



RETAIL/OFFICE LOTS OFF HIGHWAY 245

4074 NEW SHEPHERDSVILLE ROAD | LOUISVILLE, KY 40004
3.62 ACRES OF COMMERCIAL LAND



INNOVATIVE
Oral Surgery & Dental Implant Studio

KentuckyOne Health

Polo Springs Apartments

.5 Acres to 1.98 Acres Available

**Under Contract
0.79 Acres Available**



Patriot Drive

New Shepherdsville Road/ HWY 245



Duncan
COMMERCIAL REAL ESTATE

CORFAC
INTERNATIONAL

WILL DUNCAN

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This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

Property Description:

3.62 Acres of commercial out lots located directly across the street from CHI St. Joseph Health- Flaget Memorial Hospital, a 52 bed facility. These lots front Highway 245 and are divisible with sites ranging from .5 acres to 1.98 acres. The property is zoned B-1 commercial and P-1 office and it served by sewer. The sites are ideally suited for retail, quick service restaurants, branch banks, or medical uses.



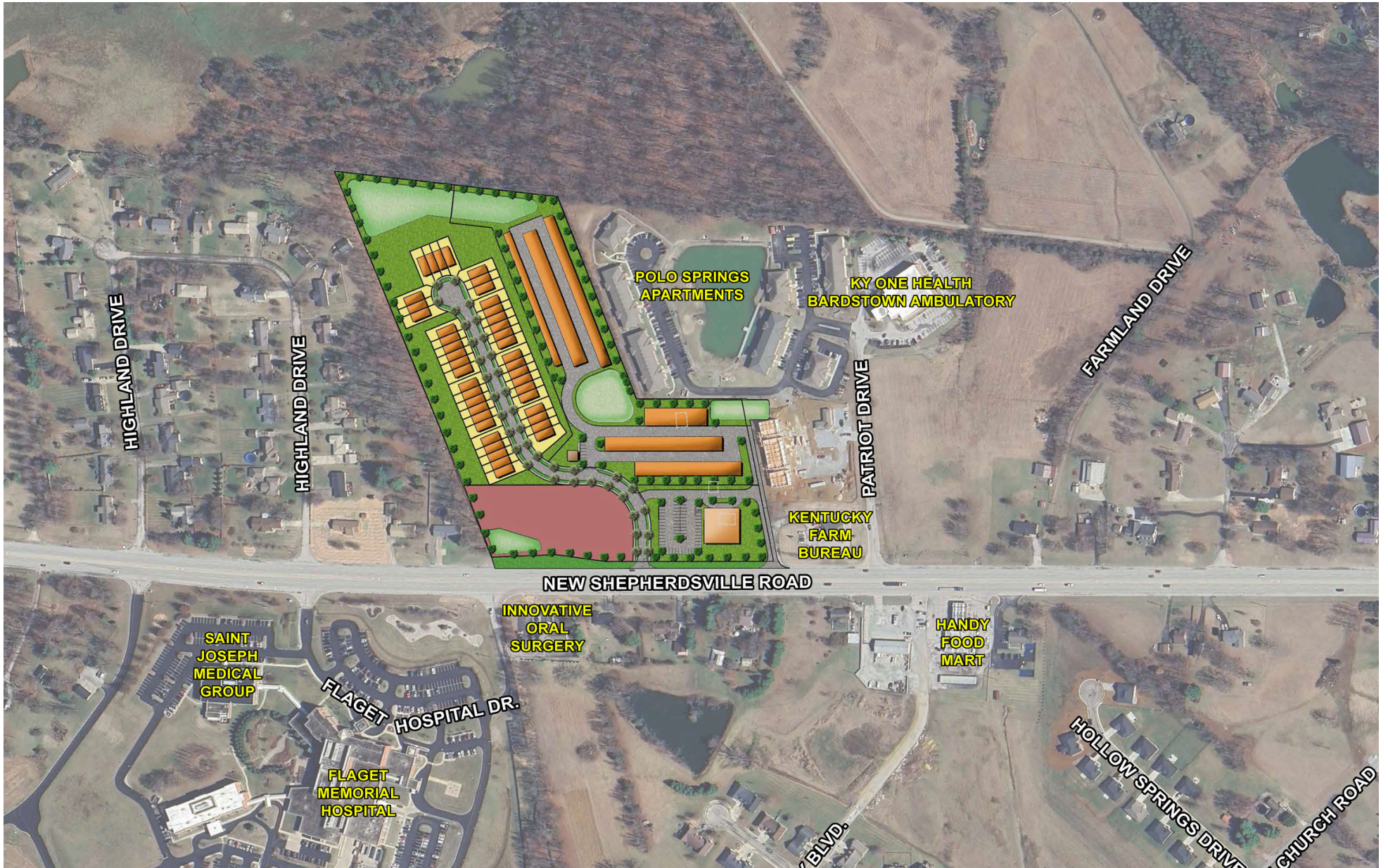
Sale Price:	\$450,000 - \$475,000
Property Size:	3.62 Acres
Property Type:	Land
Zoning:	B-1 & P-1
Nearest Highway:	I-65 & 31E
Vehicles per day:	16,070
Signage:	Yes
Water:	Yes
Electric:	Yes
Sewer:	Yes
County:	Nelson

Highlights:

- The site is located minutes from I-65 and downtown Bardstown
- Development contains 43 townhomes to be constructed and a 186 unit mini-storage facility under construction
- Great visibility
- All utilities
- Zoned for retail and office uses

SITE PLAN

4074 NEW SHEPHERDSVILLE ROAD



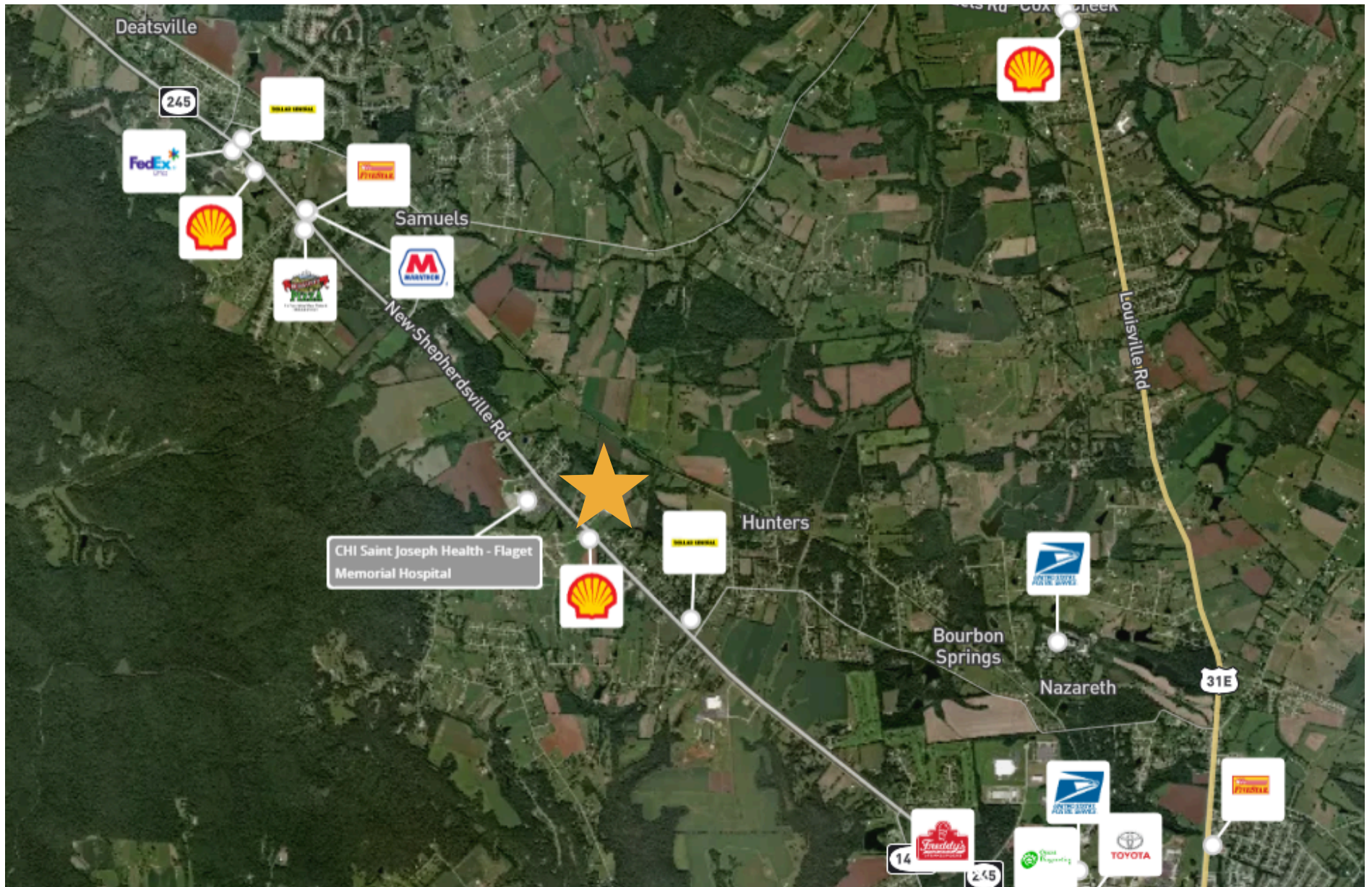
150 Thierman Lane
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NEARBY RETAIL

4074 NEW SHEPHERDSVILLE ROAD



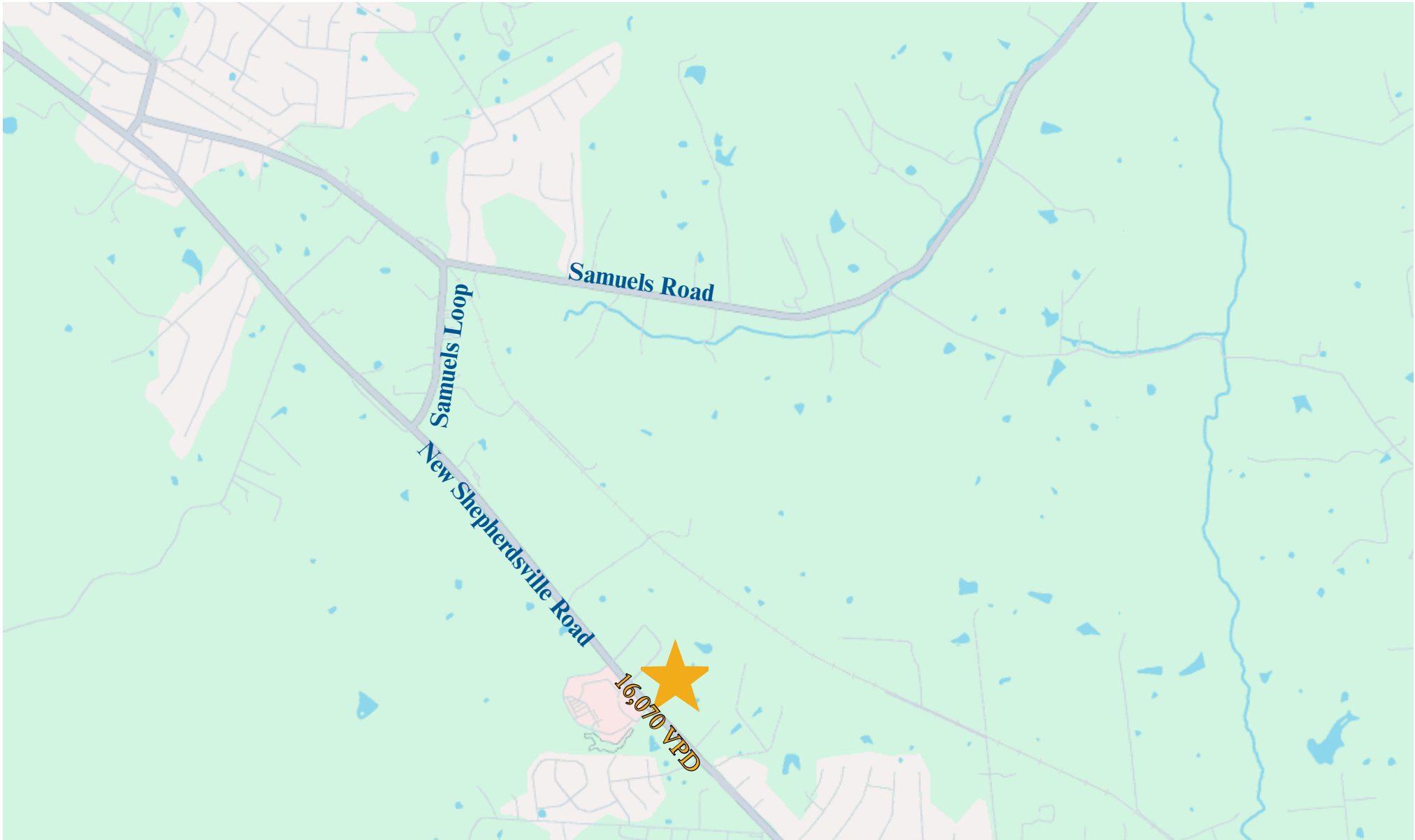
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LOCATION MAP

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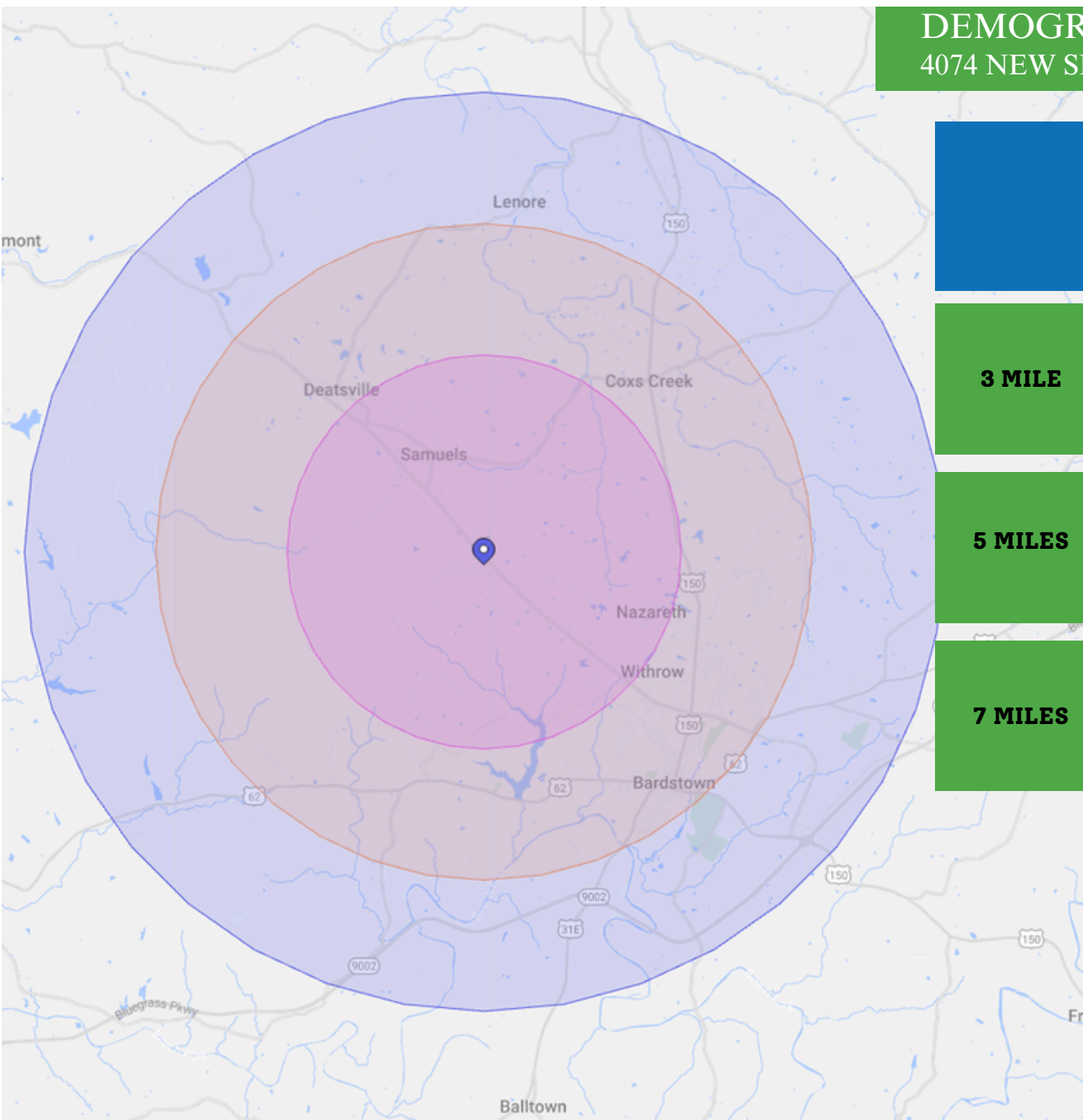
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DEMOGRAPHICS

4074 NEW SHEPHERDSVILLE ROAD



					
		Total Population	Total Families	Total Households	Average Household Income
3 MILE	2023	7,240	2,097	2,884	\$94,875
	2019	7,075	1,993	2,639	\$102,691
5 MILES	2023	20,496	5,447	8,062	\$87,244
	2019	20,036	5,115	7,858	\$94,586
7 MILES	2023	30,273	8,154	12,187	\$82,984
	2019	28,930	7,604	11,254	\$87,411

*INFORMATION IS SOURCED FROM PLACER AI



**95.2%
EMPLOYMENT RATE
(WITHIN 5 MILES)**



**90.6% HAVE A
COLLEGE DEGREE
(WITHIN 5 MILES)**



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