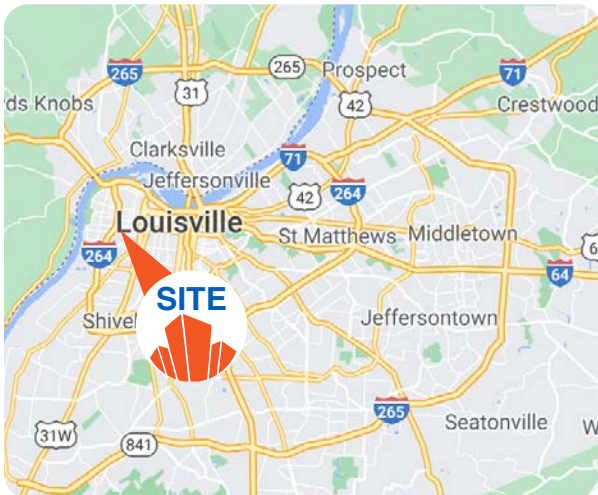




RETAIL SPACE FOR SALE

3036 W Broadway | Louisville, KY, 40211



FOR SALE: \$915,000
8,972± SF AVAILABLE

- **Visibility:** Excellent frontage along W Broadway, a high-traffic urban corridor (10,652 ADT)
- **Access:** Convenient ingress/egress with strong connection to major city thoroughfares
- **Surroundings:** Established retail, service, and community-oriented businesses nearby
- **Opportunity:** Ideal for an owner-user seeking a versatile property in a growing west Louisville corridor
- **Zoning:** **EZ-1 Enterprise Zone** – flexible for a variety of commercial, light industrial, or mixed-use operations
- **Lot Size:** 1.1± Acres
- **Year Built:** 2010

AERIAL

10,652 ADT

W BROADWAY



W Broadway

700

712

716

718

720

728

730

S 31st St

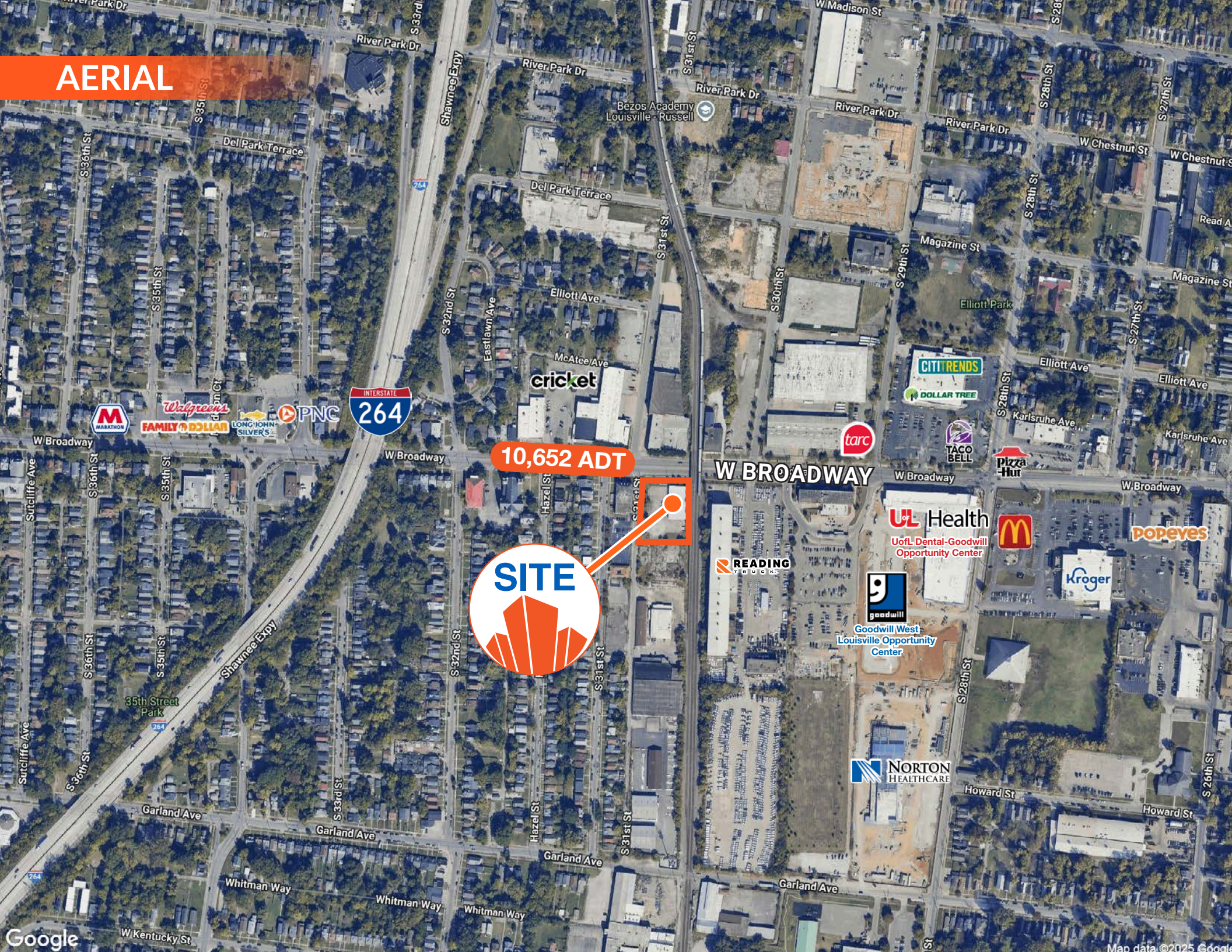
S 31st St

S 31st St

S 31st St

S 31st St

AERIAL



10,652 ADT



SITE

cricket

W BROADWAY

UofL Health

UofL Dental-Goodwill Opportunity Center



POPEYES

Kroger



Goodwill West Louisville Opportunity Center

NORTON HEALTHCARE

Howard St

Howard St

Walgreens

FAMILY DOLLAR

PNC

CITITRENDS

DOLLAR TREE



READING TRACKS



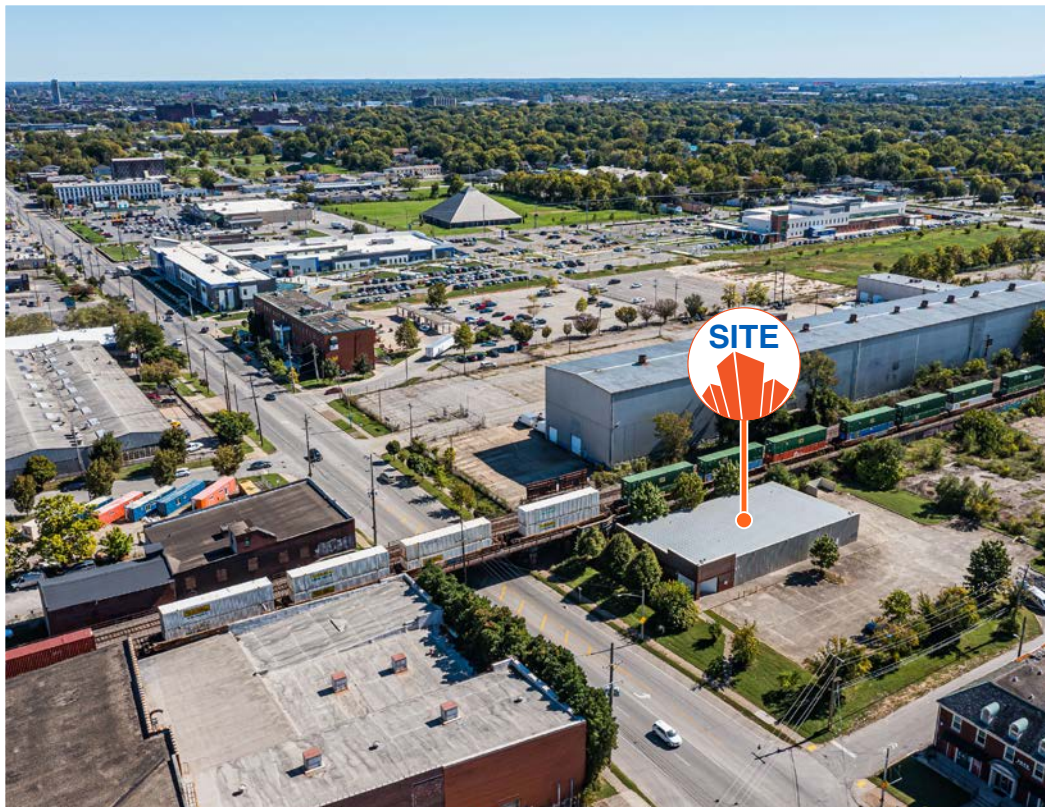
W Broadway

W Broadway

W Broadway

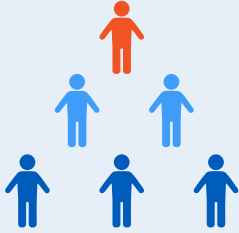
W Broadway

PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **18,558**

3 Miles: **92,728**

5 Miles: **227,666**

HOUSEHOLDS



1 Mile: **7,597**

3 Miles: **39,314**

5 Miles: **100,505**

BUSINESSES



1 Mile: **537**

3 Miles: **5,462**

5 Miles: **11,559**

EMPLOYEES



1 Mile: **3,471**

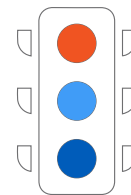
3 Miles: **67,270**

5 Miles: **133,827**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS



W Broadway
10,652 ADT

