

# OFFICE/WAREHOUSE FOR LEASE

Property near UPS and Louisville International Airport



1224 Old Fern Valley Rd  
Suite 120 & 130  
Louisville, KY 40219

- Completely fenced yard with fenced parking
- New LED warehouse lighting
- Located off Preston Hwy, near Fern Valley Road
- **Can be combined for a total of 19,500 SF**
- Minutes from I-65 and I-264
- Zoned EZ-1

Suite 120: 10,000 SF | Suite 130: 9,500 SF

Base Rent: \$7.50 PSF (Annual)

OPEX: \$1.40 PSF (CAM \$0.75/Taxes

\$0.49/Insurance \$0.16



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# Executive Summary

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## SUITE 120

Overhead Door	12' x 14'
Exterior Dock	2 with 10'x10' doors
Clear ceiling height (eaves & center)	16' to 17'7" Add 1' to purlins
Electric	200 amp 480 volt (can be upgraded)

## SUITE 130

Overhead Door	12' x 14'
Exterior Dock	1 with 10'x10' doors
Clear ceiling height (eaves & center)	16' to 17'7" Add 1' to purlins
Electric	200 amps 208 volt (can be upgraded)

## Utilities

Natural Gas

Fiber Optic Cable

Wet Sprinkler

LED Lighting

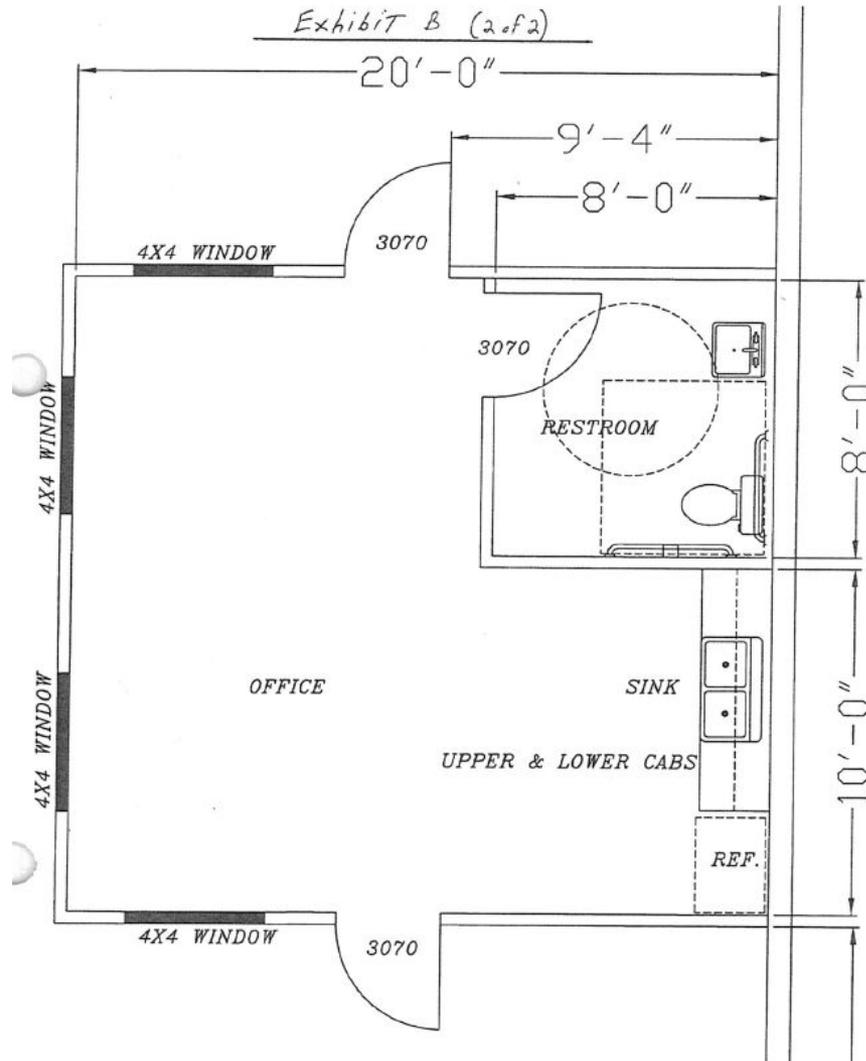
City Sewer/Water

Concrete Floor

Heated



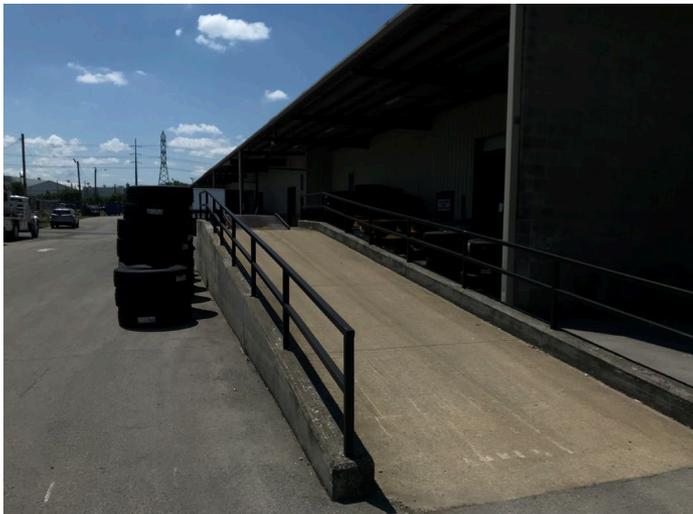
# Suite 120 Office Plan





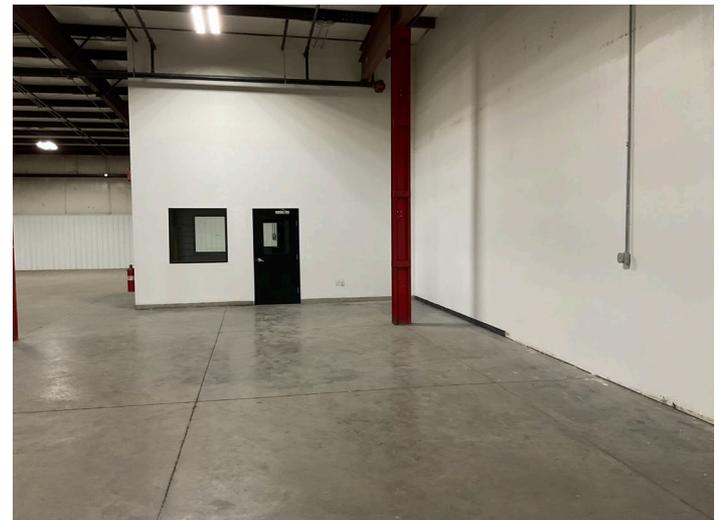
# Exterior Photos

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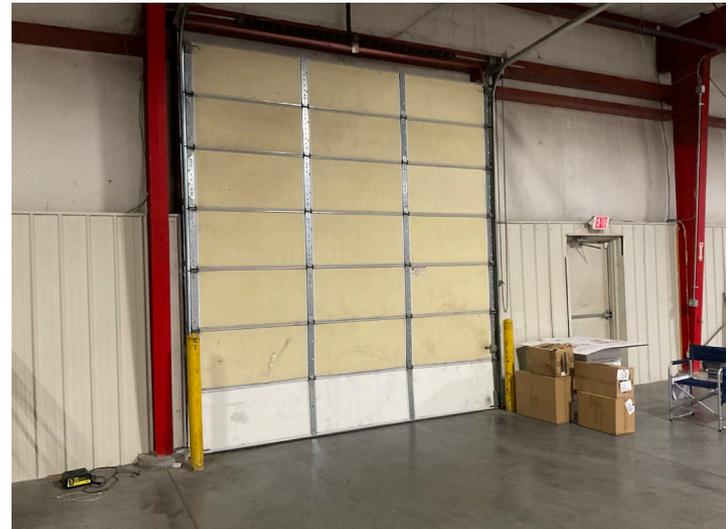
# Suite 120

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# Suite 130

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# Utilities



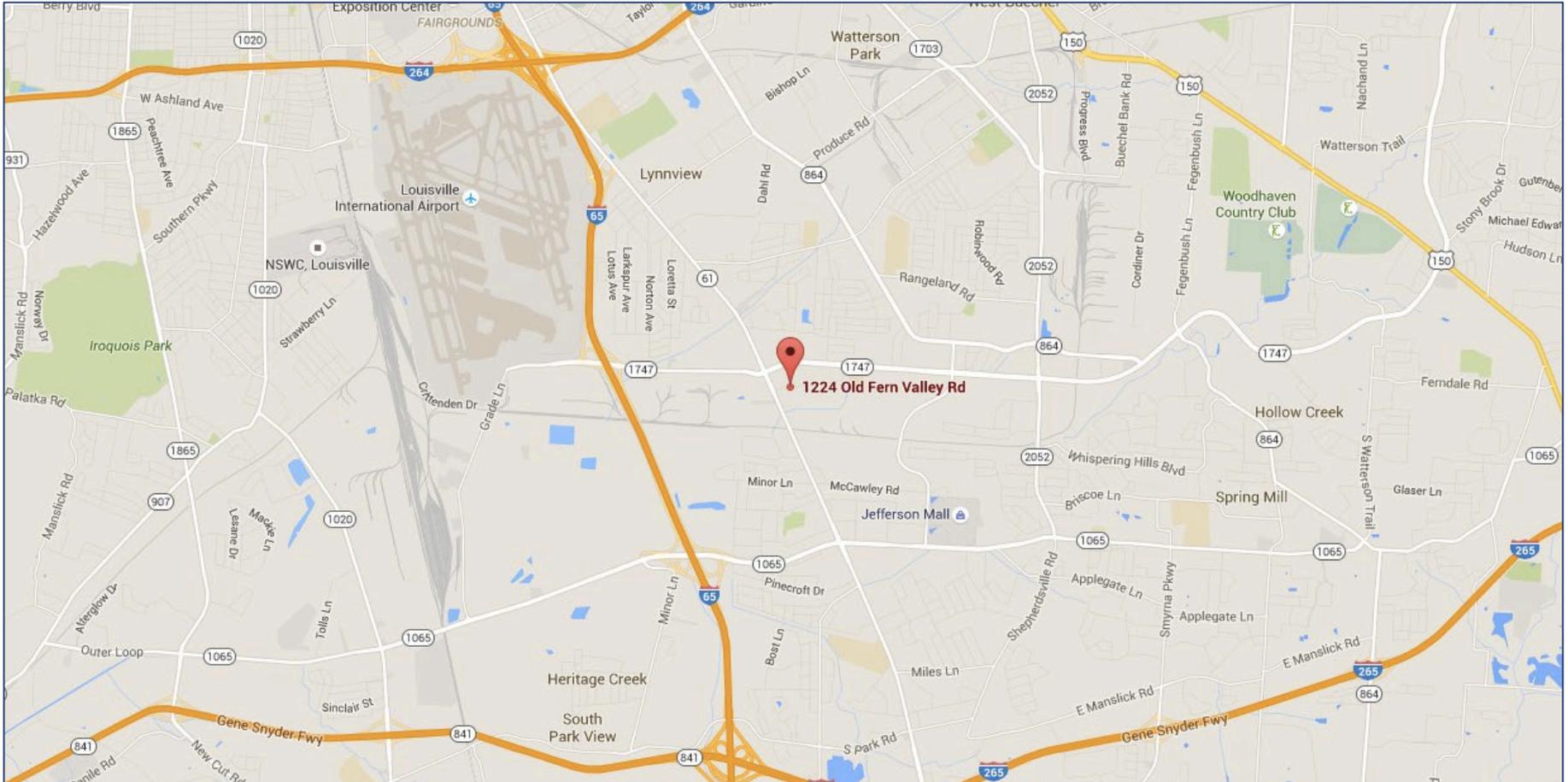
# Aerial



# Traffic Count Map



# Area Map



<b>4 minutes to I-65</b>	<b>6 minutes to I-264</b>	<b>7 minutes to I-265</b>	<b>8 Minutes to Louisville International Airport</b>	<b>15 minutes to Downtown Louisville</b>
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# Demographics: 2-Mile Radius

	2 miles
<b>Population</b>	
2000 Population	32,335
2010 Population	32,911
2015 Population	33,494
2020 Population	34,315
2000-2010 Annual Rate	0.18%
2010-2015 Annual Rate	0.34%
2015-2020 Annual Rate	0.49%
2015 Male Population	48.8%
2015 Female Population	51.2%
2015 Median Age	34.9

In the identified area, the current year population is 33,494. In 2010, the Census count in the area was 32,911. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 34,315 representing a change of 0.49% annually from 2015 to 2020. Currently, the population is 48.8% male and 51.2% female.

## Median Age

The median age in this area is 34.9, compared to U.S. median age of 37.9.

## Race and Ethnicity

2015 White Alone	52.2%
2015 Black Alone	35.5%
2015 American Indian/Alaska Native Alone	0.3%
2015 Asian Alone	1.8%
2015 Pacific Islander Alone	0.1%
2015 Other Race	6.5%
2015 Two or More Races	3.6%
2015 Hispanic Origin (Any Race)	14.4%

Persons of Hispanic origin represent 14.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.9 in the identified area, compared to 63.0 for the U.S. as a whole.

## Households

2000 Households	13,158
2010 Households	13,278
2015 Total Households	13,549
2020 Total Households	13,901
2000-2010 Annual Rate	0.09%
2010-2015 Annual Rate	0.39%
2015-2020 Annual Rate	0.51%
2015 Average Household Size	2.46

The household count in this area has changed from 13,278 in 2010 to 13,549 in the current year, a change of 0.39% annually. The five-year projection of households is 13,901, a change of 0.51% annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2010. The number of families in the current year is 8,385 in the specified area.

# Demographics (cont.)

	2 miles
<b>Median Household Income</b>	
2015 Median Household Income	\$36,106
2020 Median Household Income	\$38,757
2015-2020 Annual Rate	1.43%
<b>Average Household Income</b>	
2015 Average Household Income	\$44,737
2020 Average Household Income	\$50,006
2015-2020 Annual Rate	2.25%
<b>Per Capita Income</b>	
2015 Per Capita Income	\$18,183
2020 Per Capita Income	\$20,347
2015-2020 Annual Rate	2.27%
<b>Households by Income</b>	
Current median household income is \$36,106 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$38,757 in five years, compared to \$60,683 for all U.S. households	
Current average household income is \$44,737 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$50,006 in five years, compared to \$84,910 for all U.S. households	
Current per capita income is \$18,183 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$20,347 in five years, compared to \$32,501 for all U.S. households	
<b>Housing</b>	
2000 Total Housing Units	13,750
2000 Owner Occupied Housing Units	7,283
2000 Renter Occupied Housing Units	5,876
2000 Vacant Housing Units	591
2010 Total Housing Units	14,548
2010 Owner Occupied Housing Units	6,378
2010 Renter Occupied Housing Units	6,900
2010 Vacant Housing Units	1,270
2015 Total Housing Units	14,793
2015 Owner Occupied Housing Units	5,806
2015 Renter Occupied Housing Units	7,744
2015 Vacant Housing Units	1,244
2020 Total Housing Units	15,087
2020 Owner Occupied Housing Units	5,923
2020 Renter Occupied Housing Units	7,978
2020 Vacant Housing Units	1,186

Currently, 39.2% of the 14,793 housing units in the area are owner occupied; 52.3%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 14,548 housing units in the area - 43.8% owner occupied, 47.4% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 0.75%. Median home value in the area is \$128,556, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.89% annually to \$148,206.