

GROUND LEASE

FAIRDALE C2-LAND OPPORTUNITY

10618 W Manslick Rd

Fairdale, KY 40253

502-306-3635

Call for inquiries

10618 W Manslick Rd

1.68 ACRE GROUND LEASE OPPORTUNITY

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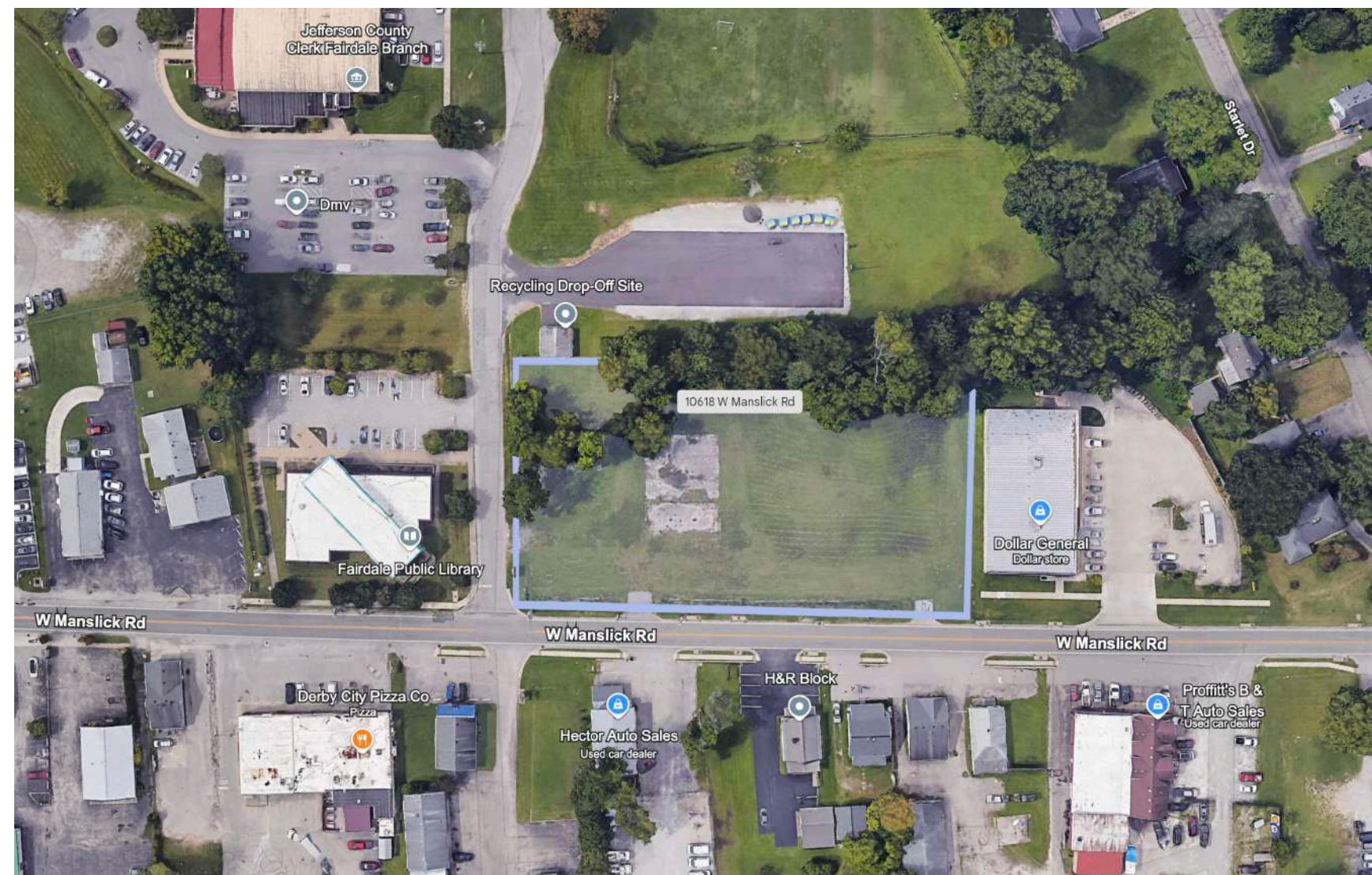
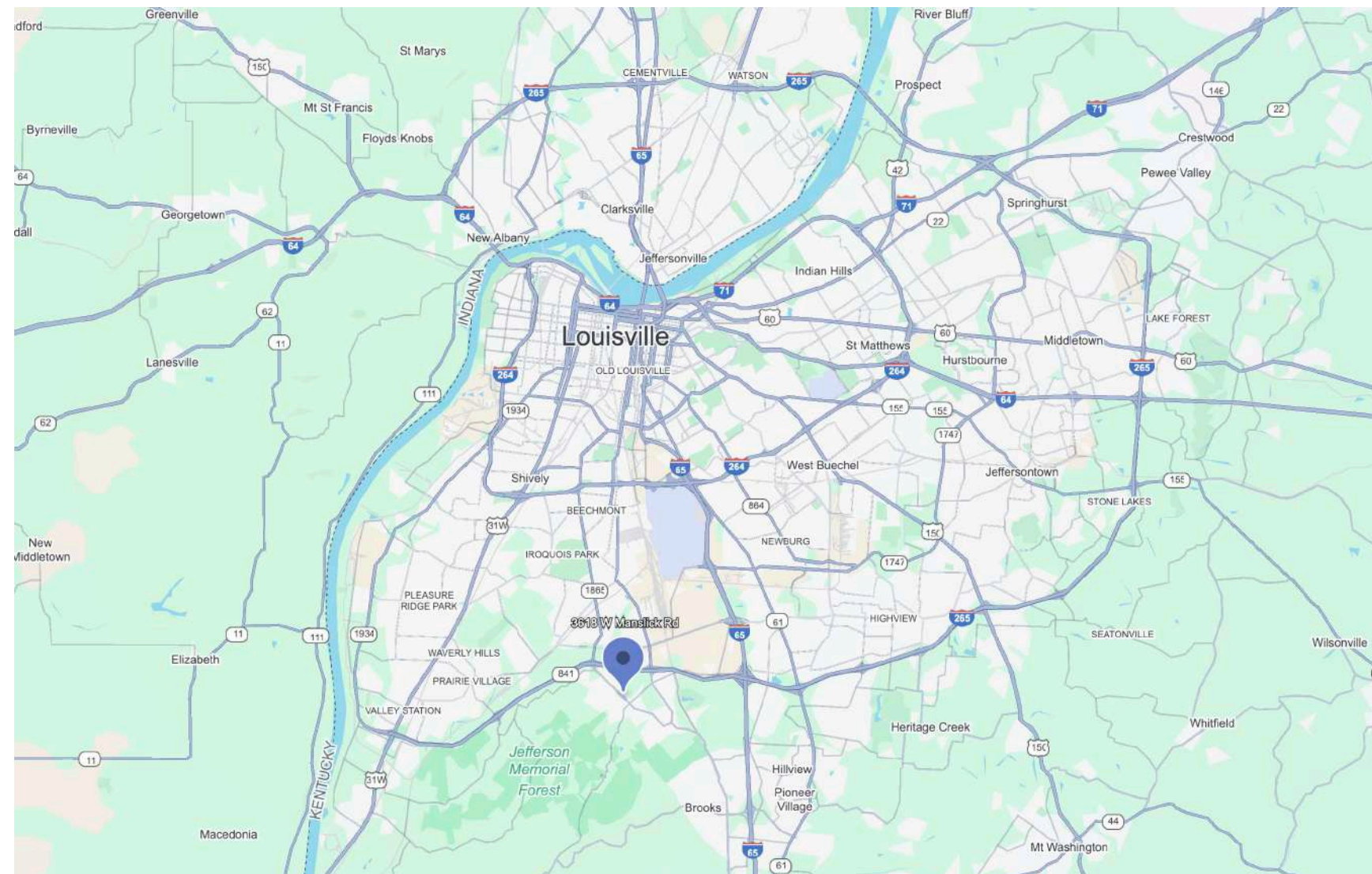
\$67,200/yr FOR LEASE **\$40,000** \$/ACRE

Description

Flat, clean, and boasting 341 FT of frontage with two existing curb cuts, this C-2-zoned parcel sits at the commercial crossroads of Fairdale—steps from Derby City Pizza and Dollar General, a quick five-minute ride to Walmart, and under 18 minutes to Louisville's CBD, the airport, and Churchill Downs. Daily traffic tops 10,000 vehicles, and one-mile demographics show 10,629 residents, 8,621 jobs, and a median household income of \$55.9 K.

C2 Zoning

- QSR / coffee drive-thru
- Convenience / fuel, car-wash, or automotive service
- Retail strip or single-tenant shop
- Medical, dental, or urgent care
- Financial, daycare, fitness, self-storage, or office



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10618 W Manslick Rd

Highlights

- Flat and Clear Land
- Traffic Count (AADT) = 10k+
- Landlord may consider a sale as well
- C-2 Zoning permits a variety of uses
- 341 Feet of Frontage on Manslick Rd
 - 2 Existing Curb Cuts
- Utilities On-Site

Opportunity

Lock in a long-term NNN ground lease today. Start with a clean, level site that already has access and utilities, then push your own plan through local approvals—no legacy permits to unwind.



DETAILS & PROPOSED TERMS

Property Details

Total Acreage	1.6823
Parcel ID	105000550000
Zoning	C-2 (Commercial)
Form District	Village Center
Utilities	All in place; septic system

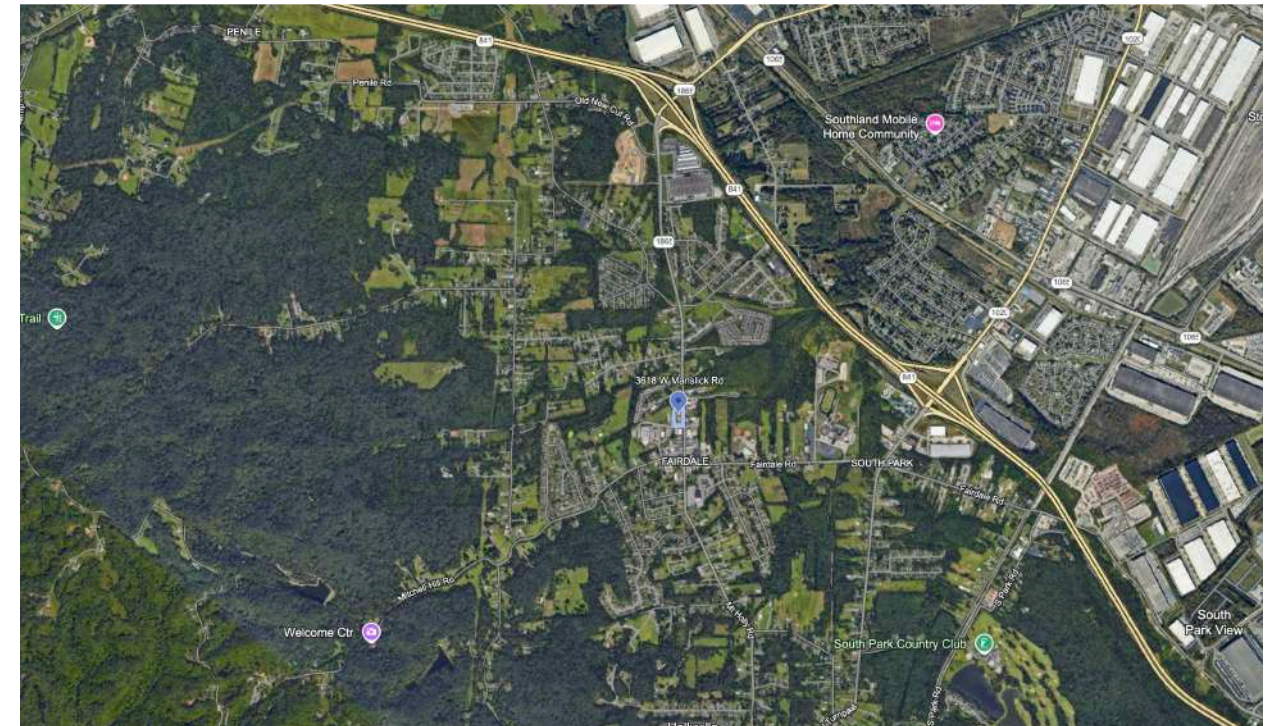
Proposed Terms

Lease Type	NNN
Price	\$40,000/Acre/Year
Leasable Acreage	1.00-1.68 Acres
Term	10-20 Years
Escalations	Yes
*Landlord may consider a sale	

DEMOGRAPHICS

One-Mile Radius

One-Mile Population	10,629
Median Income	\$55,894
Median Age	37.2
Employees	8,621
Housing Occupancy	10:1
Renter-to-Homeowner	11:20



NEARBY



1.68 Acre Ground Lease Opportunity

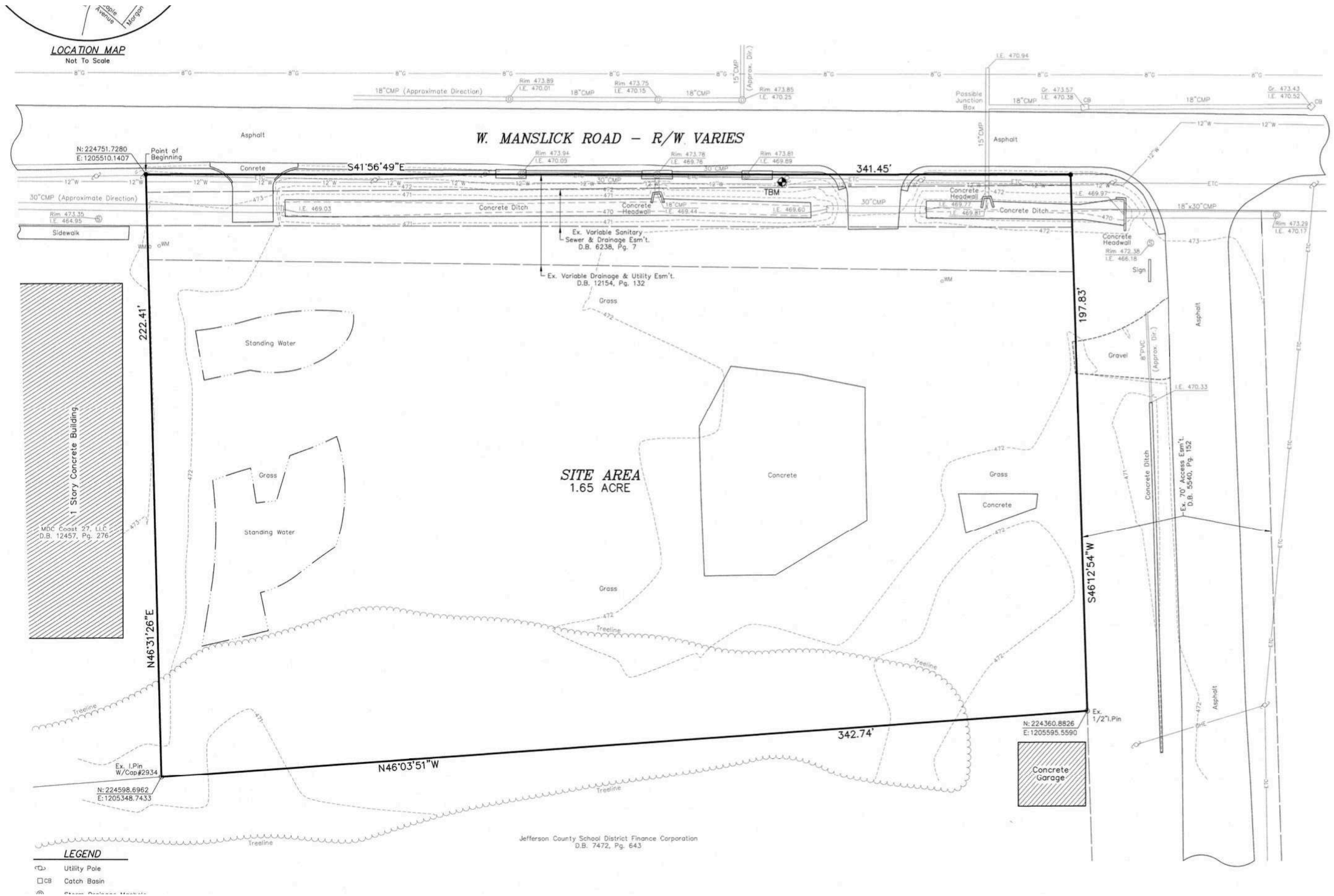
10618 W Manslick Rd | Fairdale Land | \$40,000/acre/year



Gilezan Global

1419 Story Ave, Louisville, KY 40206

SURVEY



1.68 Acre Ground Lease Opportunity
10618 W Manslick Rd | Fairdale Land | \$40,000/acre/year



Gilezan Global
1419 Story Ave, Louisville, KY 40206

EXP COMMERCIAL

MEET THE TEAM

KENTUCKY, USA

ABOUT US

We're a next-generation commercial real estate team driving results through innovation and market intelligence. Our approach combines energetic deal-making with analytical rigor. We believe the best outcomes come from true partnerships - which is why we selectively engage with clients who share our vision for value creation.

Disclaimer: 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...

MAKE ONE DAY TODAY



TANNER LOPEZ

(502) 640-8842 tanner@gilezanteam.com



DYLAN GILEZAN

(502) 648-7874 dylan@gilezanteam.com



CAL LEWELLYN

(502) 905-2253 cal@gilezanteam.com



SAM HIGDON

(502) 235-0629 samh@gilezanglobal.com



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