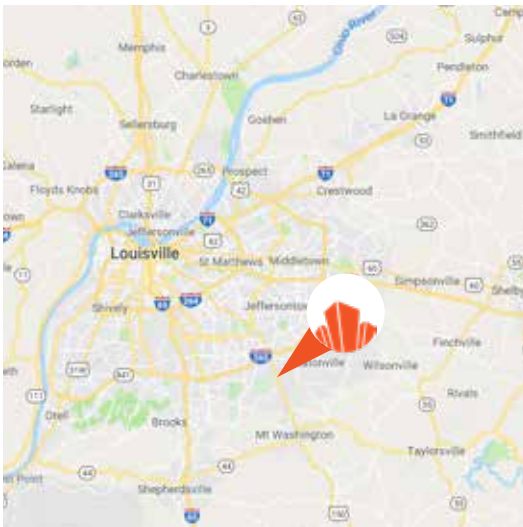




RETAIL FOR LEASE

8727 OLD BARDSTOWN RD | LOUISVILLE, KY 40291



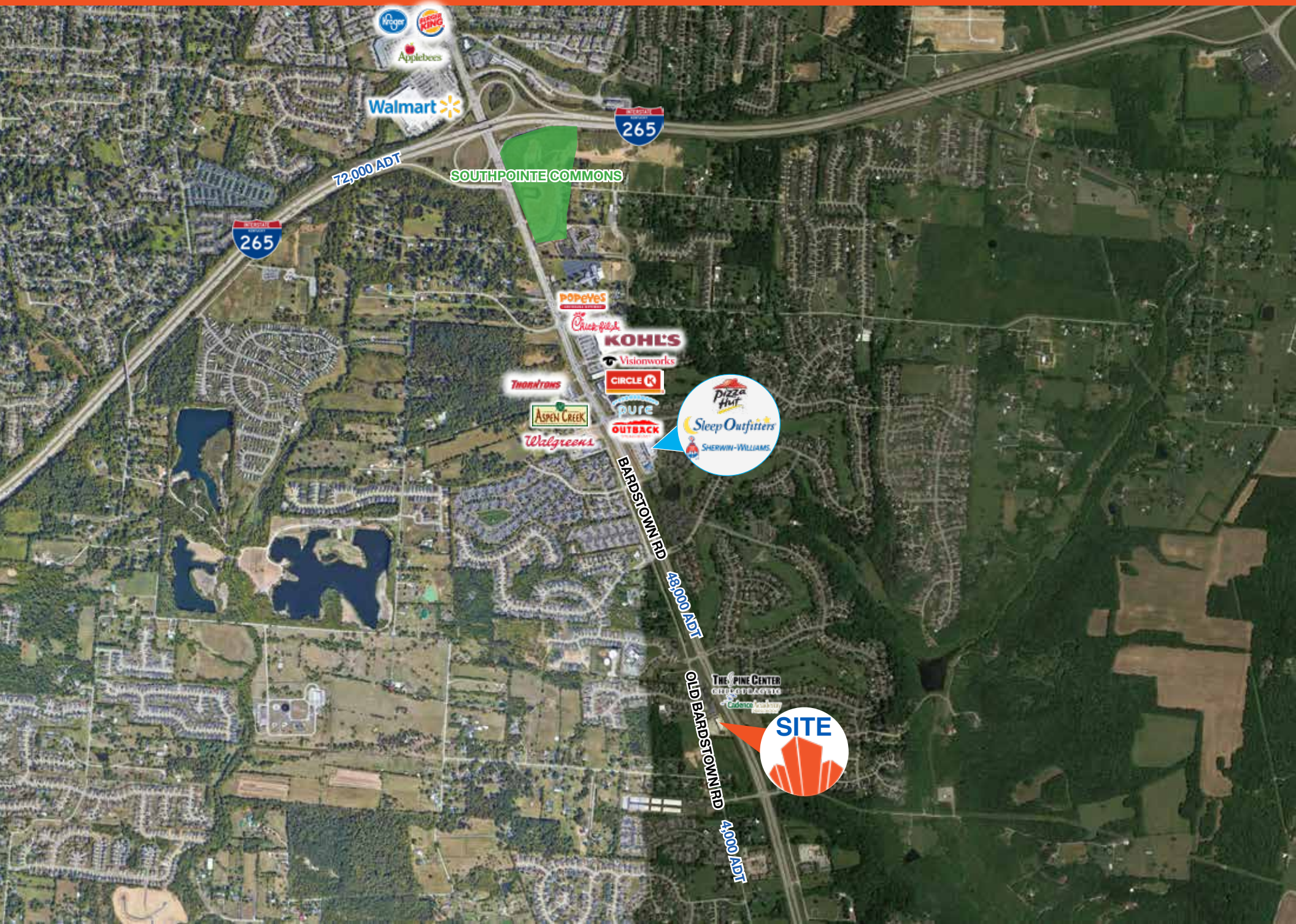
LEASE RATE: \$22/SF NNN
UP TO 6,750 SF ±

- New Retail/Office Space
- Join Mortenson Family Dental and Crossfit Fixation
- Mt. Washington is one of the fastest growing areas in Louisville MSA
- Located off of Old Bardstown Rd. next to Bardstown Rd. (48,000 ADT)
- Approximately 5 minutes from I-265.

JUSTIN BAKER
502 454 0911
JBAKER@TRIOCPG.COM

THERESA CARNES
502 454 6064
TCARNES@TRIOCPG.COM

AERIAL



Wages
Applebee's

Walmart

265

72,000 ADT

SOUTHPOINTE COMMONS

265

POPEYE'S

Chick-fil-A

KOHL'S

Visionworks

THORNTONS

CIRCLE K

ASPEN CREEK

PURE

OUTBACK

Walgreens

Sleep Outfitters
SHERWIN-WILLIAMS

BARDSTOWN RD

48,900 ADT

OLD BARDSTOWN RD

4,900 ADT

THE PINE CENTER
OUTLET MALL
of Excellence

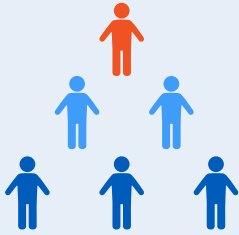
SITE

PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **4,662**
3 MILES **33,735**
5 MILES **103,700**

HOUSEHOLDS



1 MILE **1,865**
3 MILES **13,541**
5 MILES **41,043**

BUSINESSES



1 MILE **121**
3 MILES **686**
5 MILES **1,893**

EMPLOYEES



1 MILE **857**
3 MILES **5,687**
5 MILES **14,039**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

