



Restrooms

ALL AROUND HEALTHCARE

Check Out

Check In

OFFERING MEMORANDUM

MEDICAL / OFFICE

MIXED USE MEDICAL & OFFICE
1151 S FOURTH, LOUISVILLE KY 40203

Medical / Office

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Exclusively Marketed by:

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MEDICAL / OFFICE

01 Executive Summary

Investment Summary

01



OFFERING SUMMARY

ADDRESS	1151 S Fourth Louisville KY 40203
COUNTY	Jefferson
BUILDING SF	9,378 SF
YEAR BUILT	1968
YEAR RENOVATED	2008
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$865,000
PRICE PSF	\$92.24
OCCUPANCY	78.00%
NOI (CURRENT)	\$52,042
NOI (Pro Forma)	\$55,940
CAP RATE (CURRENT)	6.02%
CAP RATE (PRO FORMA)	6.47%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	18,242	119,344	253,152
2025 Median HH Income	\$35,033	\$44,530	\$50,743
2025 Average HH Income	\$54,494	\$65,560	\$73,615

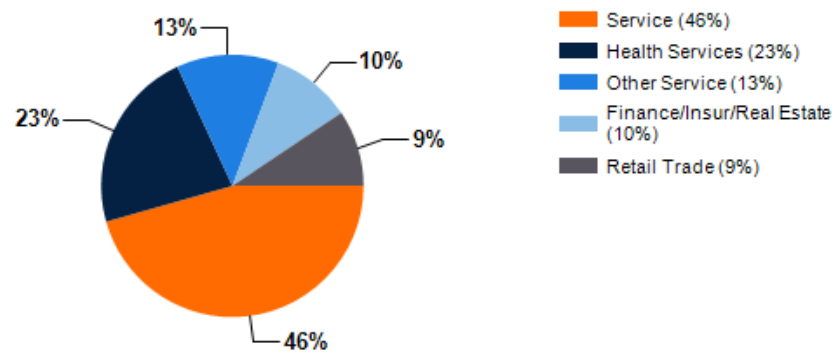
MEDICAL / OFFICE

02 Location

Location Summary
Local Business Map

02

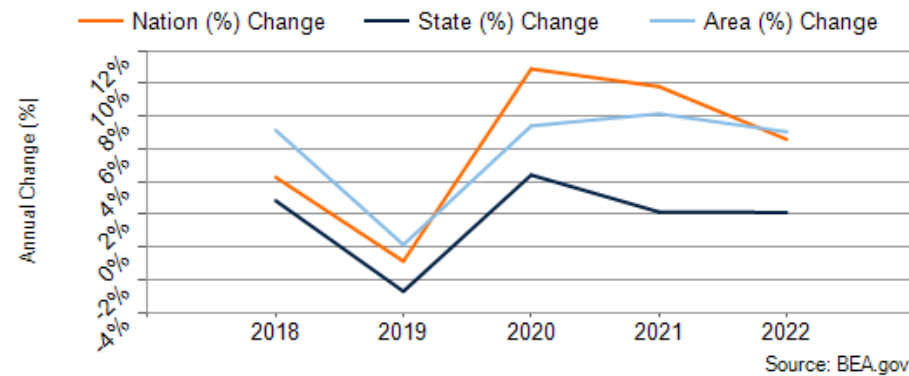
Major Industries by Employee Count

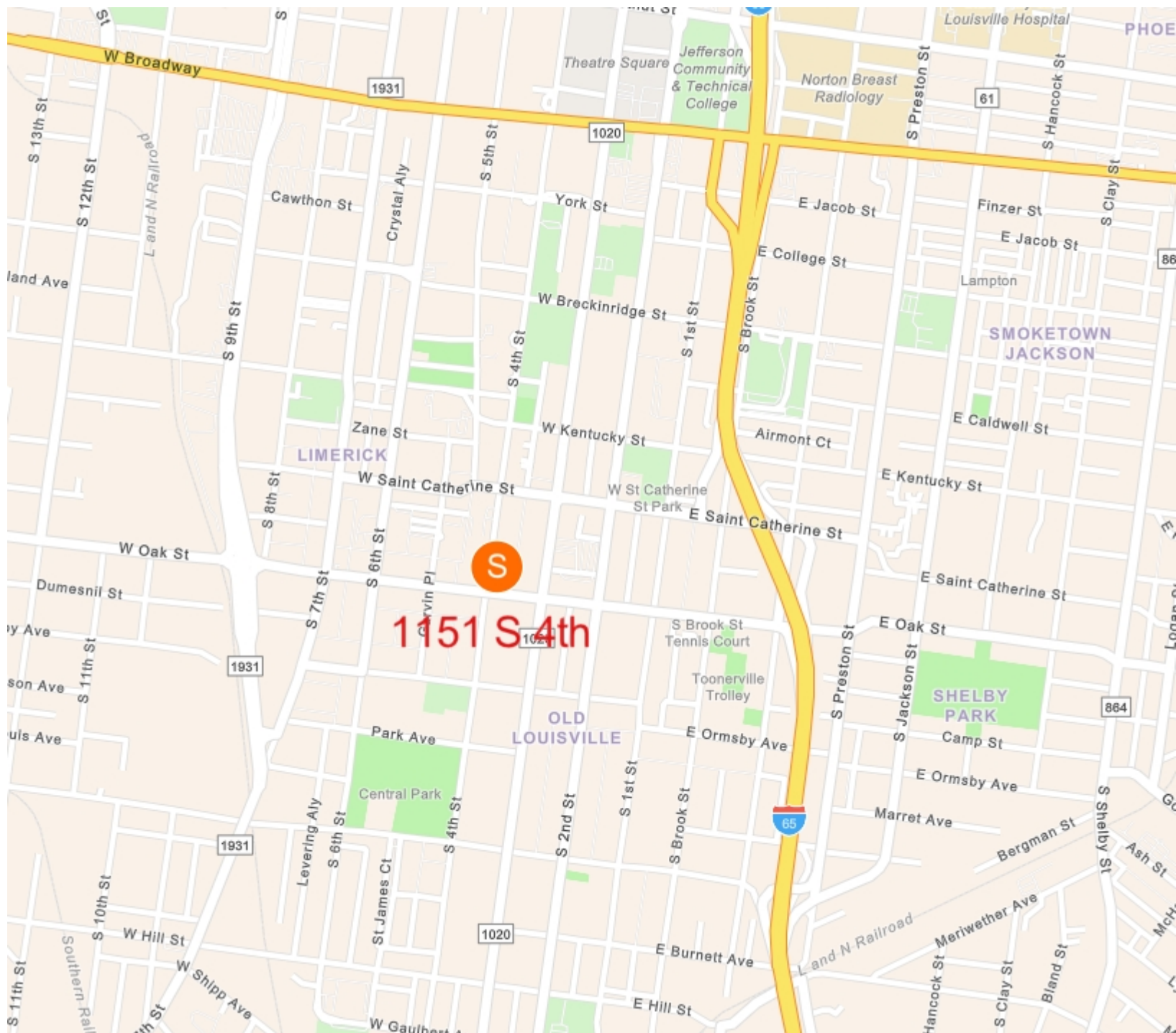


Largest Employers

United Parcel Service	26,328
Norton Healthcare	15,044
Jefferson County Public Schools	14,000
UofL Health	13,136
Ford Motor Company	13,020
Baptist Health	8,657
Walmart	8,550
GE Appliances	8,500

Jefferson County GDP Trend





03 Property Description

Property Features

Property Images



PROPERTY FEATURES

BUILDING SF	9,378
YEAR BUILT	1968
YEAR RENOVATED	2008
# OF PARCELS	1
ZONING TYPE	TNZD
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	57.5 x 180
NUMBER OF PARKING SPACES	17
TYPICAL FLOOR SF	4,700
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3
ADA COMPLIANT	Yes
ELEVATOR	1

MECHANICAL

HVAC	New Unit 2025
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CONSTRUCTION

ROOF	New Roof 2025
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Building Facade



Building Facade



1st Floor Hall



1st Floor Restrooms



1st Floor Restroom



1st Floor Restroom



1st Floor Medical Space



1st Floor Medical Space



1st Floor Medical Space



1st Floor Medical Space



1st Floor Medical Space



1st Floor Medical Space



Elevator



Parking Lot Entrance



Parking Lot Entrance



Staircase - Rear



2nd Floor Breakroom



2nd Floor Office



2nd Floor Restrooms



Parking Lot Entrance



04

Rent Roll

Rent Roll

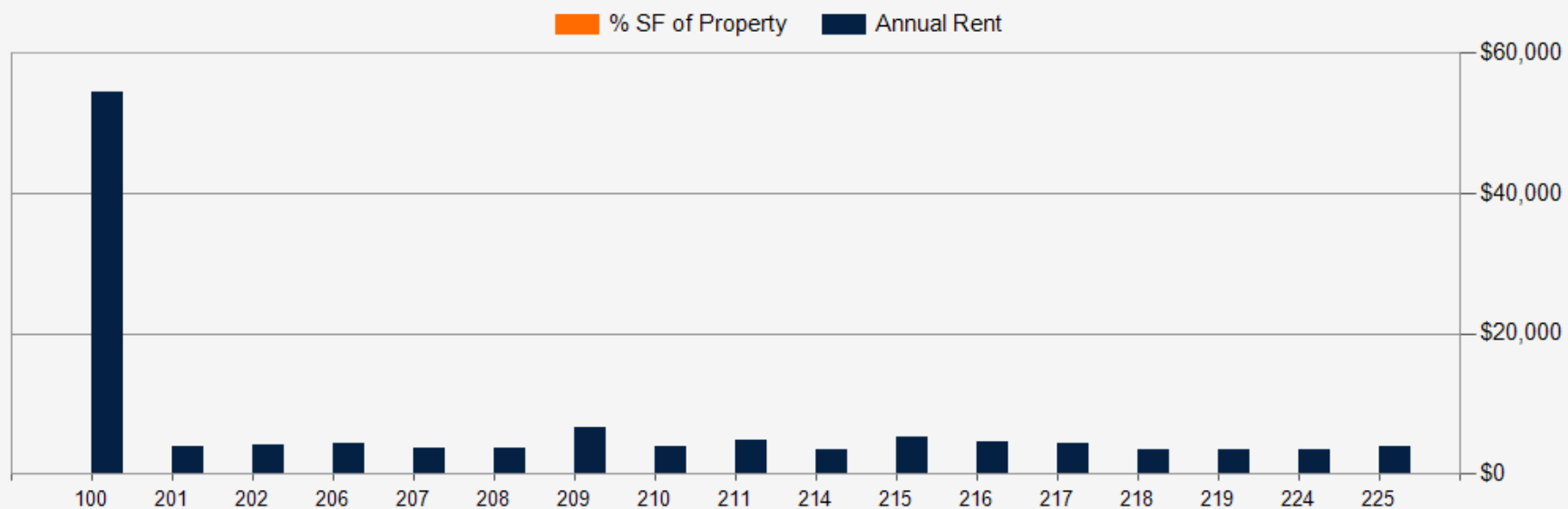
Lease Expiration

MEDICAL / OFFICE

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
100	Vacant					CURRENT	\$4,534		\$54,408				
201	Sowell				08/31/25	CURRENT	\$316		\$3,792				
202	Harris					CURRENT	\$343		\$4,116				
206	Derby City Medical				07/31/26	CURRENT	\$367		\$4,404				
207	EZR Homecare				03/31/26	CURRENT	\$301		\$3,612				
208	CSI Special Response				03/31/26	CURRENT	\$314		\$3,768				
209	Offutt				07/31/25	CURRENT	\$542		\$6,504				
210	Vacant					CURRENT	\$329		\$3,948				
211	Joy					CURRENT	\$392		\$4,704				
214	Lee					CURRENT	\$288		\$3,456				
215	Vacant					CURRENT	\$438		\$5,256				
216	Vacant					CURRENT	\$388		\$4,656				
217	Ohio Medical					CURRENT	\$361		\$4,332				
218	Vacant					CURRENT	\$282		\$3,384				
219	Derby City Medical				07/31/26	CURRENT	\$285		\$3,420				
224	Bonaventura					CURRENT	\$289		\$3,468				
225	Sweet Mental				04/30/26	CURRENT	\$325		\$3,900				
Totals:		0					\$0						

Notes: All Around Healthcare space is vacant.

Tenant SF Analysis



Lease Expiration Summary

