

# FORMER CHURCH FOR SALE



4032 Bardstown Road  
Louisville, KY 40218

- Located in the heart of Buechel on heavily trafficked Bardstown Rd.
- Includes four parcels totaling approximately 2.25 acres, with a mix of improved and unimproved land and flexible zoning ideal for commercial use.
- Zoned C1 & C2

2.25+/- Acres | Sale: \$1,900,000



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# Executive Summary

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## PROPERTY BREAKDOWN

**4032 Bardstown Rd** (.6572 acres / Zoned C-2): Improved with three distinct structures totaling 16,164 SF:

A main church building spanning two floors

A three-story annex building

A single-story auxiliary structure

**Parking Lot** (.5107 acres / Zoned C-2): Conveniently located and well-sized to support a variety of uses.

**Unimproved Lot** (.9724 acres / Zoned C-1): Ideal for green space, expansion, or phased development.

**Front Parcel** (.1084 acres / Zoned C-2): A small frontage lot providing added visibility and access.

This property offers excellent redevelopment potential with flexible C-1 and C-2 zoning, substantial square footage, and high traffic counts along one of Louisville's most active commercial corridors. Whether you're an investor, developer, or institution, this site is an opportunity in a desirable location.



# Exterior Photos

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# Interior Photos

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# Interior Photos (cont.)

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# Nearby Business Traffic

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Information provided by placer.ai

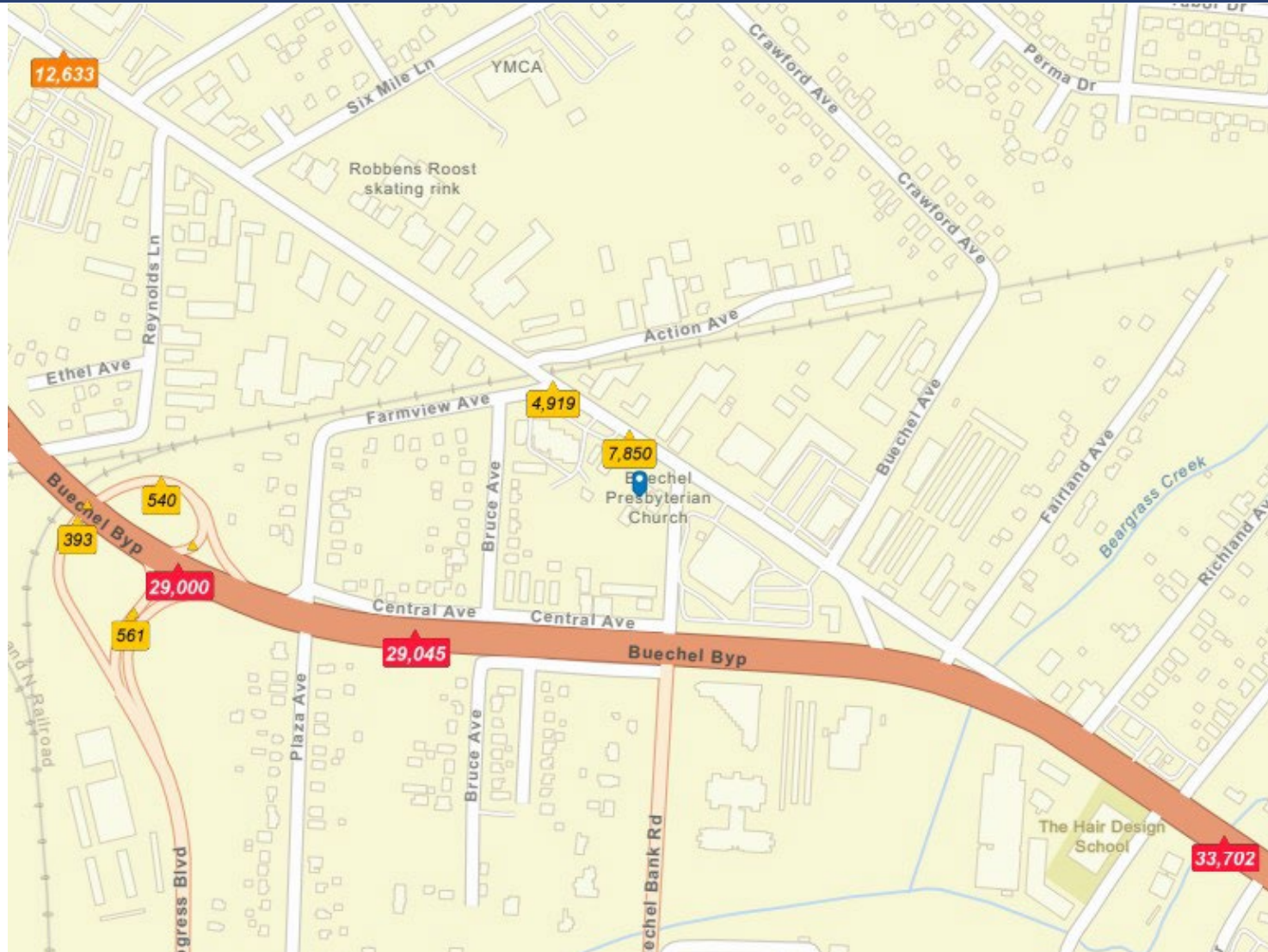






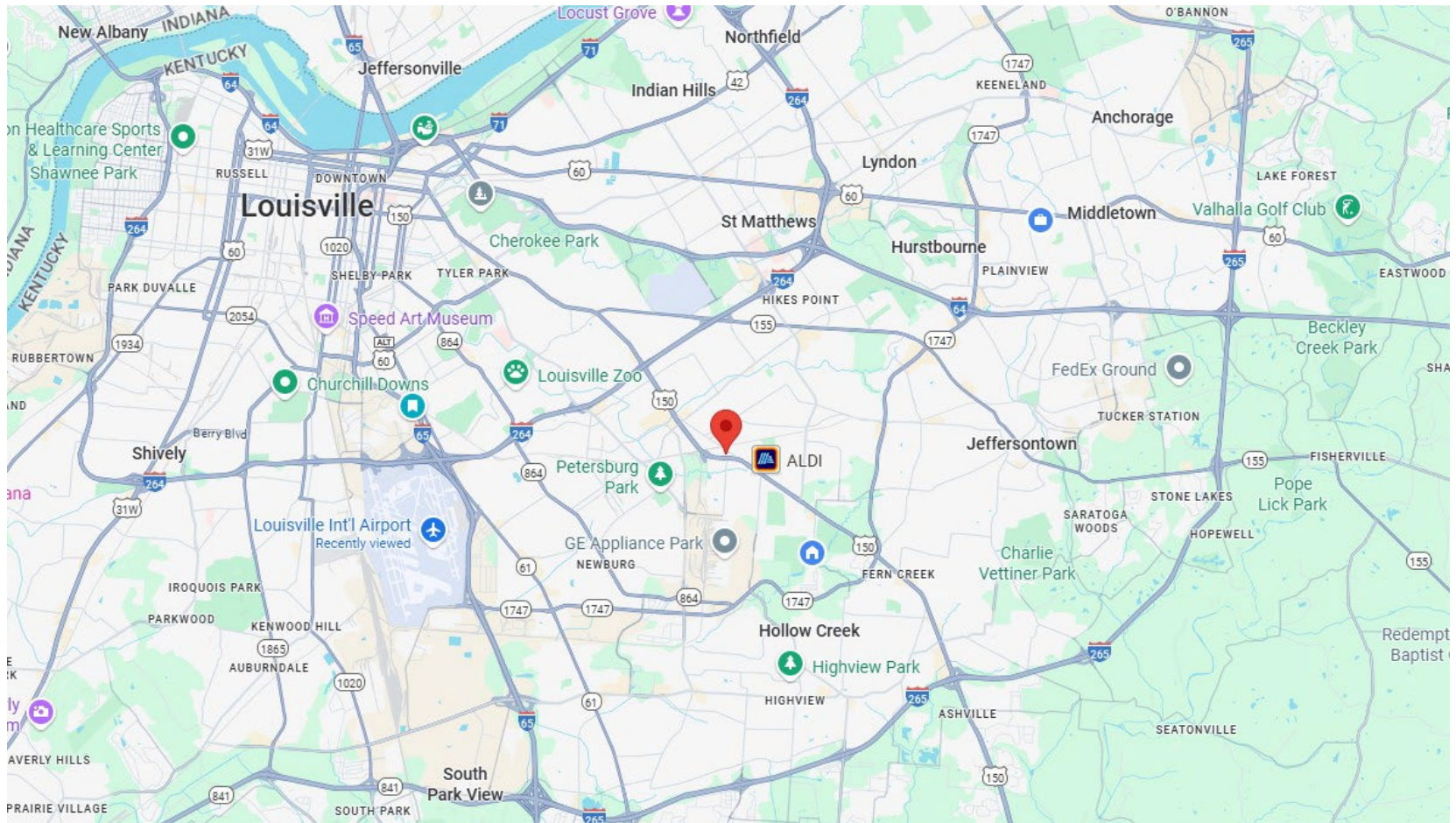
# Traffic Count

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# Area Map

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**6 minutes  
to I-264**

**10 minutes  
to I-64**

**12 minutes  
to I-65**

**13 minutes to Louisville  
Int'l Airport**

**21 minutes to  
Downtown Louisville**





# Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	10,611	93,978	241,390
2020 Population	11,609	99,910	251,688
2025 Population	11,561	98,759	249,142
2030 Population	11,789	98,896	249,228
2010-2020 Annual Rate	0.90%	0.61%	0.42%
2020-2025 Annual Rate	-0.08%	-0.22%	-0.19%
2025-2030 Annual Rate	0.39%	0.03%	0.01%
2020 Male Population	48.9%	48.2%	48.4%
2020 Female Population	51.1%	51.8%	51.6%
2020 Median Age	35.2	38.5	39.1
2025 Male Population	49.7%	48.8%	49.0%
2025 Female Population	50.3%	51.2%	51.0%
2025 Median Age	36.4	39.3	40.0

In the identified area, the current year population is 249,142. In 2020, the Census count in the area was 251,688. The rate of change since 2020 was -0.19% annually. The five-year projection for the population in the area is 249,228 representing a change of 0.01% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

## Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.6.

## Race and Ethnicity

2025 White Alone	44.4%	52.6%	64.0%
2025 Black Alone	29.6%	26.3%	17.2%
2025 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2025 Asian Alone	11.2%	5.3%	4.2%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Other Race	5.8%	5.9%	5.0%
2025 Two or More Races	8.6%	9.5%	9.2%
2025 Hispanic Origin (Any Race)	11.5%	12.7%	11.2%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.7 in the identified area, compared to 72.7 for the U.S. as a whole.

## Households

2025 Wealth Index	50	66	78
2010 Households	4,621	40,721	105,090
2020 Households	4,721	42,546	108,818
2025 Households	4,645	41,787	107,491
2030 Households	4,697	41,717	107,276
2010-2020 Annual Rate	0.21%	0.44%	0.35%
2020-2025 Annual Rate	-0.31%	-0.34%	-0.23%
2025-2030 Annual Rate	0.22%	-0.03%	-0.04%
2025 Average Household Size	2.46	2.34	2.29

The household count in this area has changed from 108,818 in 2020 to 107,491 in the current year, a change of -0.23% annually. The five-year projection of households is 107,276, a change of -0.04% annually from the current year total. Average household size is currently 2.29, compared to 2.28 in the year 2020. The number of families in the current year is 61,442 in the specified area.



# Demographics (cont.)

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	21.6%	24.9%	24.4%
<b>Median Household Income</b>			
2025 Median Household Income	\$58,463	\$63,332	\$70,848
2030 Median Household Income	\$62,939	\$69,627	\$78,595
2025-2030 Annual Rate	1.49%	1.91%	2.10%
<b>Average Household Income</b>			
2025 Average Household Income	\$74,092	\$84,832	\$96,956
2030 Average Household Income	\$79,597	\$93,284	\$107,436
2025-2030 Annual Rate	1.44%	1.92%	2.07%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$29,822	\$35,770	\$41,839
2030 Per Capita Income	\$31,736	\$39,212	\$46,245
2025-2030 Annual Rate	1.25%	1.85%	2.02%
<b>GINI Index</b>			
2025 Gini Index	43.7	44.6	45.3
<b>Households by Income</b>			
Current median household income is \$70,848 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$78,595 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$96,956 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$107,436 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$41,839 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,245 in five years, compared to \$50,744 for all U.S. households.			
<b>Housing</b>			
2025 Housing Affordability Index	105	92	94
2010 Total Housing Units	5,028	43,744	112,351
2010 Owner Occupied Housing Units	2,370	25,018	67,324
2010 Renter Occupied Housing Units	2,252	15,703	37,766
2010 Vacant Housing Units	407	3,023	7,261
2020 Total Housing Units	5,001	44,967	115,739
2020 Owner Occupied Housing Units	2,353	25,045	67,580
2020 Renter Occupied Housing Units	2,368	17,501	41,238
2020 Vacant Housing Units	287	2,434	6,965
2025 Total Housing Units	5,079	44,917	115,845
2025 Owner Occupied Housing Units	2,381	25,451	68,489
2025 Renter Occupied Housing Units	2,264	16,336	39,002
2025 Vacant Housing Units	434	3,130	8,354
2030 Total Housing Units	5,157	45,189	116,482
2030 Owner Occupied Housing Units	2,365	25,471	68,772
2030 Renter Occupied Housing Units	2,331	16,246	38,504
2030 Vacant Housing Units	460	3,472	9,206
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	46.3	49.5	52.6

Currently, 59.1% of the 115,845 housing units in the area are owner occupied; 33.7%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 115,739 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.02%. Median home value in the area is \$275,652, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.40% annually to \$325,836.