

# Stroud Center

## 10205 Dixie Hwy, Louisville, KY 40272



Listing ID: 30593351  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Free-Standing Building, Street Retail  
 Contiguous Space: 7,000 - 24,000 SF  
 Total Available: 24,000 SF  
 Lease Rate: \$8 - 9 PSF (Annual)  
 Base Monthly Rent: \$11,333 - 5,250  
 Lease Type: Net Lease, NNN



### Overview/Comments

Please contact the agent for more information about this property.

### More Information Online

<https://www.kcrea.com//listing/30593351>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	104700460000	Gross Building Area:	24,000 SF
Retail-Commercial Type:	Free-Standing Building, Street Retail	Building/Unit Size (RSF):	24,000 SF
Zoning:	C-1 - Commercial District	Land Area:	2.38 Acres
Building Name:	Stroud Center		

### Available Space

Suite/Unit Number:	101	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	04/07/2020
Space Available:	7,000 SF	Lease Rate:	\$9 PSF (Annual)
Minimum Divisible:	7,000 SF	Lease Type:	NNN
Maximum Contiguous:	24,000 SF	Parking Spaces:	0
Space Subcategory 1:	Neighborhood Center	Rent Escalators:	Step-Up Lease

Space Description Very clean retail space with floor to ceiling store front glass, front loading door. Refreshed HCAV, electrical panel and wiring, lighting etc.

### Available Space

Suite/Unit Number:	102	Space Subcategory 1:	Neighborhood Center
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	17,000 SF	Date Available:	04/07/2020
Minimum Divisible:	7,000 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	24,000 SF	Lease Type:	Net Lease

Space Description Outstanding retail space setup for healthcare related rehab center or fitness gym. Over \$2m in renovations make this a turn-key space ready for your equipment.

### Area & Location

Retail Clientele:	General, Family, Business, Recreation	Property Visibility:	Excellent
Property Located Between:	Valley Station Rd & I-265	Largest Nearby Street:	Dixie Hwy

### Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Excellent	Sprinklers:	Wet
Year Renovated:	2014	Air Conditioning:	Engineered System
Parking Type:	Surface		

### Land Related

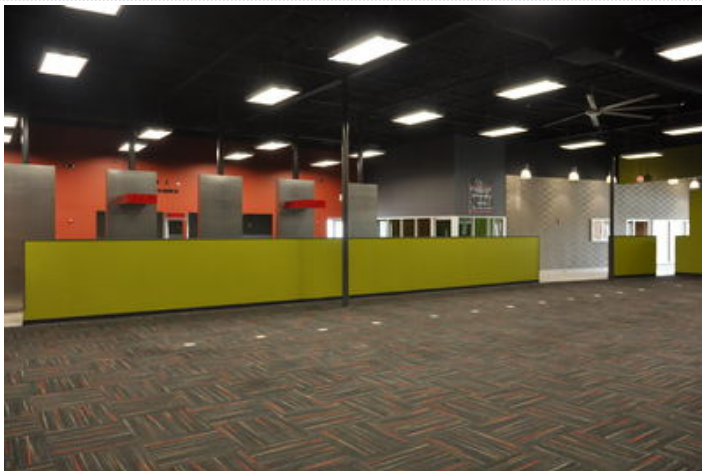
Water Service:	Municipal
Sewer Type:	Municipal
Easements:	Utilities

### Location

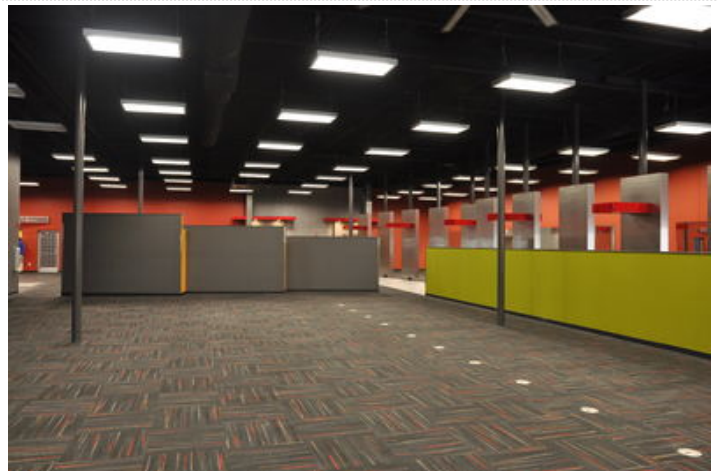
Address:	10205 Dixie Hwy, Louisville, KY 40272
County:	Jefferson
MSA:	Louisville/Jefferson County



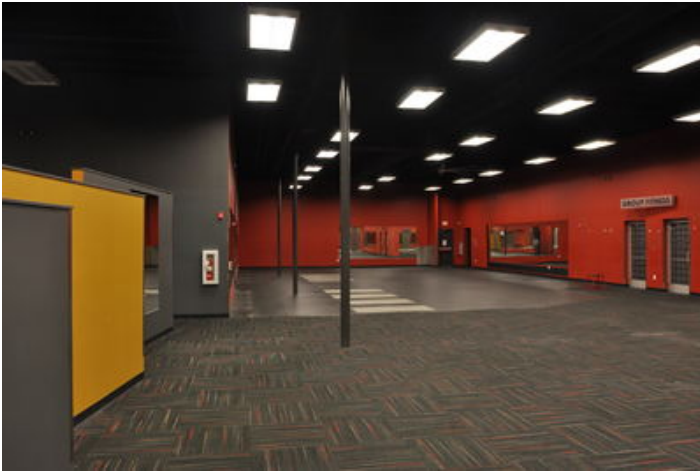
### Property Images



DSC\_0487



DSC\_0488



DSC\_0468



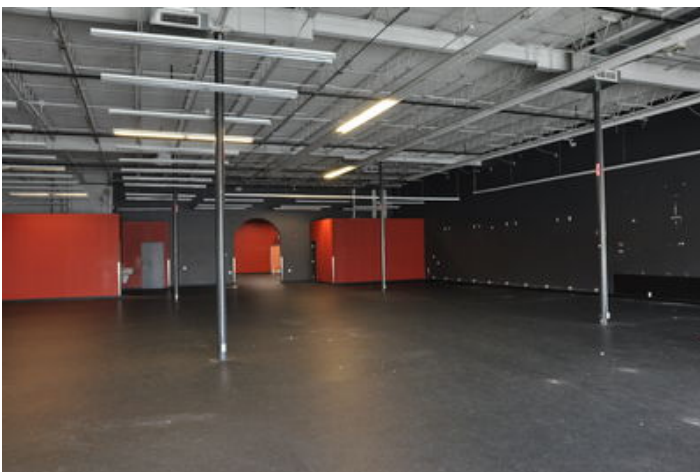
DSC\_0470



DSC\_0482



DSC\_0474



DSC\_0485



DSC\_0477

## Property Contacts



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