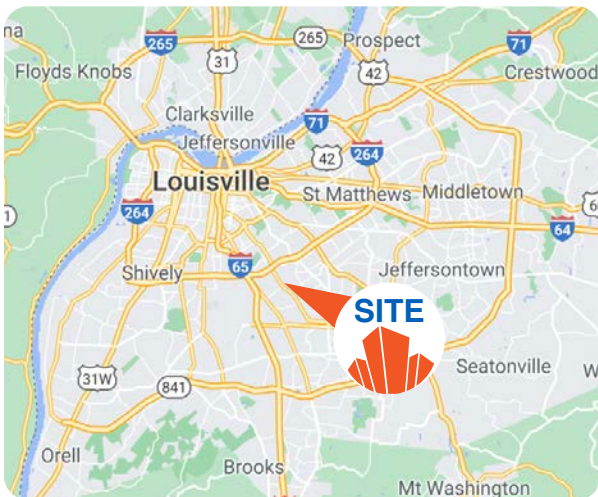




INDUSTRIAL SPACE AVAILABLE

3712 Bishop Lane | Louisville, KY 40218



LEASE RATE: \$18/SF NNN
1,500± SF AVAILABLE

- **Zoning: M-1 Industrial** – allows a wide range of manufacturing, distribution, and industrial uses
- **Functional Layout:** Ideal for light manufacturing, service operations, or distribution
- **Location Advantage:** Situated off Poplar Level Road with convenient access to I-264 and Louisville International Airport
- **Ample Parking & Access:** On-site parking with easy ingress/egress for vehicles and deliveries
- **Established Industrial Corridor:** Surrounded by complementary industrial and commercial businesses

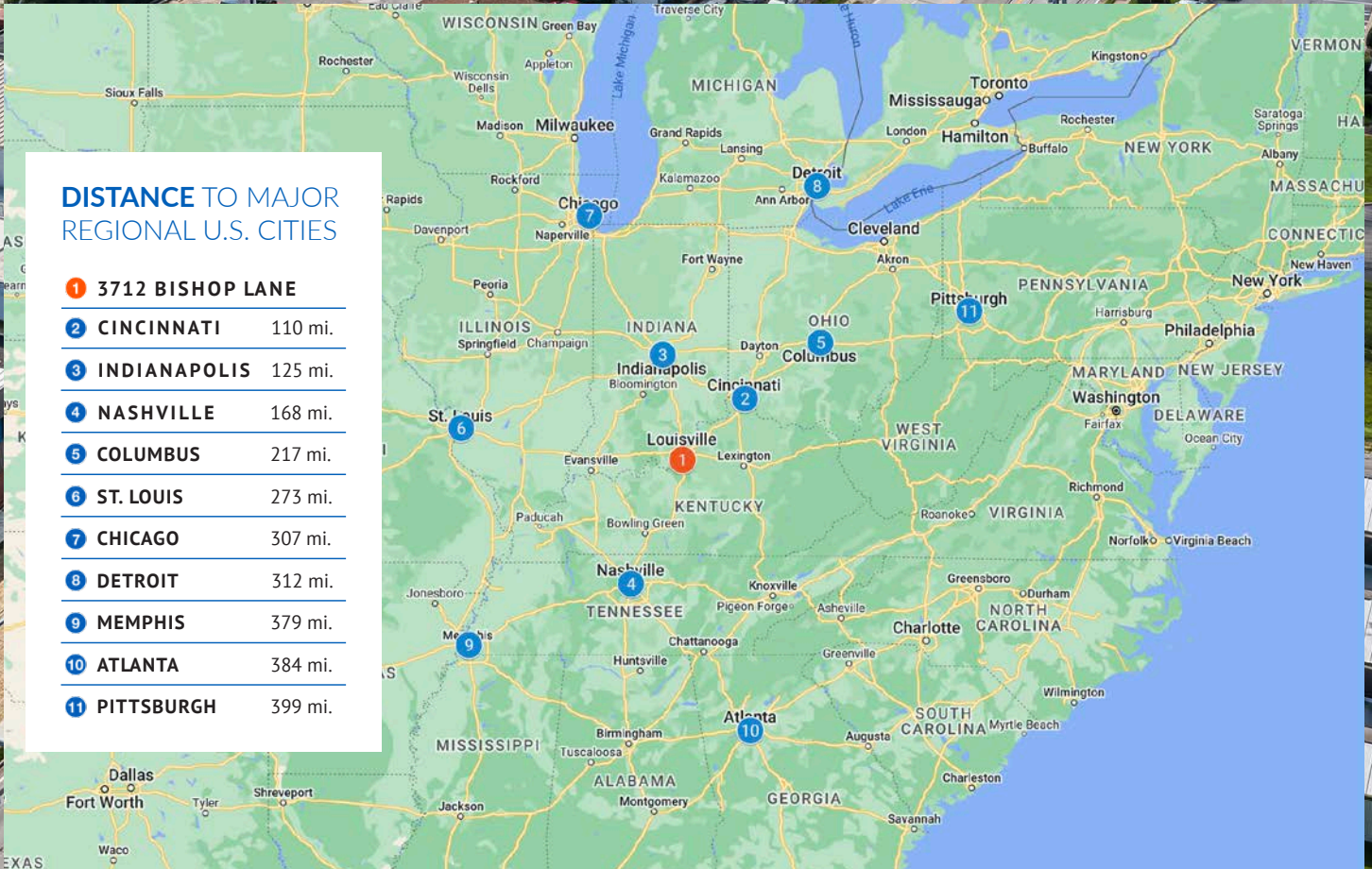
3712 BISHOP LANE, LOUISVILLE, KY 40218

PROPERTY FEATURES

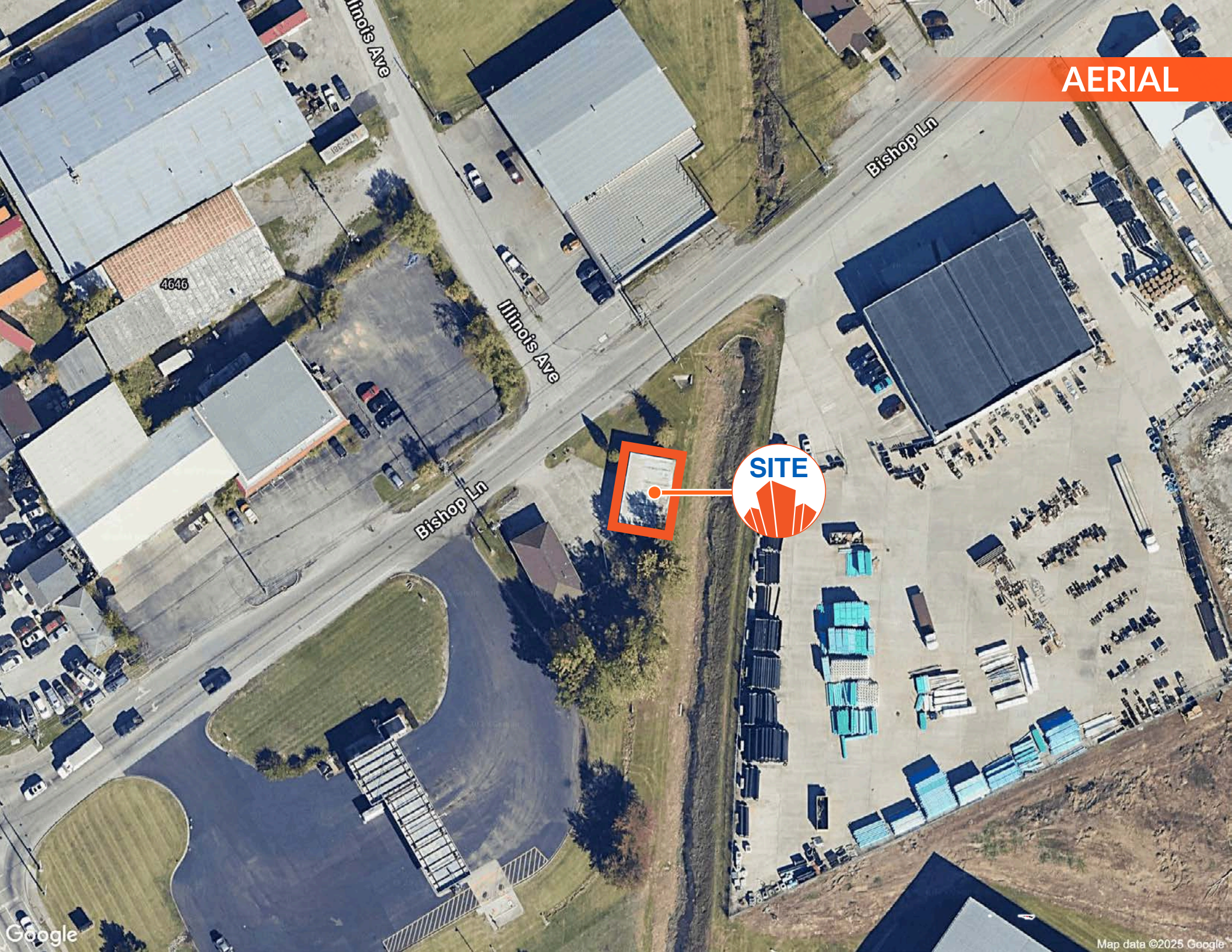
TOTAL BUILDING SF	1,500 SF
ACRES	0.4631 Acres (Shared between two buildings)
CEILING HEIGHT	12.75'
DRIVE-IN DOOR	1-10' X 10' & 1-10' X 12'
WAREHOUSE DIMENSIONS	30' X 50'
CONSTRUCTION	Concrete Masonry Unit (CMU)
ZONING	M-1
YEAR BUILT	2008

DISTANCE TO MAJOR REGIONAL U.S. CITIES

1	3712 BISHOP LANE	
2	CINCINNATI	110 mi.
3	INDIANAPOLIS	125 mi.
4	NASHVILLE	168 mi.
5	COLUMBUS	217 mi.
6	ST. LOUIS	273 mi.
7	CHICAGO	307 mi.
8	DETROIT	312 mi.
9	MEMPHIS	379 mi.
10	ATLANTA	384 mi.
11	PITTSBURGH	399 mi.



AERIAL



AERIAL

6 MINUTE DRIVE (3 MILES) TO
LOUISVILLE INTERNATIONAL
AIRPORT

SITE

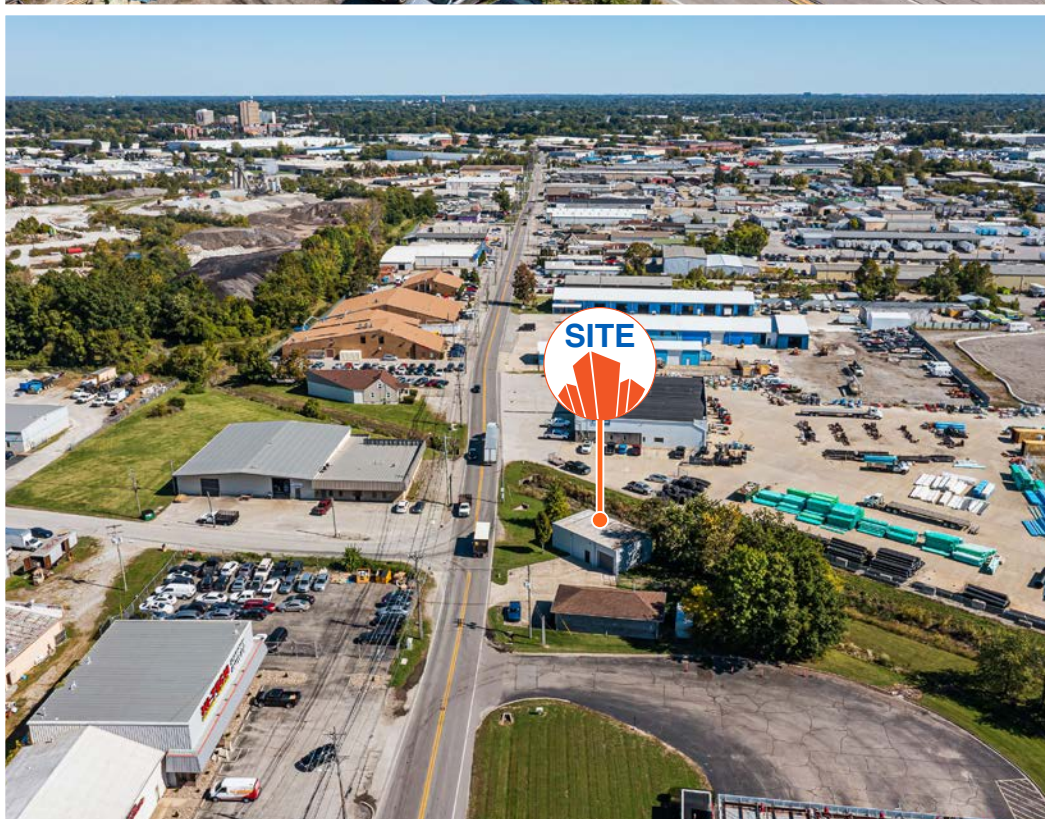
LOUISVILLE
MUHAMMAD ALI
INTERNATIONAL AIRPORT



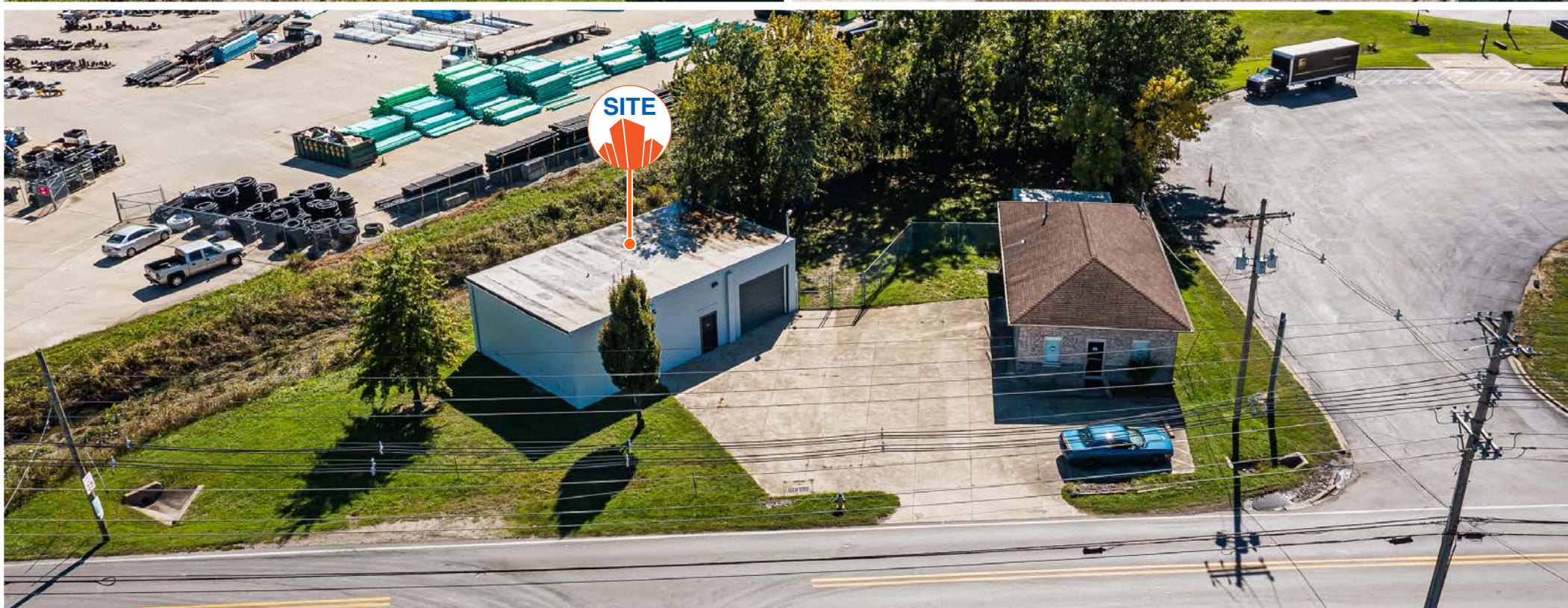
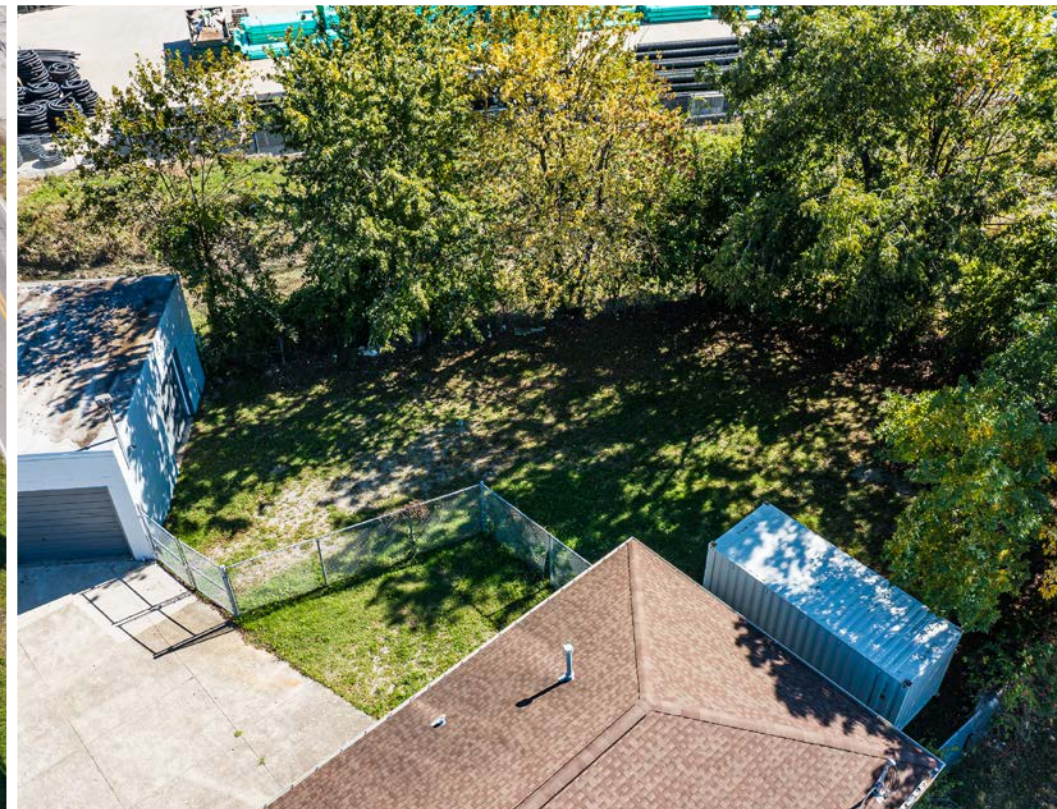
PHOTOS



PHOTOS



PHOTOS



DEMOGRAPHICS

3712 Bishop Ln Louisville, KY 40213	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,067	72,418	264,635
2030 Projected Population	4,768	68,742	253,942
2020 Census Population	4,897	71,572	262,866
2010 Census Population	4,866	71,538	254,470
Projected Annual Growth 2025 to 2030	-1.2%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2025	0.3%	-	0.3%
2025 Median Age	35.3	37.2	36.4
Households			
2025 Estimated Households	2,199	31,009	115,795
2030 Projected Households	2,068	29,374	110,844
2020 Census Households	2,157	30,940	114,520
2010 Census Households	2,149	30,787	110,690
Projected Annual Growth 2025 to 2030	-1.2%	-1.1%	-0.9%
Historical Annual Growth 2010 to 2025	0.2%	-	0.3%
Race and Ethnicity			
2025 Estimated White	56.7%	59.7%	62.1%
2025 Estimated Black or African American	18.5%	23.8%	22.3%
2025 Estimated Asian or Pacific Islander	1.5%	2.6%	3.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2025 Estimated Other Races	23.0%	13.6%	11.4%
2025 Estimated Hispanic	25.7%	13.9%	11.2%
Income			
2025 Estimated Average Household Income	\$70,475	\$89,037	\$88,868
2025 Estimated Median Household Income	\$48,618	\$70,946	\$66,907
2025 Estimated Per Capita Income	\$30,587	\$38,286	\$39,137
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.1%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	10.5%	5.9%	5.9%
2025 Estimated High School Graduate	34.2%	26.3%	26.3%
2025 Estimated Some College	19.0%	19.6%	20.0%
2025 Estimated Associates Degree Only	12.2%	8.7%	7.9%
2025 Estimated Bachelors Degree Only	13.8%	21.6%	21.7%
2025 Estimated Graduate Degree	7.1%	14.9%	14.9%
Business			
2025 Estimated Total Businesses	859	4,266	12,568
2025 Estimated Total Employees	12,667	49,768	134,098
2025 Estimated Employee Population per Business	14.7	11.7	10.7
2025 Estimated Residential Population per Business	5.9	17.0	21.1