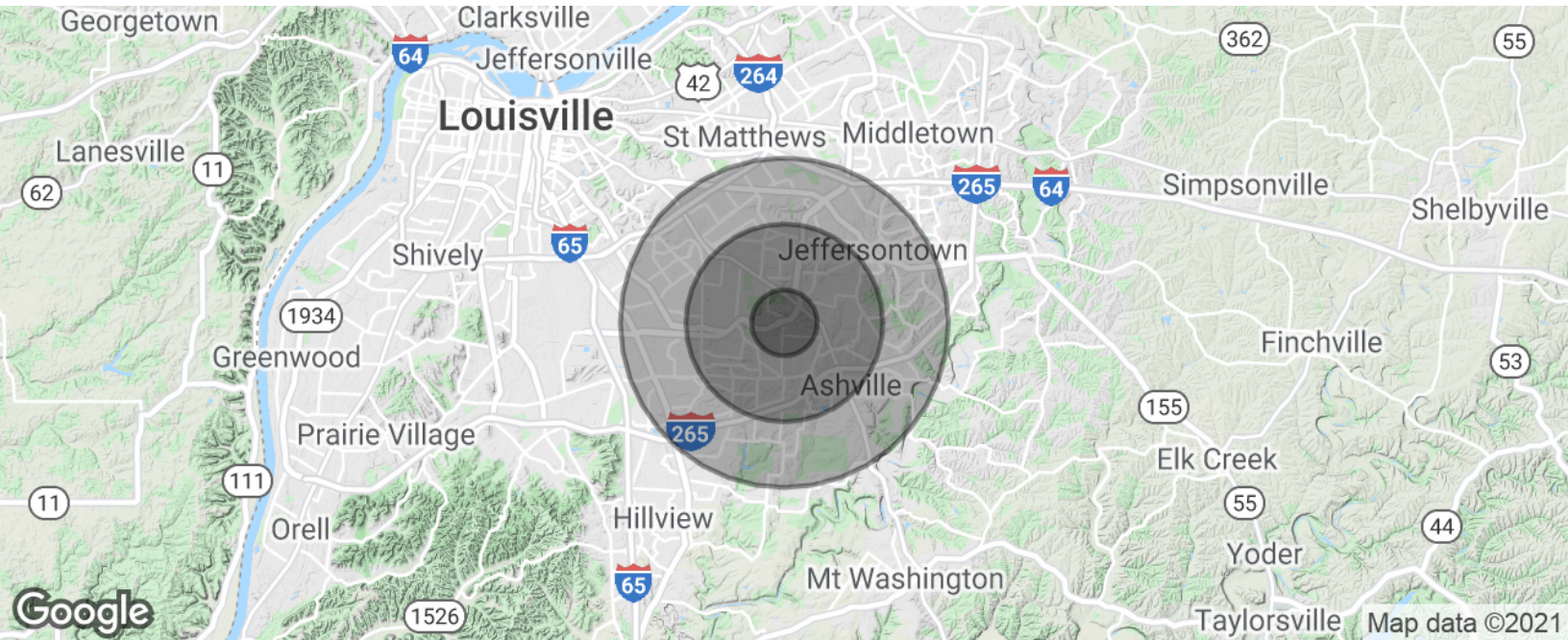


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Population	1 Mile	3 Miles	5 Miles
Total Population	7,428	81,582	199,861
Average age	35.5	36.6	37.3
Average age (Male)	33.5	35.5	35.9
Average age (Female)	37.7	38.3	39.0

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,058	32,890	81,456
# of persons per HH	2.4	2.5	2.5
Average HH income	\$57,434	\$61,468	\$59,847
Average house value	\$157,470	\$159,366	\$160,102

* Demographic data derived from 2010 US Census

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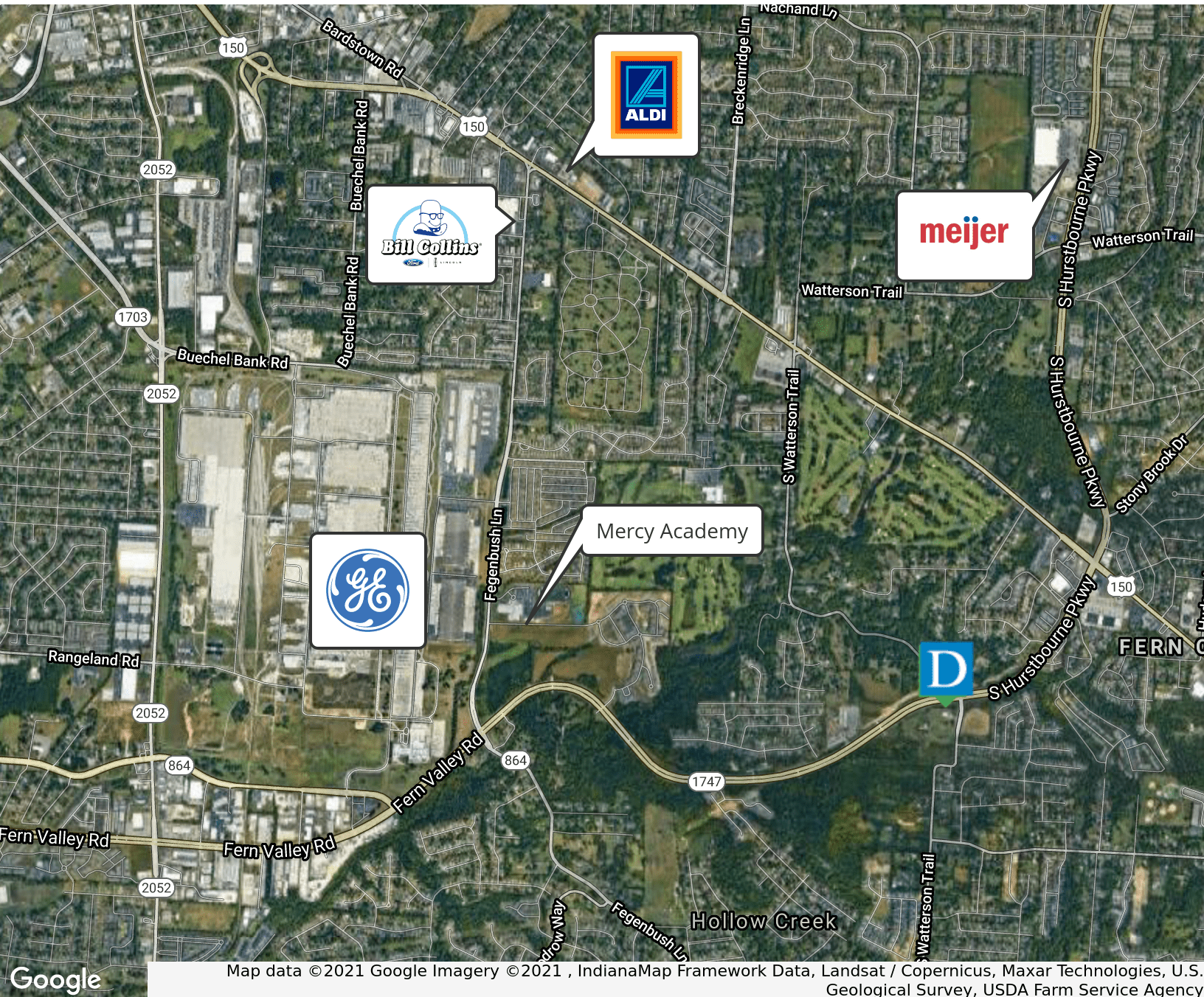


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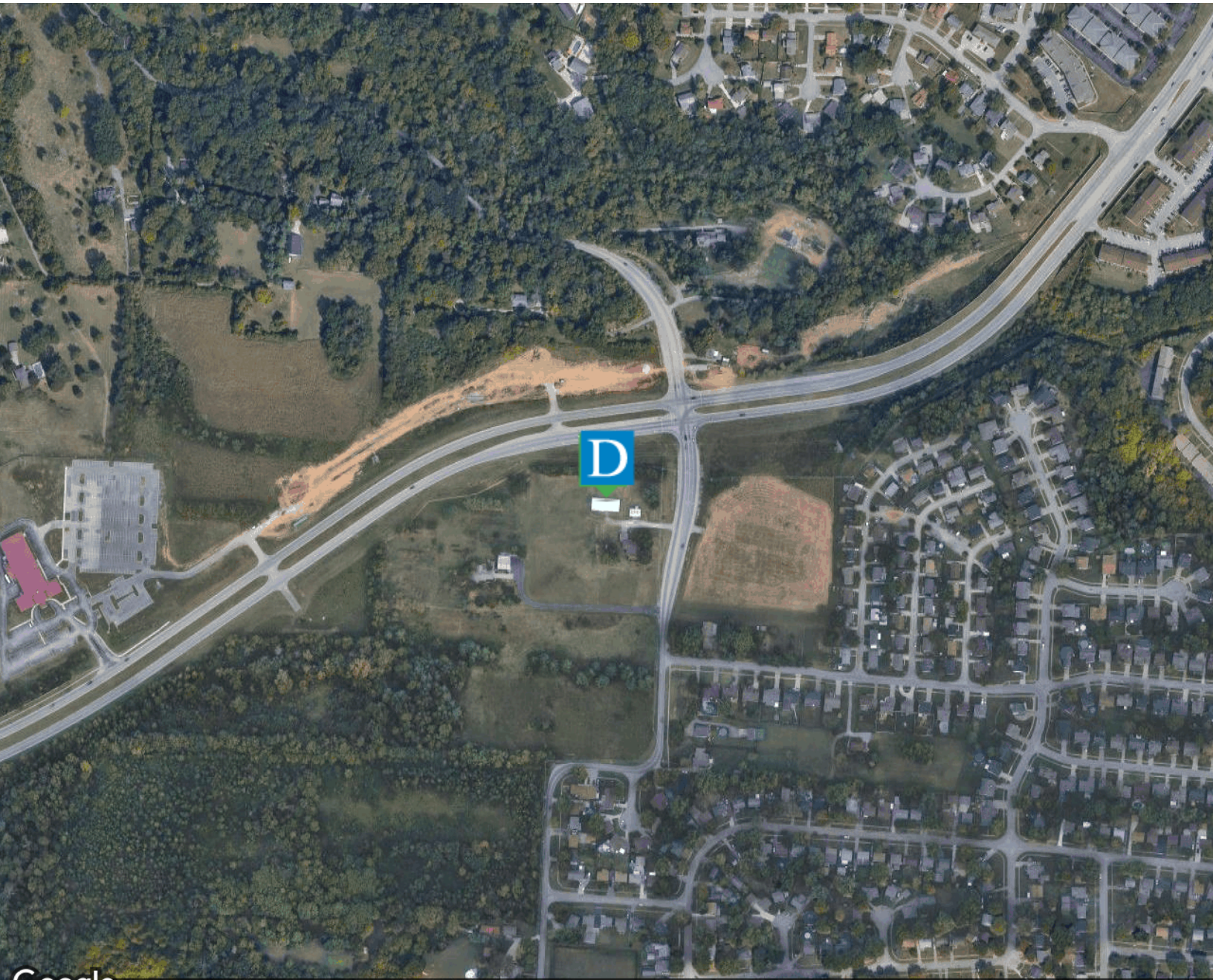


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