

FOR LEASE

# COMMERCIAL LAND ACROSS FROM GE APPLIANCE PARK



## 5002 Shepherdsville Rd

Louisville, KY 40228

## 502-306-3635

Call for inquiries

20,000+ AADT

4.19 Acres



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# FRONT-ROW EXPOSURE TO GE APPLIANCE PARK

And limited retail competition.

## Description

±4.2-acres of C-1-zoned land poised for retail and QSR. Ownership intends to develop a new strip center on the balance of the site and is seeking a creditworthy ground-lease tenant to anchor the project. All lease economics, pad size, and delivery conditions are fully negotiable to align with the tenant's operational needs.

## Key Demand Drivers

- Massive Daytime Population: ±6,000 GE employees and vendors on site each workday.
- Limited Competition: Nearest national QSR cluster sits 1.5–2 miles north and 1.5 miles south (Outer Loop & Fern Valley Rd); employees now drive 8–10 minutes for lunch.
- High Visibility & Traffic: Shepherdsville Rd carries ±20,000 AADT (KYTC).
- Development-Ready Canvas: Cleared land, gentle topography, full utilities—fast path to permits.
  - Flexible C-1 Zoning: Permits drive-thru restaurants (CUP), retail, banking, medical, office, and more per Louisville Metro LDC.



# SITE AERIAL



# SITE SNAPSHOT

## Description

- Lot Size: 182,298 SF / 4.185 AC
- Frontage: ±455 ft on Shepherdsville Rd
- Conceptual Layout: **Ground-lease pad with Shepherdsville Rd frontage;** future neighborhood strip center behind (exact design TBD with tenant input).
- Parking: Ample surface parking ratios achievable in current concept.

## Ideal Uses

- Drive-thru QSR (coffee, burger, chicken, tacos, sandwich)
- Fast-casual or sit-down restaurant
- Bank / credit union branch
- Urgent-care / dental / medical office
- Convenience or specialty retail

(All subject to C-1 permitted and conditional uses.)

# OPPORTUNITY

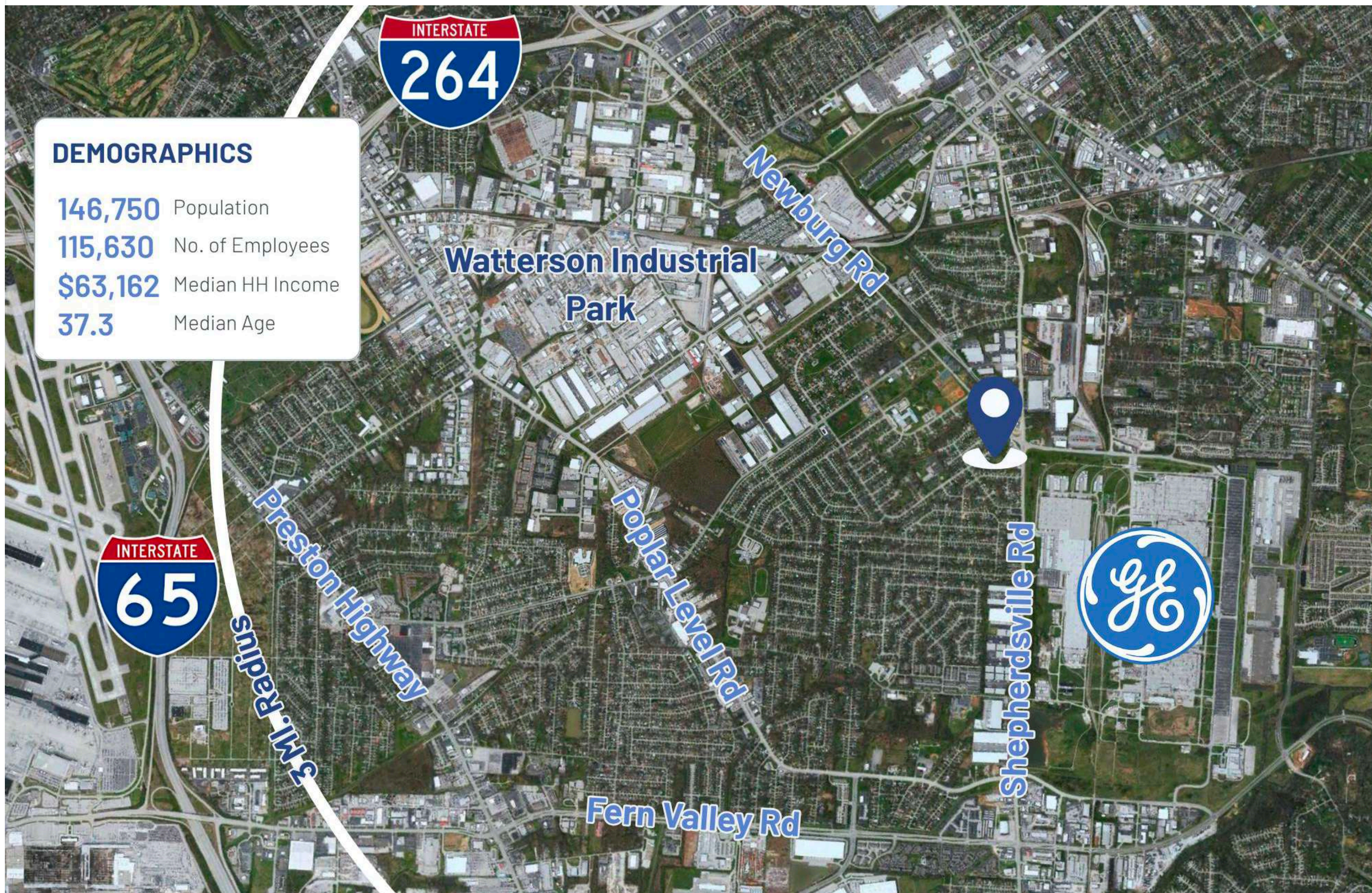
## Overview

- **Capture pent-up lunch demand** from thousands of GE employees with no nearby alternatives.
- **Shape future co-tenancy** and site design by taking the first position on the property.
- **Control a strategic pad** without tying up development capital—while the owner invests in complementary retail behind you.

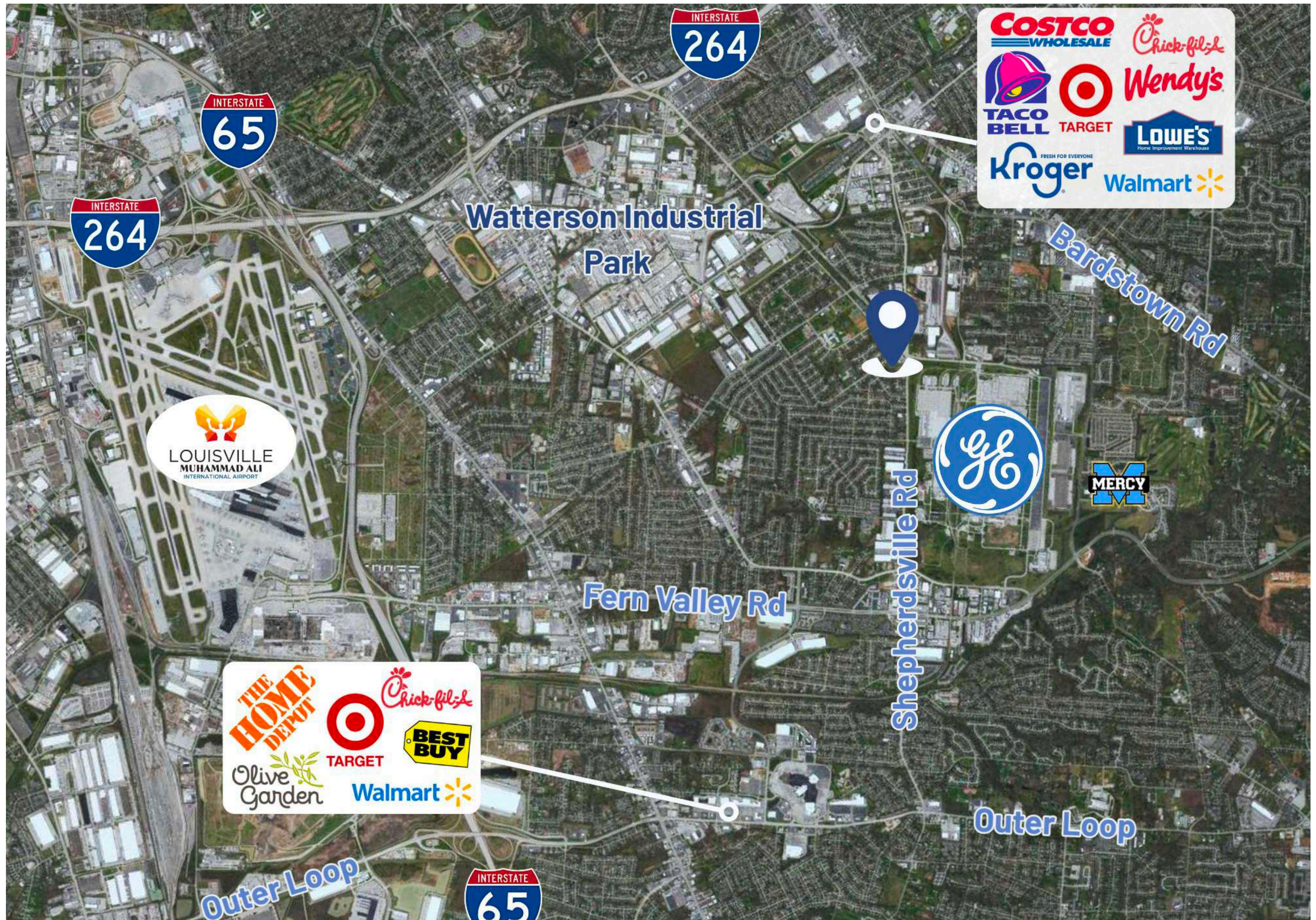
# DEMOGRAPHICS

## DEMOGRAPHICS

**146,750** Population  
**115,630** No. of Employees  
**\$63,162** Median HH Income  
**37.3** Median Age



# NEARBY POINTS OF INTEREST



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# MEET THE TEAM

KENTUCKY, USA

## ABOUT US

We're a next-generation commercial real estate team driving results through innovation and market intelligence. Our approach combines energetic deal-making with analytical rigor. We believe the best outcomes come from true partnerships - which is why we selectively engage with clients who share our vision for value creation.

Disclaimer: This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

# MAKE ONE DAY TODAY



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