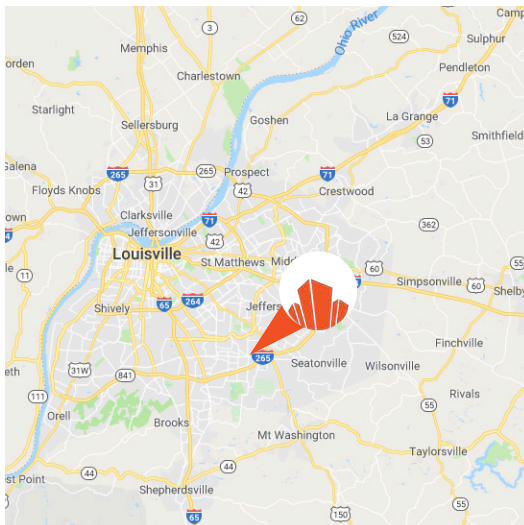




FOR LEASE & REDEVELOPMENT

7525 OUTER LOOP | LOUISVILLE, KY 40228

LEASE RATE: \$10-\$14 PSF
1,203 - 50,887 SF ±



- Join Outer Loop Plaza shopping center located at the nearby corner of Outer Loop and Fegenbush Lane (31,777K ADT at intersection) approximately 1-mile from I-265
- This 124,000+ square foot shopping center is grocery anchored by Value Market (45+ years in business)
- Tenant line-up includes JD Becker, Subway, Sun Tan City, New View Bar & Grill, and Barber & Styling
- Up to 50,887 SF available for redevelopment on the west endcap adjacent to Value Market
- 67,407 residents in a 3-mile radius, and 184,749 residents in a 5-mile radius with a median household income of \$72,256
- Brand new, 212-unit Frontgate Apartment development adjacent to center
- Recently upgraded parking lot lights to LED and signalized light on Outer Loop

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SHOPPING CENTER REDEVELOPMENT

AVAILABLE FOR REDEVELOPMENT
50,887 SF

FRONTGATE APARTMENTS
212 UNITS



SITE PLAN 1



AVAILABLE SUITES

SUITE #	SQUARE FEET	ASKING PRICE (PSF)
2	3,798	\$12.00
6A	1,555	\$14.00
6B	2,110	\$14.00
15	10,325	\$10.00
16	6,159	\$12.00
17	1,400	\$12.00
18	1,203	\$12.00
19	27,300	\$12.00
19-B	5,000	\$12.00

***#19-B included in #19 square footage**

 **OUTER LOOP PLAZA**
7505 Outer Loop
Louisville, Kentucky 40228
Latitude: 38.1384 , Longitude: -85.6206

- 5.92 per 1,000 square foot parking ratio

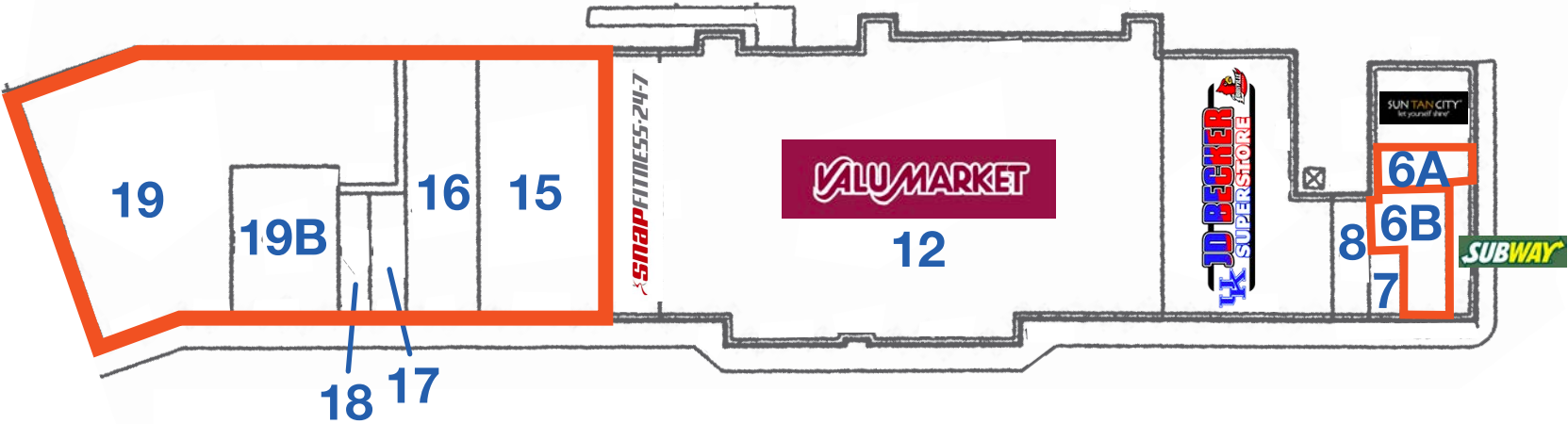
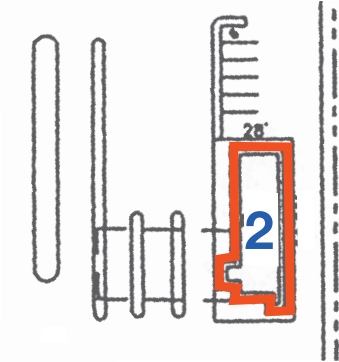


SITE PLAN 2

AVAILABLE SUITES

SUITE #	SQUARE FEET	ASKING PRICE (PSF)
2	3,798	\$12.00
6A	1,555	\$14.00
6B	2,110	\$14.00
15	10,325	\$10.00
16	6,159	\$12.00
17	1,400	\$12.00
18	1,203	\$12.00
19	27,300	\$12.00
19-B	5,000	\$12.00

*#19-B included in #19 square footage



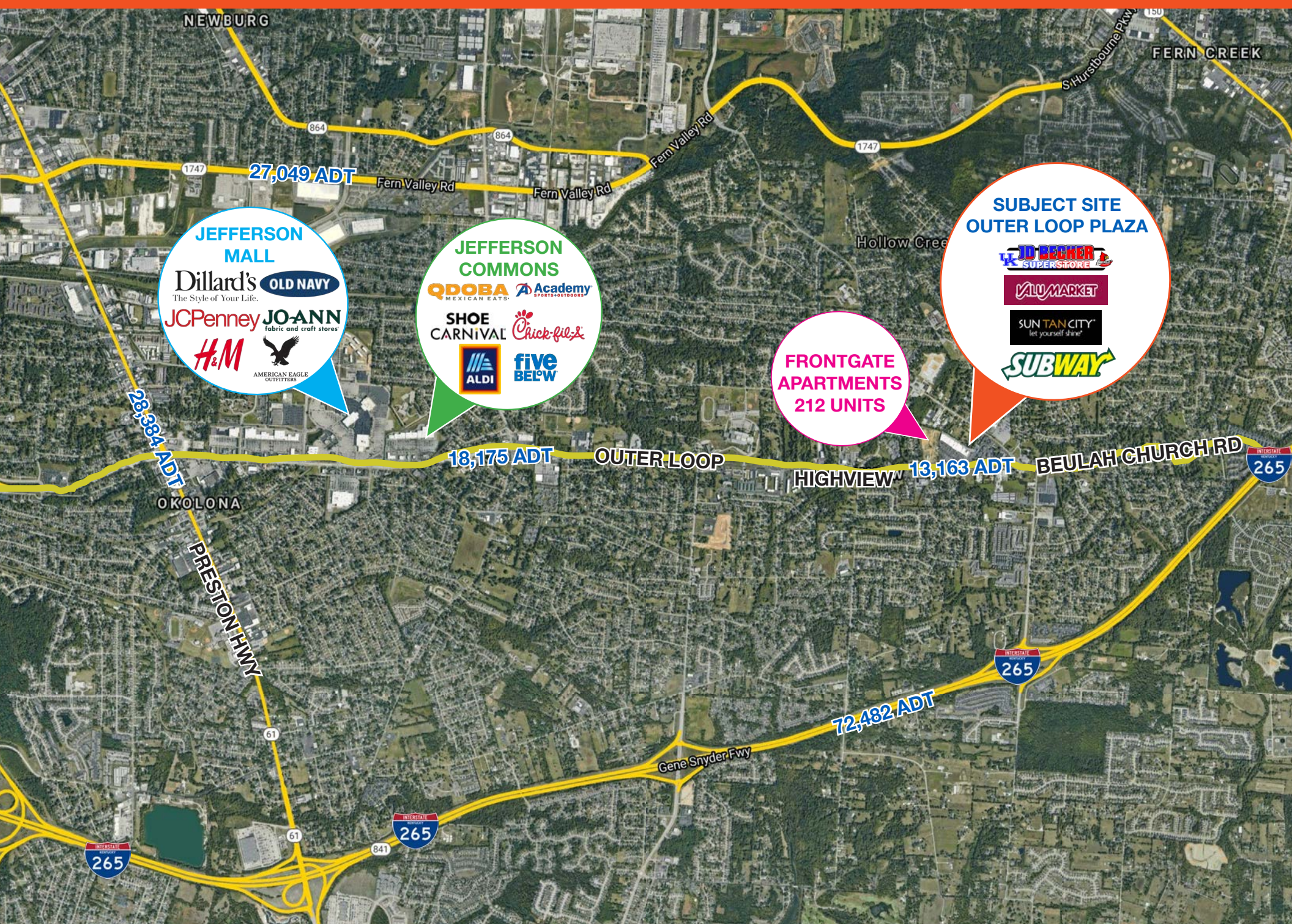
AVAILABLE SPACE

TENANT	SUITE #	SQUARE FEET	ASKING PRICE (PSF)	LINK TO FLOOR PLANS
NEW VIEW BAR & GRILL	1	3,000		
VACANT (free-standing w/drive-thru)	2	3,798	\$12.00	CLICK HERE
SUNTAN CITY	3	2,880		
SUBWAY	5	1,267		
VACANT	6A	1,555	\$14.00	CLICK HERE
VACANT	6B	2,110	\$14.00	CLICK HERE
BARBER & STYLING	7	720		
HIGHVIEW ICECREAM & COFFEE	8	1,400		
JD BECKERS	9	11,760		
VALU MARKET	11 & 12	41,544		
SNAP FITNESS	13	4,500		
VACANT	15	10,325	\$10.00	
VACANT	16	6,159	\$12.00	CLICK HERE
VACANT	17	1,400	\$12.00	
VACANT	18	1,203	\$12.00	CLICK HERE
VACANT	19	27,300	\$12.00	CLICK HERE
VACANT (included in #19 square footage)	19-B	5,000	\$12.00	CLICK HERE

***SHOPPING CENTER GLA**

120,921

MACRO AERIAL

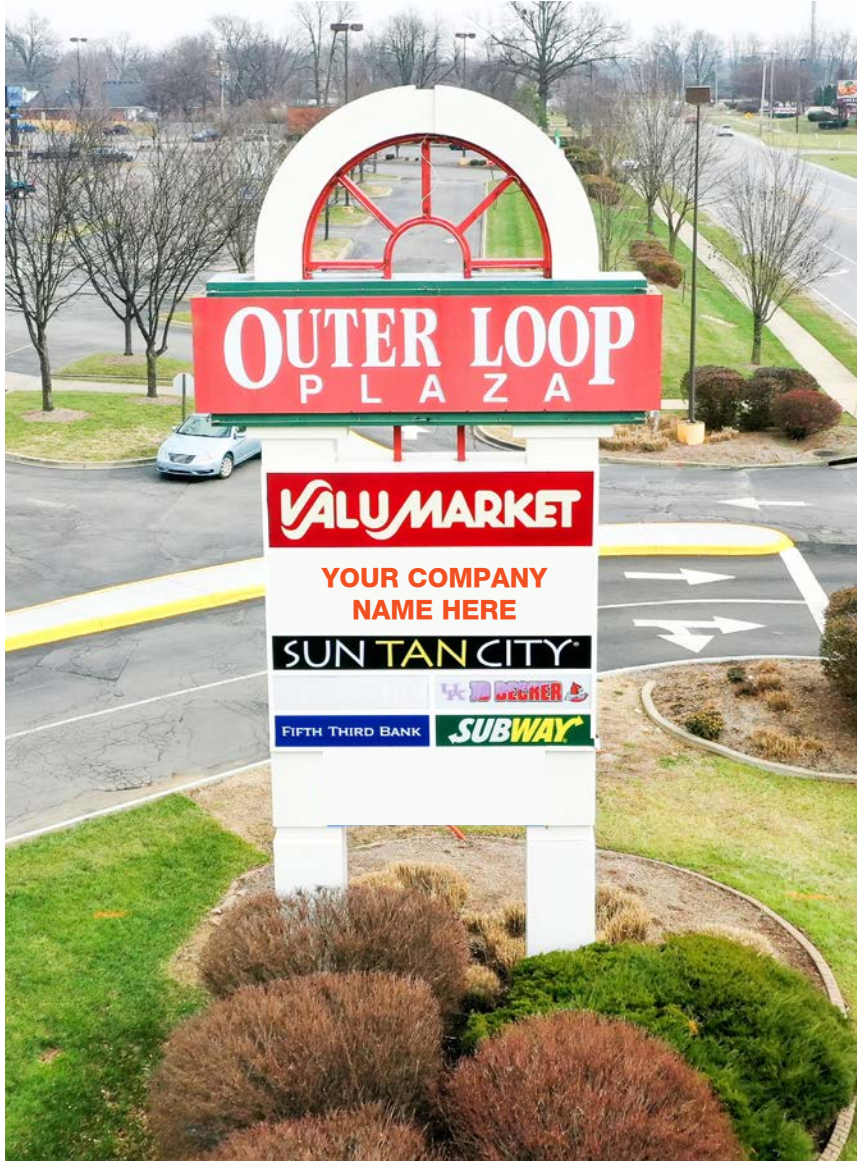


MICRO AERIAL



PYLON SIGNAGE

ENTRANCE 1 SIGNAGE



ENTRANCE 3 SIGNAGE



PHOTOS

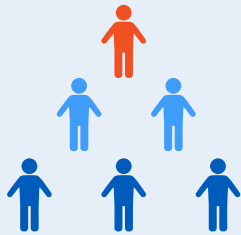


MORE PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,605**
3 MILES **67,407**
5 MILES **184,749**

HOUSEHOLDS



1 MILE **3,980**
3 MILES **27,709**
5 MILES **75,059**

BUSINESSES



1 MILE **184**
3 MILES **1,571**
5 MILES **4,947**

EMPLOYEES



1 MILE **1,385**
3 MILES **13,805**
5 MILES **54,081**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

