



FOR SALE

RETAIL & LAND IN LOUISVILLE, KENTUCKY

**701 VALLEY COLLEGE DR.
& STONESTREET RD.**

LOUISVILLE, KY 40272



WOODS ROUSE
859.967.7299

woods@balrealstate.com



01: EXECUTIVE SUMMARY

701 VALLEY COLLEGE DR.
& STONESTREET RD.



Block + Lot is pleased to offer 14,500 SF of retail space on 2.49 acres at 701 Valley College Dr, Louisville, KY, along with an adjacent 1.13-acre lot available for purchase or ground-lease.

701 Valley College Dr features a single-story retail building with 64 parking spaces and a drive-thru, leased to Family Dollar until June 2026. Zoned C-1, the new owner can re-lease to diverse group of retail tenants (e.g., fitness centers, banks, big box retailers), occupy it themselves, or redevelop for additional retail or residential uses (e.g., assisted living, multifamily units).

The adjacent, street-facing 1.13-acre lot on Stonestreet Road is zoned OR-3, permitting a variety of residential and retail uses, including assisted living, barber shops/salons, medical laboratories, and multifamily dwellings.

This is a prime opportunity for Owner-Occupiers, Investors, and Developers.

This is a high-density residential and commercial area with retail, schools, homes, and medical facilities in the immediate area. U of L Health Medical Center Southwest, Trilogy Park Terrace Health Campus and Jefferson Community & Technical College Southwest Campus are all nearby. 3 miles away from the Louisville River Industrial Park.



**+/-14,500 SF &
1.13 - +/-2.5 ACRES**



\$2,500,000



**ZONED
C-1 & OR-3**



02: PROPERTY OVERVIEW

701 VALLEY COLLEGE DR.
& STONESTREET RD.

PROPERTY HIGHLIGHTS

DIVISIBLE

Properties can be sold independently or bundled together for purchase or ground lease.

LOCATION

1 mile from the Stonestreet Road (ADT: 11,960) & Dixie Highway (ADT: 29,531) intersection.

CAMPUS PROXIMITY

Located across the street from U of L Medical Center Southwest and the Southwest Campus for Jefferson Community & Technical College.

TRADE AREAS

Trade areas include Meijer, Walmart, & Value City Furniture, as well as numerous restaurants and retail amenities in or near the Park Place Mall.

PROPERTY SPECIFICATIONS

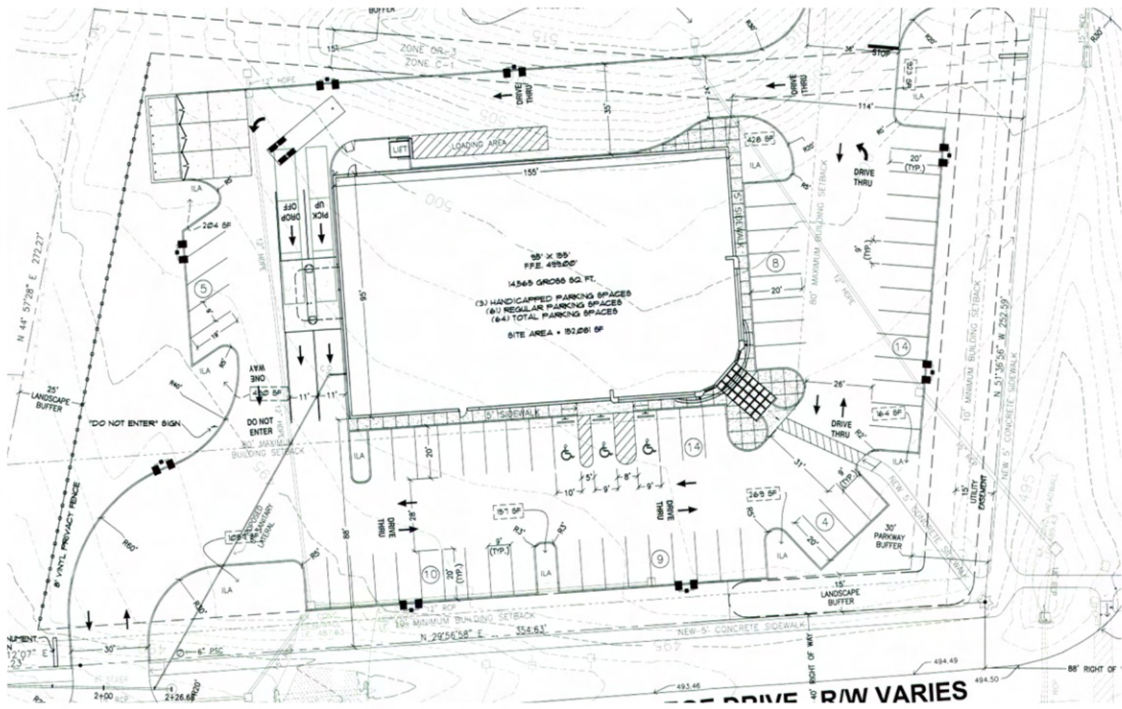
701 Valley College Drive

- **Built:** 2006
- **Building Square Feet:** ±14,500
- **Acreage:** 2.493
- **Ground Lease Price:** Negotiable
- **Stories:** 1
- **Zoning:** Commercial (C-1)

Stonestreet Road

- **Acreage:** 1.13
- **Ground Lease Price:** Negotiable
- **Zoning:** Office / Residential (OR-3)

SITE PLAN



701 VALLEY COLLEGE DR.

woods@balrealestate.com

859.967.7299



BLOCK+LOT

03: LOCATION INSIGHTS

701 VALLEY COLLEGE DR.
& STONESTREET RD.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 8,244
3 MILE: 58,030
5 MILE: 123,335



AVERAGE HOUSEHOLD INCOME

1 MILE: \$88,227
3 MILE: \$87,140
5 MILE: \$80,219



NUMBER OF HOUSEHOLDS

1 MILE: 3,359
3 MILE: 23,147
5 MILE: 48,841



03: LOCATION INSIGHTS

AERIAL

701 VALLEY COLLEGE DR.
& STONESTREET RD.

