



**BUILD-TO-SUIT
OR GROUND LEASE**

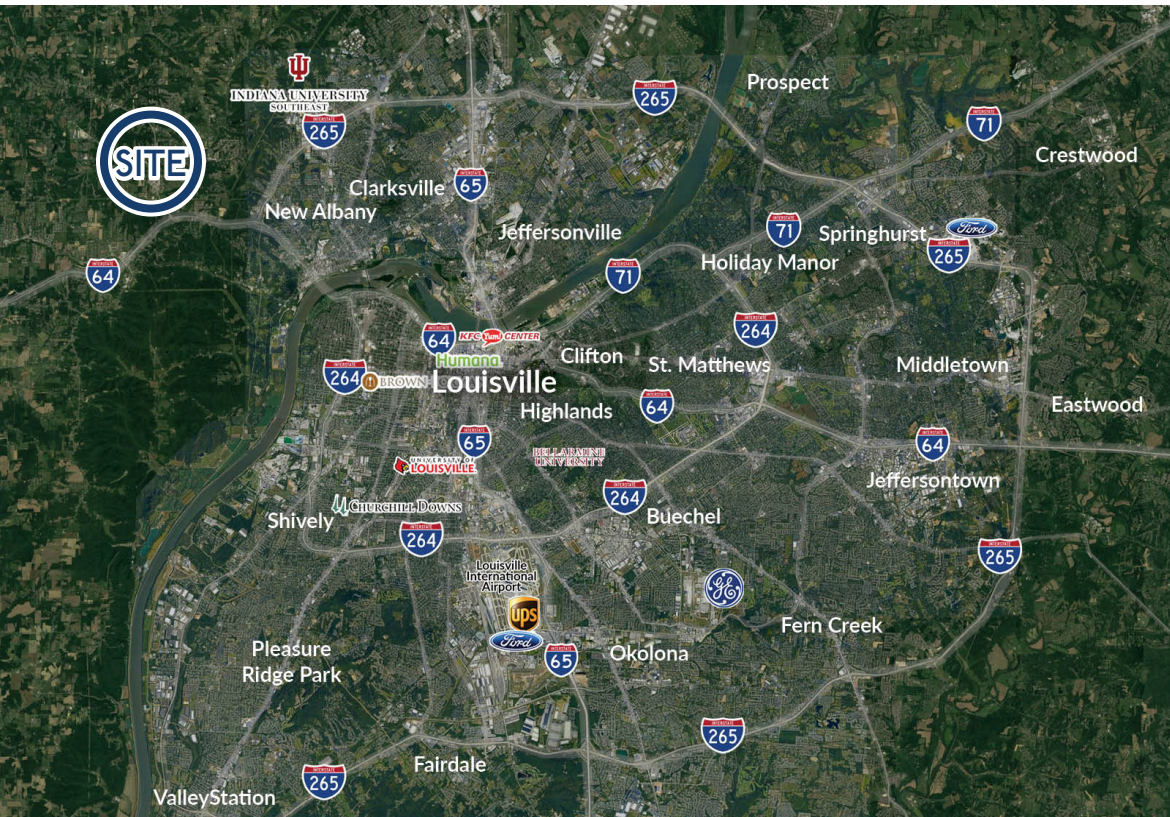
OUTLOT OPPORTUNITIES
FLOYDS KNOBS, IN

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

OUTLOT OPPORTUNITIES FLOYDS KNOBS, IN

Features



Available for build to suit or ground lease are 1-2 acre outlots in the fast-growing, affluent bedroom community of Floyds Knobs-Lafayette Township within the Louisville MSA.



Property is suited well for restaurants, c-stores, medical and retail.



Located less than one mile from the I-64 interchange, the site offers convenient service to the Floyds Knobs community and beyond, with I-64 carrying nearly 75,000 VPD and undergoing widening in the coming months.



Site has excellent visibility and frontage from HWY 150, which has convenient signalized proposed access from Lafollete Station Dr and a proposed signalized light on HWY 150 in front of site.



Immediate area is experiencing high growth with new proposed multifamily and single family residential units surrounding site.



Across from the top-performing Jay-C Food Store (Kroger) in all of their stores.



Immediate area retailers and restaurants include Walgreen's, Chase Bank, WesBanco, Dairy Queen, McDonald's, Taco Bell, Auto Zone and other retailers, restaurants, small offices, and medical offices.



The Floyds Knobs trade area services a wide area and is underserved for retail, restaurants and other services, and this proposed project provides excellent opportunity to service those needs.



Significant Street Frontage ONE-TO-TWO ACRE OUTLOTS

available for built to suit
or ground lease



Over 17,000 (24) VEHICLES PER DAY

on HWY 150
in front of site

Demographics

	3 Mile	5 Miles	10 Miles
Population	13,772	51,265	267,890
Median Household Income	\$108,107	\$74,544	\$54,565

TRADE ACTIVITY AERIAL

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IMMEDIATE AREA AERIAL

OUTLOT OPPORTUNITIES
FLOYDS KNOBS, IN



HOGAN REAL ESTATE

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