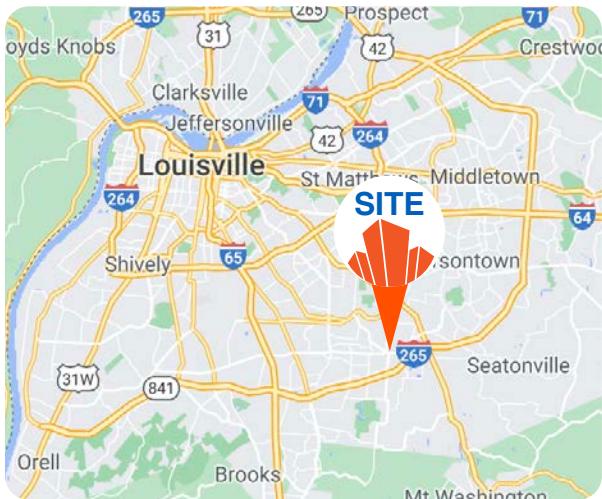




FOR LEASE & REDEVELOPMENT

7525 Outer Loop | Louisville, KY 40228



LEASE RATE: SEE AGENT 1,400 - 22,300 SF± AVAILABLE

- Join Outer Loop Plaza shopping center located at the nearby corner of Outer Loop and Fegenbush Lane (20,477 ADT at intersection) approximately 1-mile from I-265
- This 120,000+ square foot shopping center is grocery anchored by Value Market (45+ years in business)
- Tenant line-up includes Little Caesars, Subway, New View Bar & Grill, and Barber & Styling
- Up to 22,300 SF available for a new anchor/junior anchor on the west endcap
- 69,598 residents in a 3-mile radius, and 189,796 residents in a 5-mile radius with a median household income of \$75,939
- Brand new, 212-unit Frontgate Apartment development adjacent to center
- Recently upgraded parking lot lights to LED and signalized light on Outer Loop

JUSTIN BAKER
PHIL RADCLIFF

JBAKER@TRIOCPG.COM
PRADCLIFF@TRIOCPG.COM

(502) 454-0911
(502) 386-5446

SHOPPING CENTER REDEVELOPMENT



SITE PLAN



AVAILABLE SUITES

SUITE #	SQUARE FT.
15	10,325
19	22,300
8	1,400
20	Sale or Ground Lease
2	2,350
9	11,760



7505 Outer Loop
Louisville, Kentucky 40228

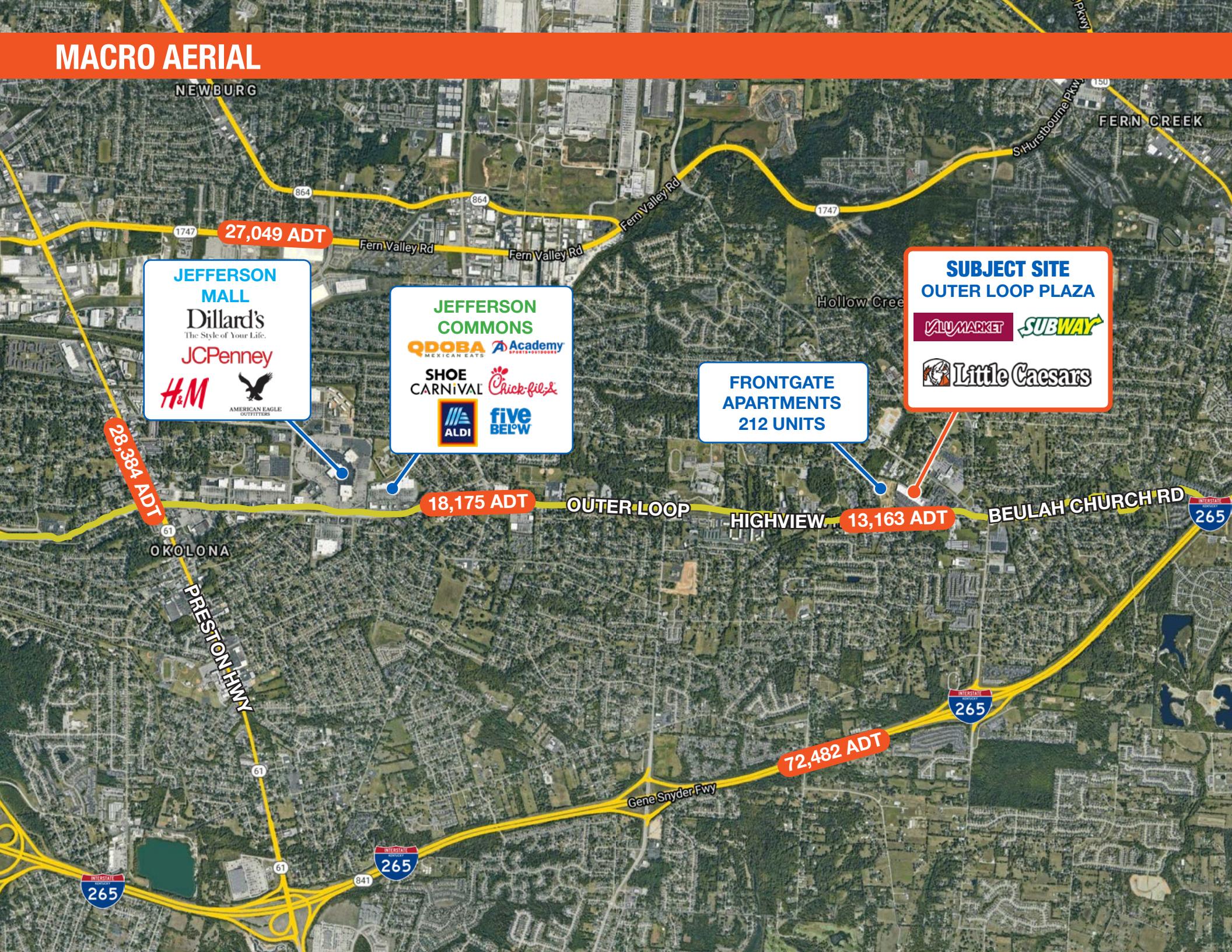
- 5.92 per 1,000 square foot parking ratio



AVAILABLE SPACE

TENANT	SUITE #	SQUARE FEET
NEW VIEW BAR & GRILL	1	3,000
VACANT	2	2,350
PATHIVARA INTERNATIONAL GROCERY	3	2,880
SUBWAY	5	1,267
PATHIVARA INTERNATIONAL GROCERY	6A	1,555
LITTLE CAESARS	6B	2,110
BARBER & STYLING	7	720
VACANT	8	1,400
VACANT	9	11,760
VALU MARKET	11 & 12	41,544
ASPEN ROW FITNESS	13	4,500
VACANT	15	10,325
AMERICAN HOME APPLIANCES	16	6,159
CRAYON KIDS	17	1,400
CRAYON KIDS	18	1,203
VACANT	19	22,300
CRAYON KIDS	19-B	5,000
VACANT	20	0.7 ACRES
<i>*SHOPPING CENTER GLA</i>		116,473

MACRO AERIAL



MICRO AERIAL



PYLON SIGNAGE

ENTRANCE 1 SIGNAGE



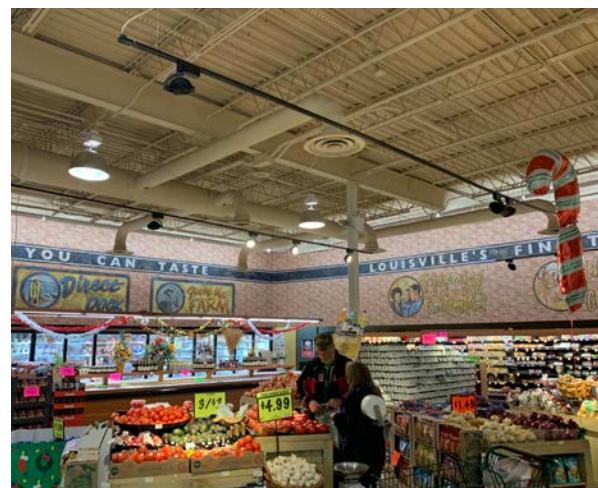
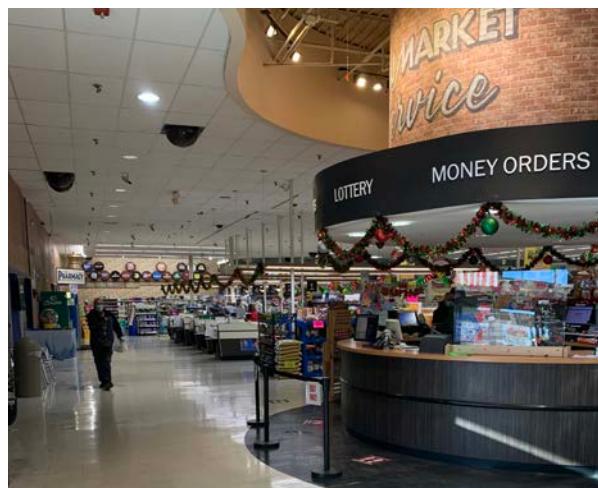
ENTRANCE 3 SIGNAGE



PHOTOS



MORE PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,836**
3 MILES **69,598**
5 MILES **189,796**

HOUSEHOLDS



1 MILE **4,094**
3 MILES **28,536**
5 MILES **76,766**

BUSINESSES



1 MILE **294**
3 MILES **1,912**
5 MILES **5,440**

EMPLOYEES



1 MILE **1,760**
3 MILES **12,748**
5 MILES **43,268**

MEDIAN HOUSEHOLD INCOME



1 MILE

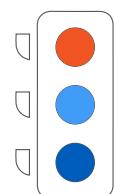


3 MILES



5 MILES

TRAFFIC COUNTS



OUTER LOOP
11,144 ADT
FEGENBUSH LN
10,585 ADT

