



PROPERTY DESCRIPTION

Iroquois Manor sits on 8.74 acres and is established on South Third Street (9k VPD), 9 miles from downtown Louisville. Its convenient location is just minutes away from the University of Louisville and the renowned Churchill Downs, home of the Kentucky Derby & Oaks!

PROPERTY HIGHLIGHTS

- ✓ 1 mile away from Iroquois Park.
- ✓ 3 miles from the University of Louisville.
- ✓ 3 miles away from Churchill Downs, home to the Kentucky Derby.
- ✓ 5 miles away from UPS Worldport Stop, the largest job provider in Louisville, Kentucky 9 miles from Downtown Louisville.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	31
Available SF:	767 - 6,026 SF
Lot Size:	8.74 Acres
Building Size:	134,786 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,107	31,394	95,179
Total Population	15,296	77,982	226,763
Average HH Income	\$63,198	\$65,047	\$64,331

For more information, please contact:

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IROQUOIS MANOR SHOPPING CENTER

5330 SOUTH 3RD STREET | LOUISVILLE, KY 40214



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Lease Term: Negotiable

Total Space: 767 - 6,026 SF

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE
5300	Dollar Tree	10,880 SF
5301	Valu Market	30,772 SF
5309	Al Hidaya Center	2,925 SF
5312	Family Dollar	11,927 SF
5312-101	Sanag Restaurant	2,695 SF
5312-102	Hong Kong Fast Food	1,350 SF
5312-103	West End Adult Daycare	1,440 SF
5318	Imanka Restaurant	1,760 SF
5320	Southland Barber	853 SF
5324-101	Wireless& More	1,496 SF

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SUITE	TENANT	SIZE
5324-102	Injury Care Chiro	1,145 SF
5324-103	Wow Que Barrato	1,145 SF
5324-104	Beauty Supply Center	1,785 SF
5324-105	Best Shoes	2,147 SF
5326	ABC Dental	3,360 SF
5330-100	Abdala Alterations	1,326 SF
5332	Rainbow	9,176 SF
5330-101	Smoker's Haven	1,429 SF
5330-102	Iroquois Sewing Tailor	1,316 SF
5334	Available	6,026 SF
5338-100	Available	1,517 SF
5338-101	Subway	1,517 SF
5338-102	Iroquois Eye Center	2,413 SF
5338-103	Available	3,850 SF
5338-104	Available	5,501 SF
5337	Iroquois Coin Laundry	2,525 SF
5339	Vietnam Kitchen	2,000 SF
5341	Available	767 SF
5343	Available	1,816 SF
5347	Available	2,113 SF
19	Storage	1,906 SF

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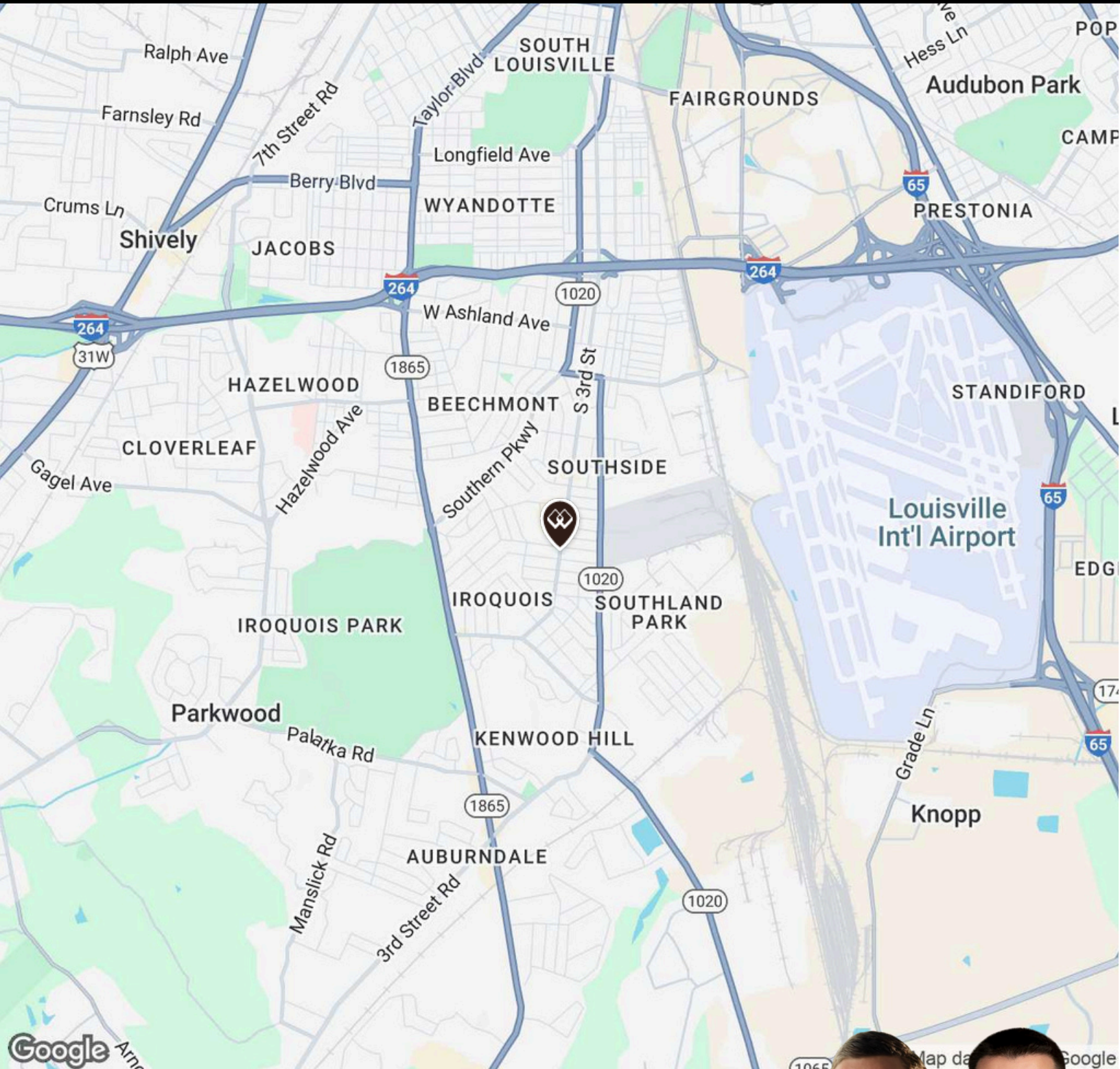
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,296	77,982	226,763
Average Age	38	38	39
Average Age (Male) Average	37	37	38
Age (Female)	38	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,107	31,394	95,179
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$63,198	\$65,047	\$64,331
Average House Value	\$172,361	\$193,339	\$228,402

*Demographic data derived from 2020 ACS - US Census

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