

FOR LEASE



EXIT 28 LAND
SIMPSONVILLE, KENTUCKY

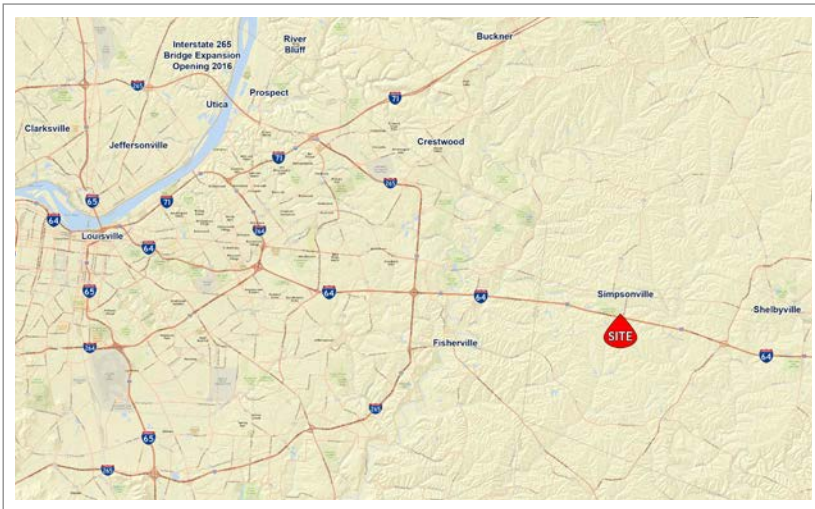
HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

Property Overview

Comprising of 2 commercial lots with 2.49 total acres available. This property is ready to develop, detention off site, zoned, and all utilities available.

The subject property is located just east of the Gene Snyder freeway (I-265) at the first Shelby County exit, Highway 1848. The subjects immediate neighborhood is dominated by the presence of US Highway 60, Veechdale Road, and Interstate 64. These major traffic and commercial corridors are primary arteries in Western Shelby County. US Highway 60 and Interstate 64 connect the area to Shelbyville, Frankfort, Lexington, and beyond to the east end of Louisville, Evansville (Indiana), St. Louis (Missouri), and beyond to the west. The site has great exposure from I-64.



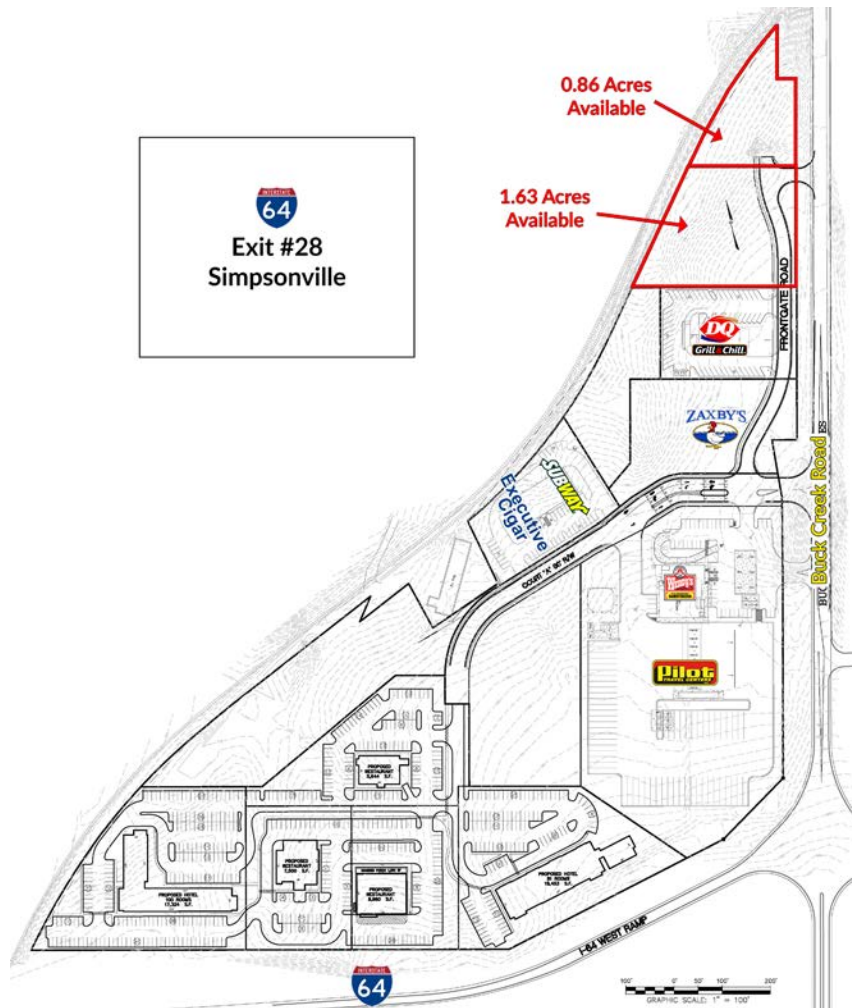
Features

- + Two Commercial lots with 2.49 total acres
- + Located just east of Louisville
- + Ideal for restaurants and other retailers
- + Adjacent to University of Louisville's Cardinal Club Golf Course
- + Just north of Outlet Shoppes of the Bluegrass: 367,000 ± SF shopping complex

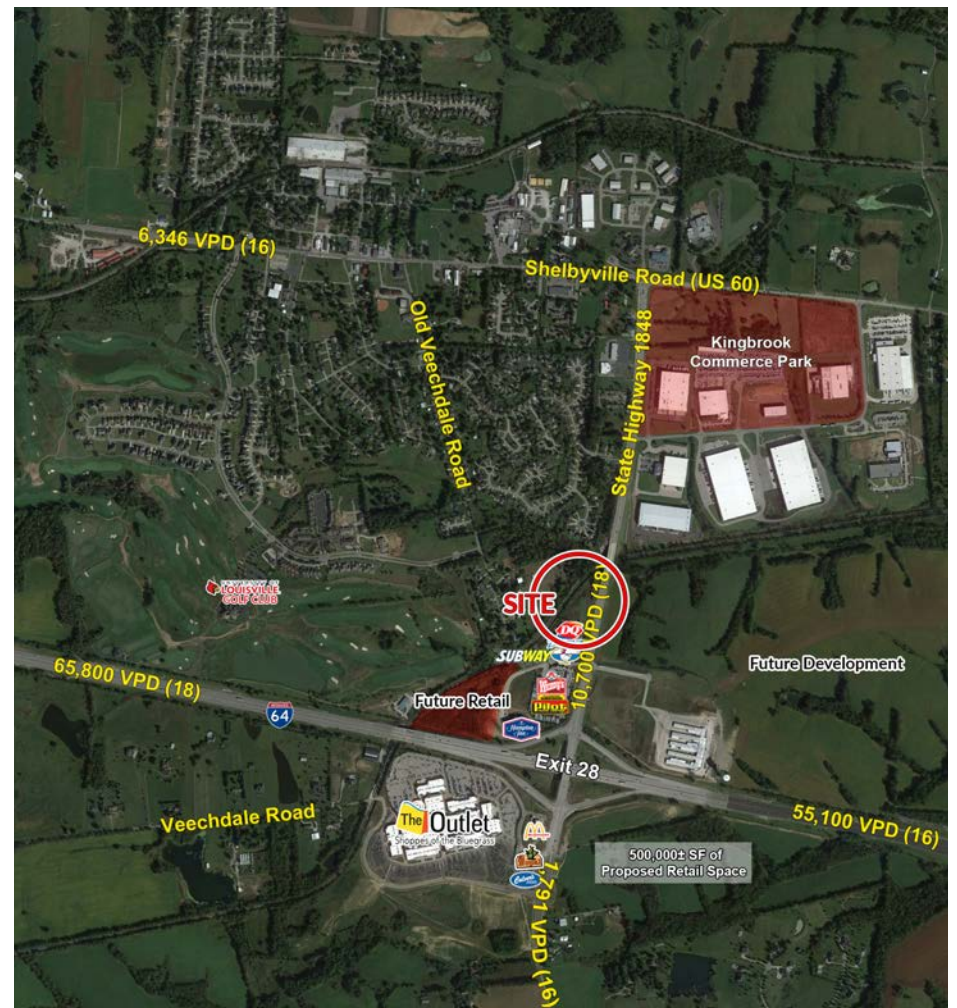
Demographics

	1 Mile	3 Miles	5 Miles
Population	4,373	9,152	81,975
Median Household Income	\$66,799	\$75,050	\$70,526

EXIT 28 LAND | SIMPSONVILLE, KY
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SITE PLAN



TRADE AREA
AERIAL