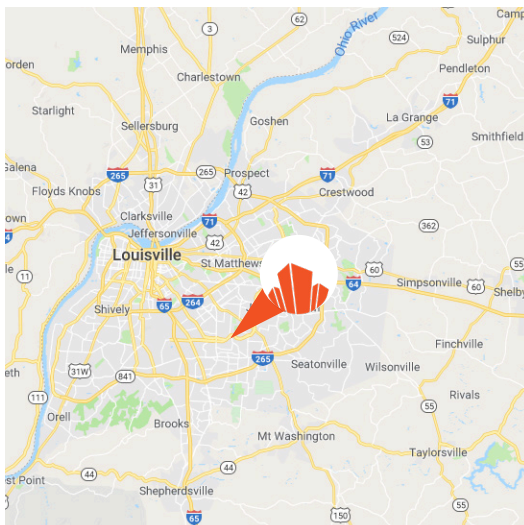




6101 FEGENBUSH LN | LOUISVILLE, KY 40228



LAND PARCEL AVAILABLE

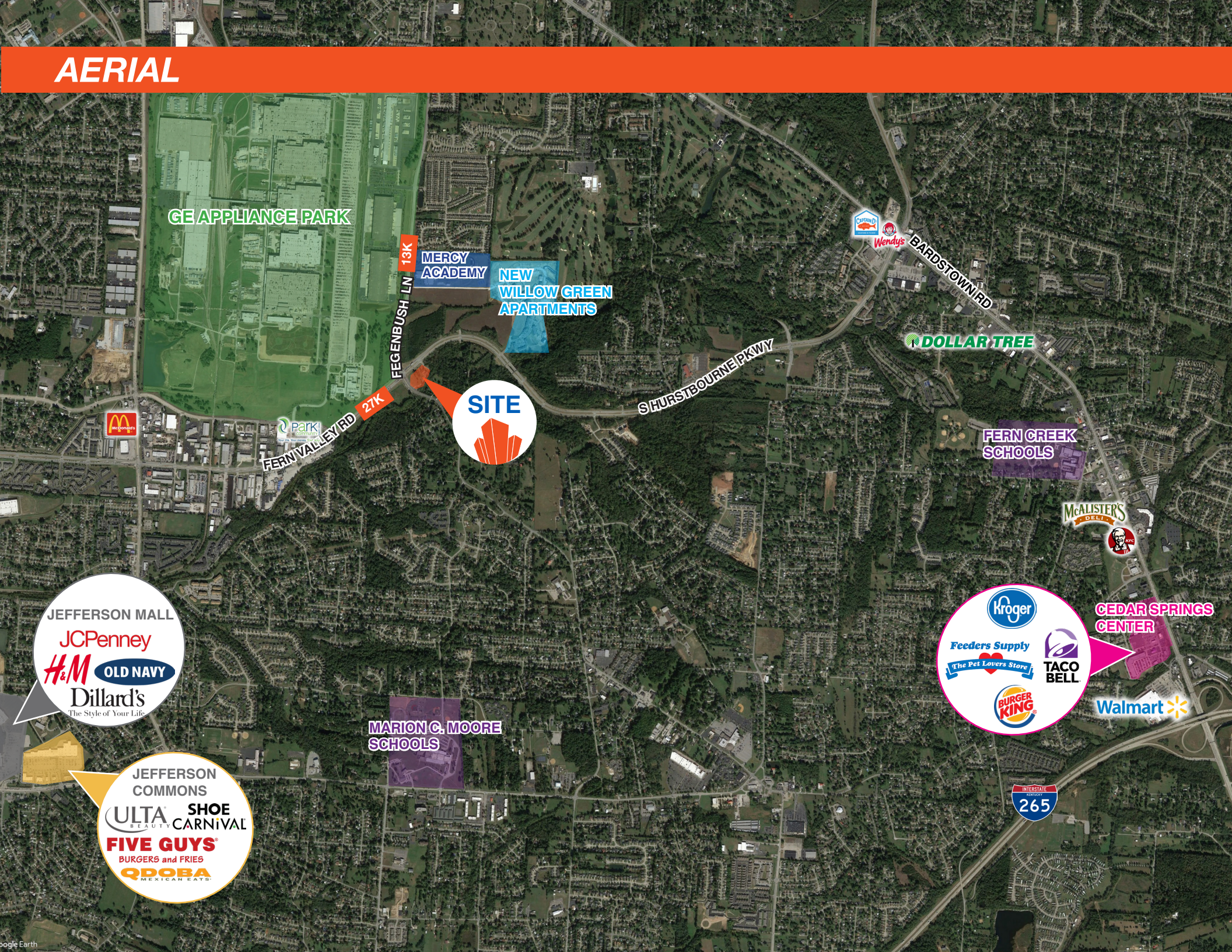
LOCATED AT SIGNALIZED INTERSECTION
3.87 ACRES ± | \$1,400,000

- High visibility from S Hurstbourne Pkwy & Fegenbush Ln
- Heavy traffic area due to GE Appliance Park, many apartment buildings and heavy industrial presence
- 27K ADT - Fern Valley Rd
- Zoned C-1

JUSTIN BAKER
502 454 0911
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MICHAEL TABOR
502 454 4557
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AERIAL



GE APPLIANCE PARK

FEGENBUSH LN 13K

MERCY ACADEMY

NEW WILLOW GREEN APARTMENTS



SITE

FERN VALLEY RD 27K

SHURSTBOURNE PKWY

DOLLAR TREE

BARDSTOWN RD

FERN CREEK SCHOOLS

McALISTER'S DELI



CEDAR SPRINGS CENTER

Walmart

INTERSTATE 265

JEFFERSON MALL

JCPenney

H&M

OLD NAVY

Dillard's
The Style of Your Life

JEFFERSON COMMONS

ULTA BEAUTY SHOE CARNIVAL

FIVE GUYS

BURGERS and FRIES

QDOBA MEXICAN EATS



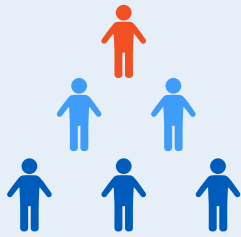
Feeders Supply

The Pet Lovers Store



DEMOGRAPHICS

POPULATION



1 MILE **5,922**
3 MILES **88,859**
5 MILES **221,508**

HOUSEHOLDS



1 MILE **2,446**
3 MILES **37,740**
5 MILES **94,674**

BUSINESSES



1 MILE **106**
3 MILES **2,614**
5 MILES **8,292**

EMPLOYEES

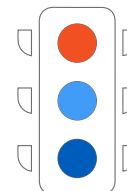


1 MILE **916**
3 MILES **31,182**
5 MILES **95,450**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS



FERN VALLEY RD
27,000 ADT

FEGENBUSH LN
13,000 ADT

