



LAND FOR SALE

213 E Broadway, Louisville, KY 40202

NORTON
CANCER INSTITUTE

NORTON
HEALTHCARE

TRIO
COMMERCIAL PROPERTY GROUP

LAND DEVELOPMENT

This 1-acre (43,560 SF) land development site is strategically located at the corner of Broadway and Brook Street, in the heart of downtown Louisville's premier healthcare corridor. Zoned C-2, the site offers exceptional flexibility for a variety of commercial, medical, and mixed-use developments.

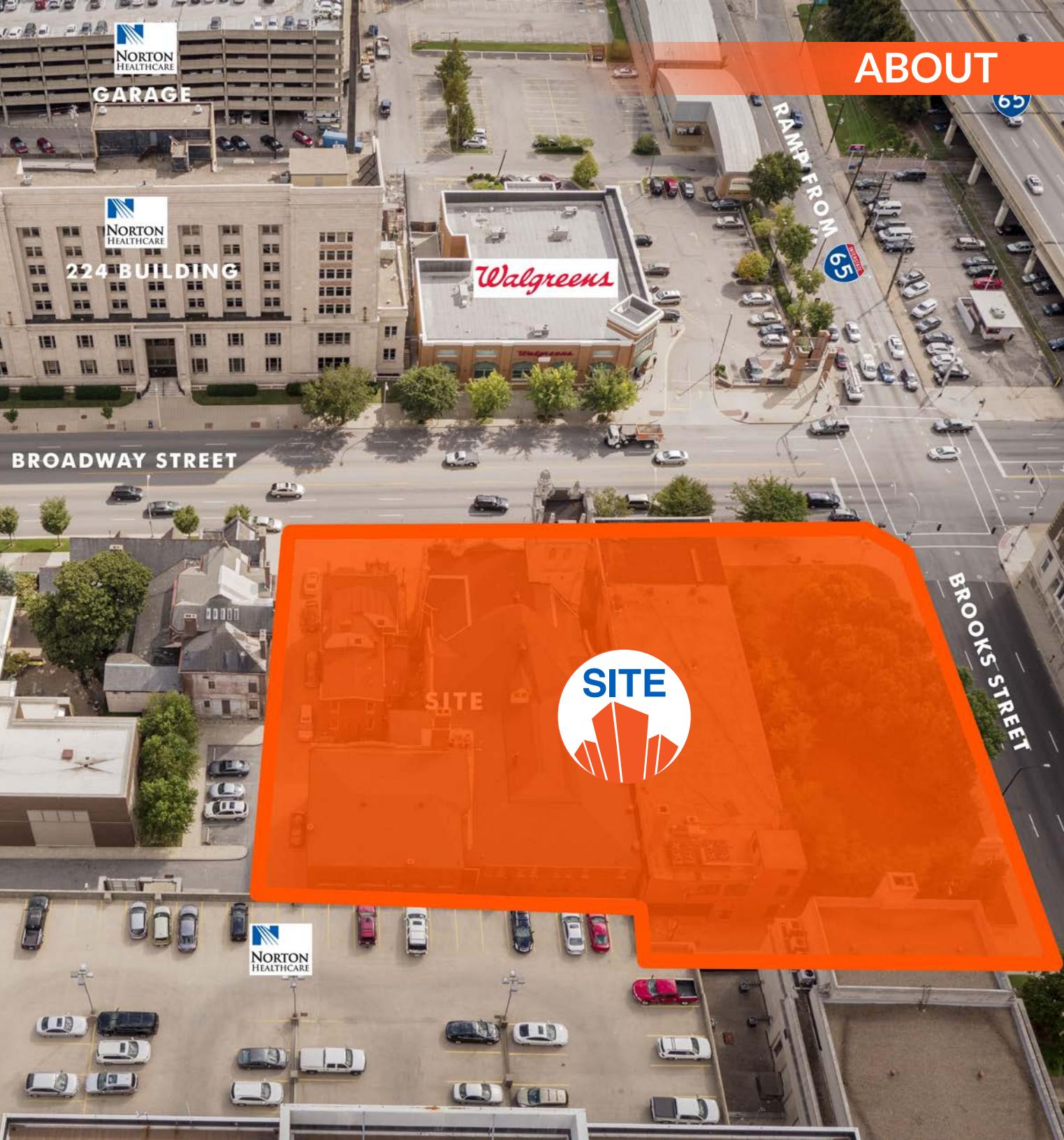
Situated adjacent to 16 major healthcare facilities, this property presents a unique opportunity for developers looking to capitalize on the thriving medical sector. Its prime location ensures high visibility and accessibility, with close proximity to some of Louisville's most popular restaurants, bars, and retail destinations, making it an attractive option for investors seeking a dynamic, high-traffic environment.

Adding to its appeal, the site is located within an Opportunity Zone, offering significant tax incentives for long-term investment and development. Whether for a medical office, retail space, or a mixed-use project, this rare downtown parcel is poised to deliver strong returns and lasting value in one of Louisville's most sought-after districts.

SITE FEATURES:

- 1 AC (43,560 SF)
- Zoned C2
- Adjacent to 16 healthcare facilities
- Opportunity Zone
- Buildings to be razed
- Developable pad

ABOUT



AE^RIAL



AERIAL



NORTON
HEALTHCARE

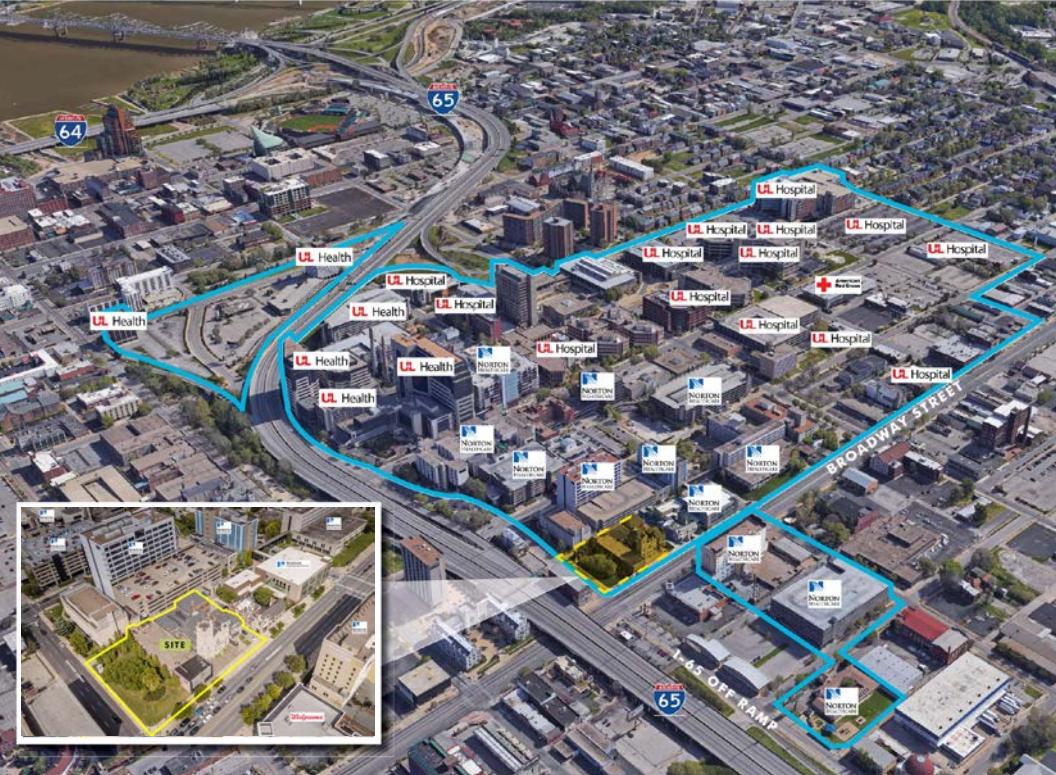
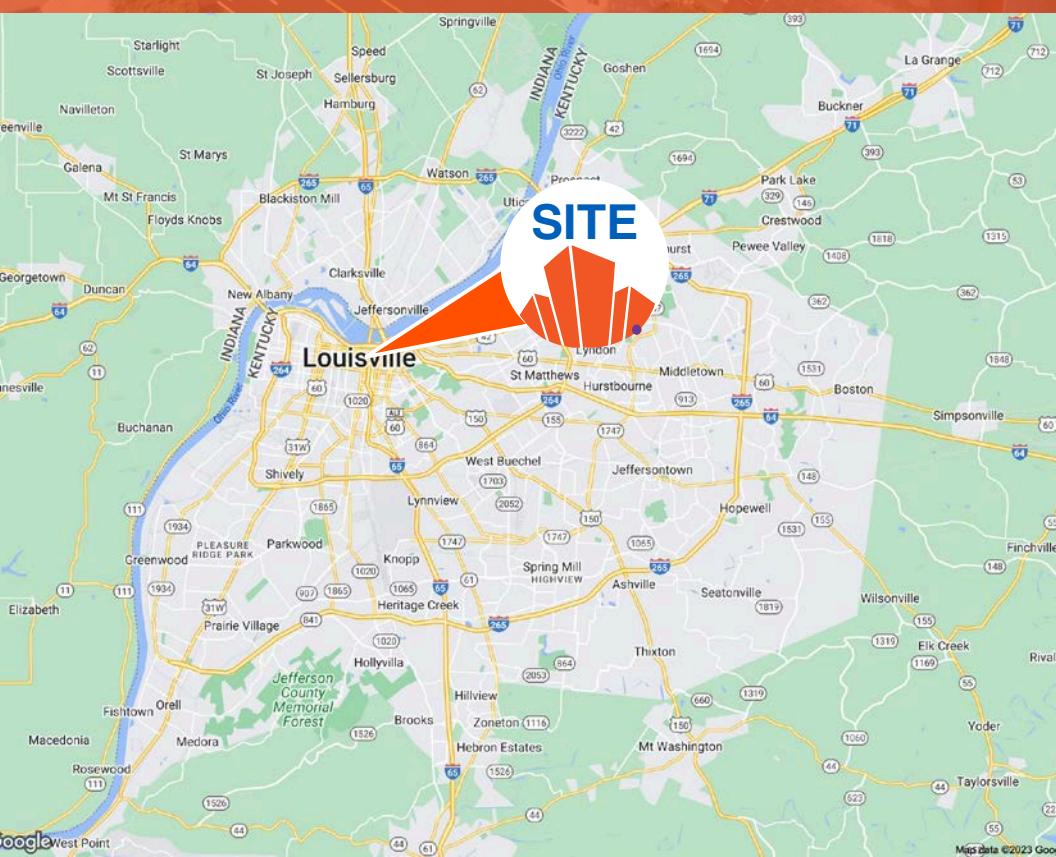
UL **Health**

SITE



FOR SALE OPPORTUNITY ZONE

SALE PRICE: \$4,500,000
SIZE: 1 ACRE



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**JUSTIN BAKER, SIOR
PRINCIPAL BROKER, PARTNER**

502 454 0911
JBAKER@TRIOCPG.COM

**SETH EDENS, SIOR
PARTNER**

502 553 4180
SEDEN@TRIOCPG.COM

**DAVID WILLIAMS
VICE PRESIDENT**

502 905 4515
DWILLIAMS@TRIOCPG.COM

