



DAYCARE/COMMERCIAL BUILDING RIVERPORT

7401 RIVERPORT DRIVE | LOUISVILLE, KY 40203

8,935 SF OF OFFICE SPACE



WILL DUNCAN

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SUZANNE CHEEK

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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.

PROPERTY INFORMATION

7401 RIVERPORT DRIVE

Property Description:

Offered for sale is a former JCPS childcare education center that is well located at the intersection of Riverport and Cane Run Road just west of Greenbelt Highway. The property contains 3+ acres and has been developed as a childcare early education center. It has been well maintained and is ideal for numerous different uses: childcare, church, adult day care, medical, dental, rehab center, senior day facility, training or training center, kennel or vet/boarding facility, etc. The H shaped building contains multiple 'classrooms' with ample windows, plumbing throughout each room, a large functional kitchen and dining room, laundry facility, numerous multi-purpose rooms and interior offices. Outdoor space includes two separate play yards, one with some playground equipment and two separate parking lots and circular drop off driveway. Approximately 37 parking spaces with room for stacking drop off. There is ample expansion area on the property to enlarge the building, parking lots or fenced area.



Sale Price:	\$995,000
Building Size:	8,935 SF
Property Acreage:	3.3 Acres
Property Type:	Office
Zoning:	R-6
Sale Terms:	Cash to Seller
Year Built:	1995
Parking Type:	Surface
Number of Parking Spaces:	37
County:	Jefferson

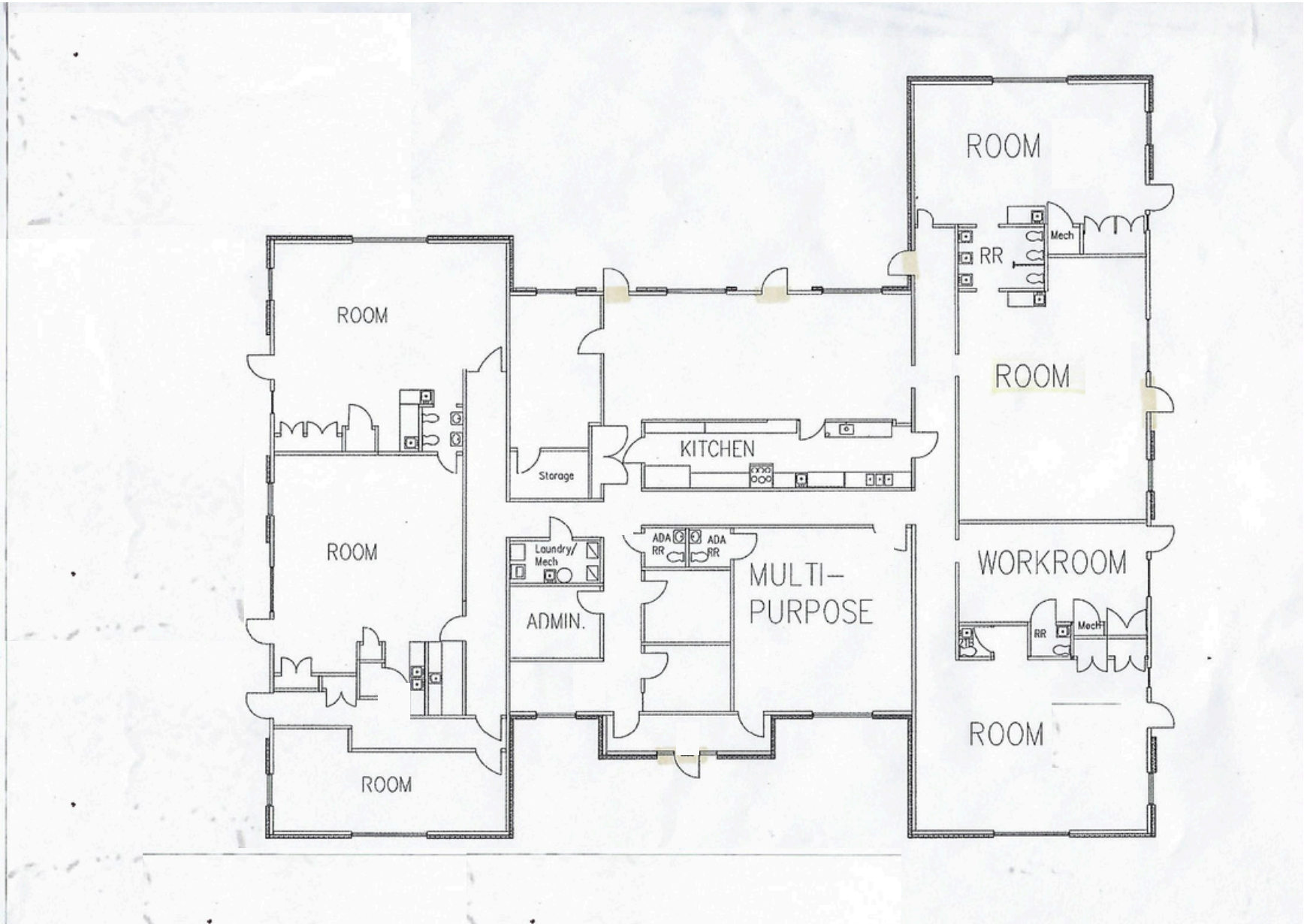


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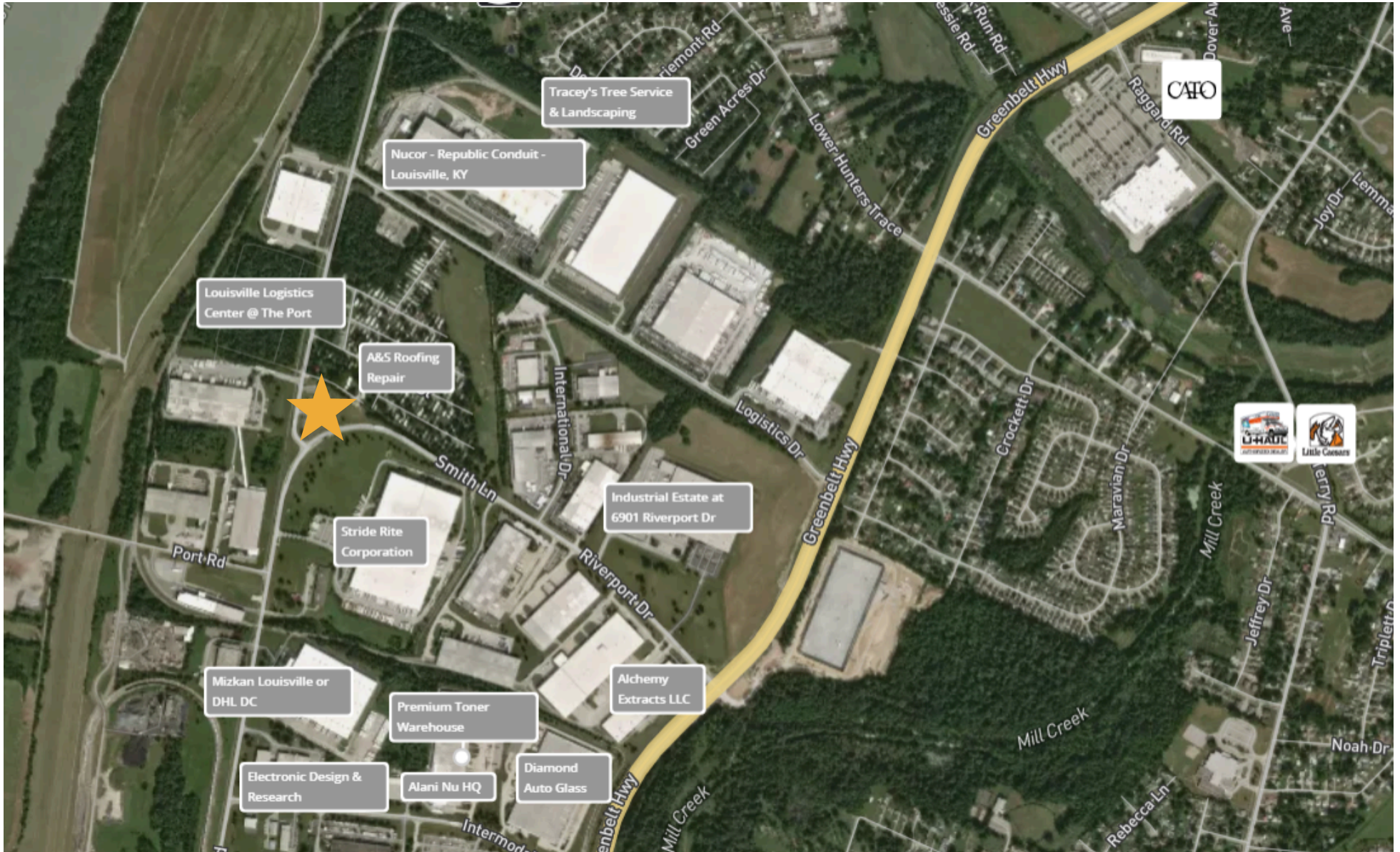
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FLOOR PLAN
7401 RIVERPORT DRIVE



NEARBY RETAIL

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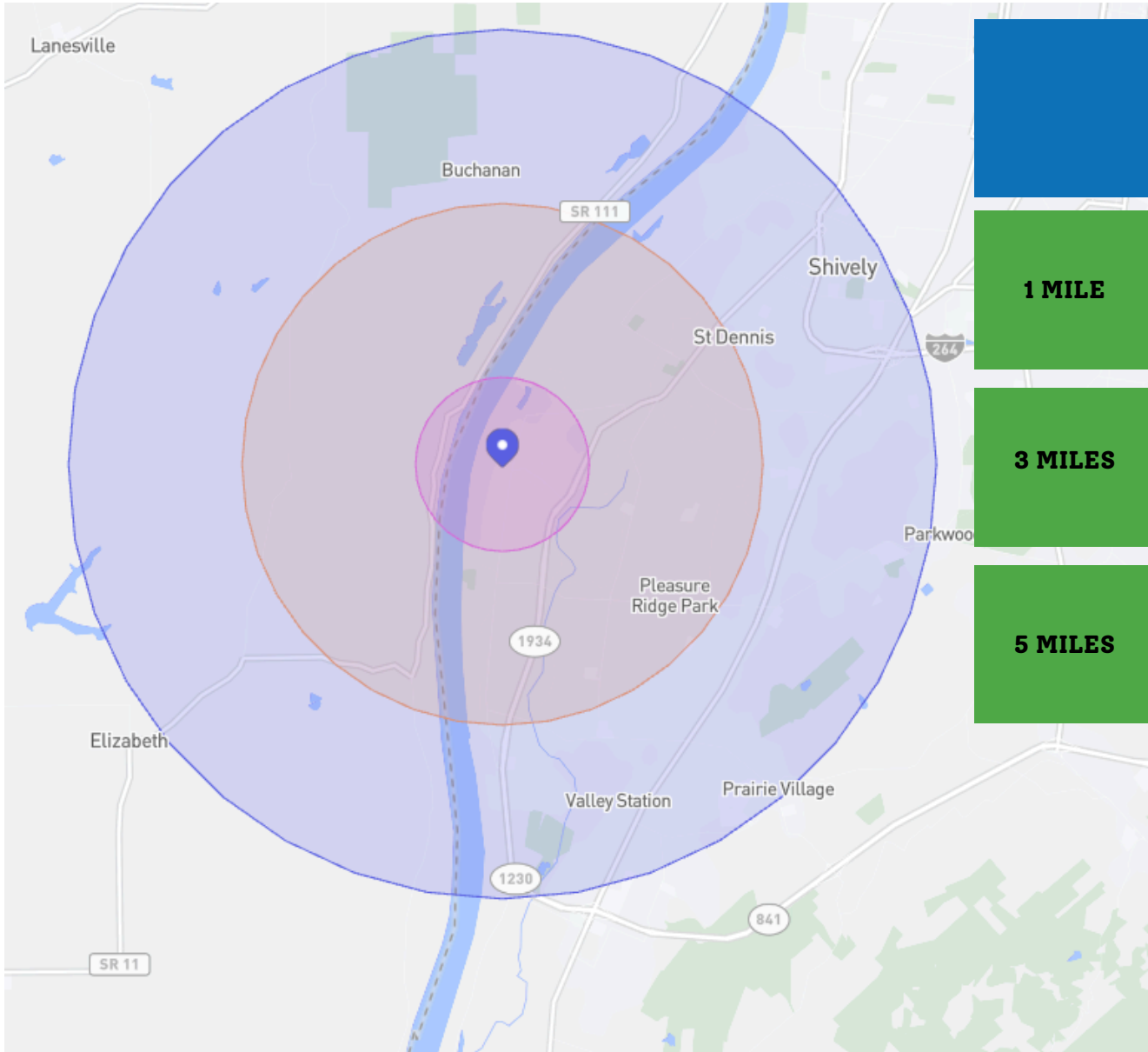
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DEMOGRAPHICS

7401 RIVERPORT DRIVE



		 Total Population	 Total Families	 Total Households	 Average Household Income
1 MILE	2023	666	197	338	\$88,741
	2019	1,756	391	715	\$54,082
3 MILES	2023	30,703	8,075	12,175	\$77,618
	2019	30,328	7,849	11,790	\$65,087
5 MILES	2023	86,695	27,761	34,224	\$76,595
	2019	85,304	21,358	33,801	\$63,060

*INFORMATION IS SOURCED FROM PLACER AI



**94.5%
EMPLOYMENT RATE
(WITHIN 5 MILES)**



**49.1% HAVE A
COLLEGE DEGREE
(WITHIN 5 MILES)**



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