

FOR LEASE

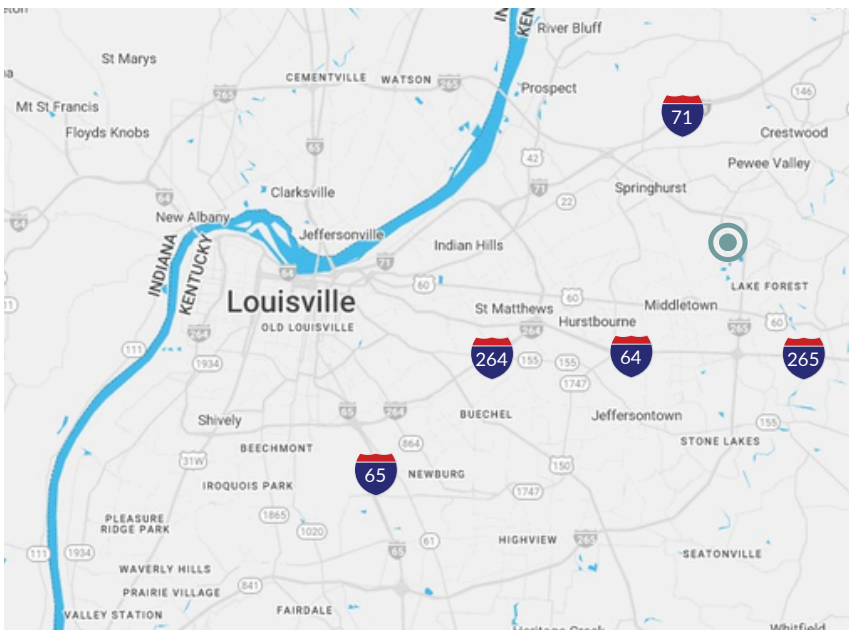
2301 STANLEY GAULT PKWY



13,220 SF

OFFICE • FLEX AVAILABLE

2301 STANLEY GAULT PKWY LOUISVILLE, KY 40223



OFFERING SUMMARY

AVAILABLE SF	13,220 SF
LEASE RATE	\$13.62 PSF
LEASE STRUCTURE	NNN
ACRES	1.23 AC.

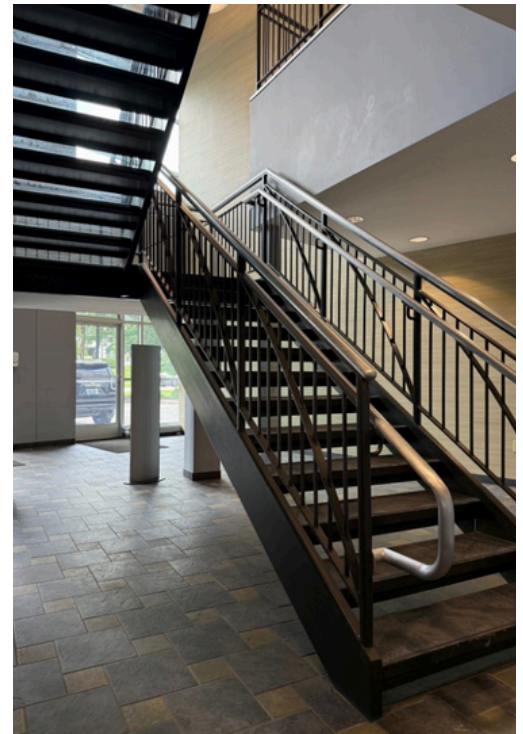


HORIZON COMMERCIAL REALTY, LLC
12451 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

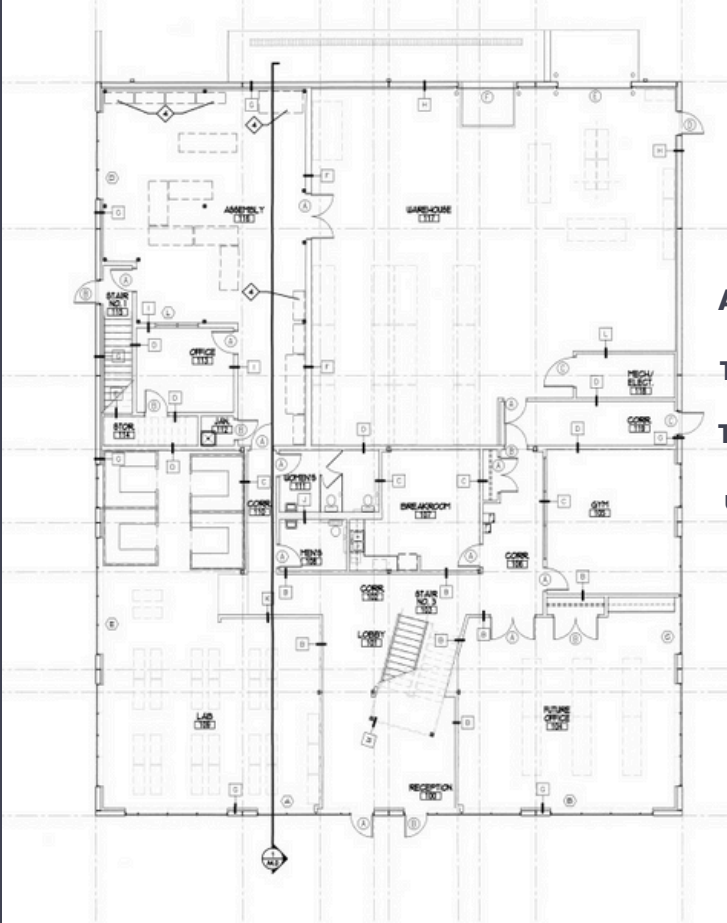


PROPERTY HIGHLIGHTS

AVAILABLE SF	13,220 SF
ZONING	PEC
ACRES	1.23 AC.
PARKING	31 CAR PARKS
POWER	3-PHASE, 480 V
DOORS	1 DOCK, 1 DRIVE-IN
CONFERENCE ROOM	1 TRAINING, 1 CONF.
PRIVATE OFFICES	14
OFFICE SF	9,856 SF
WAREHOUSE SF	3,364 SF
AMENITIES	<ul style="list-style-type: none"> • LARGE BREAK ROOM • MULTIPLE CONFERENCE / TRAINING ROOMS • CONDITIONED WAREHOUSE • CLASS-A BUSINESS PARK • CONVENIENT ACCESS TO MULTIPLE INTERSTATES

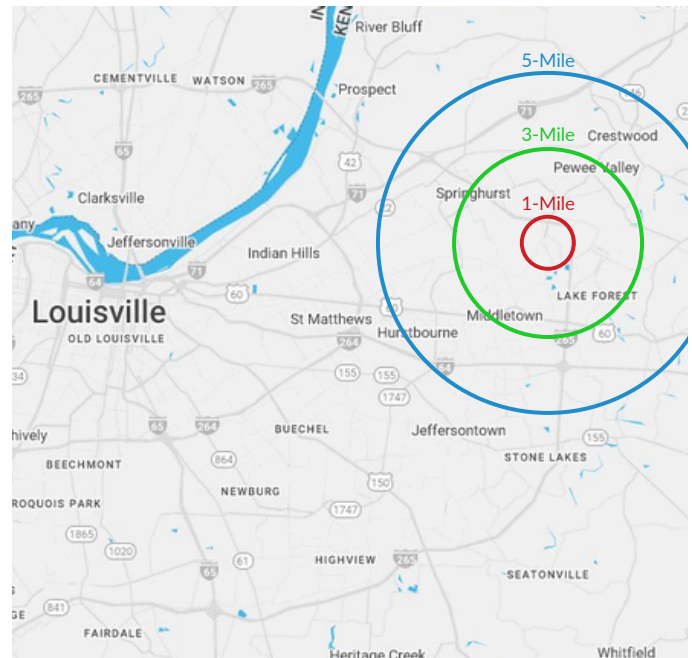


FIRST FLOOR

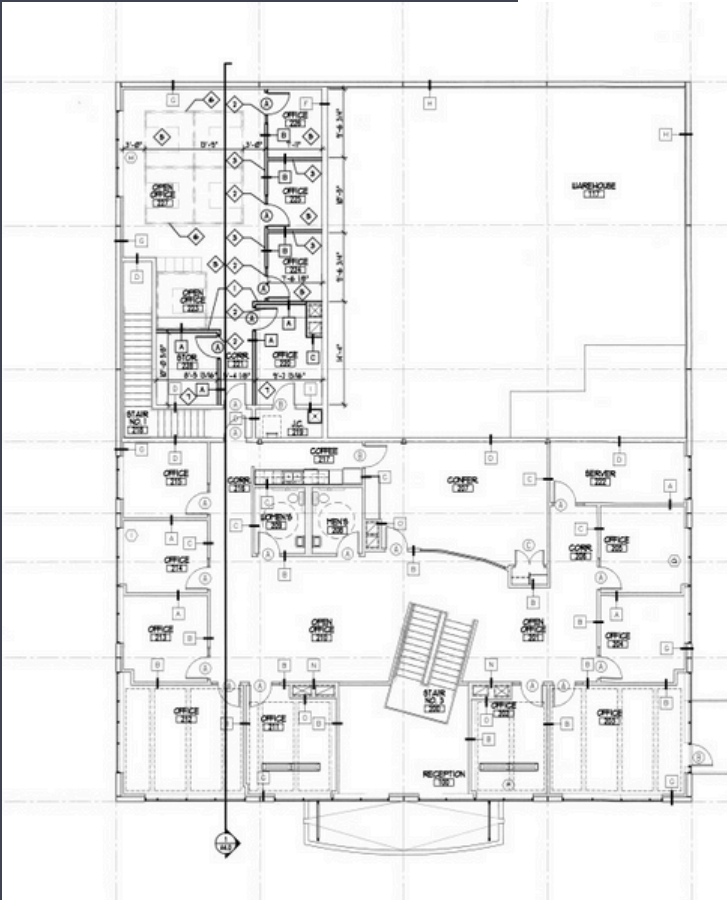


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	1,809	50,771	134,414
MEDIAN AGE	42.4	41.4	41.6
AVG. HH INCOME	\$180,223	\$143,381	\$142,688
TOT. HOUSEHOLDS	606	20,631	54,993
TOT. # EMPLOYEES	789	25,566	68,659
UNEMPLOYMENT RATE	3.3%	4.4%	4.1%



SECOND FLOOR



FOR MORE INFORMATION:

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