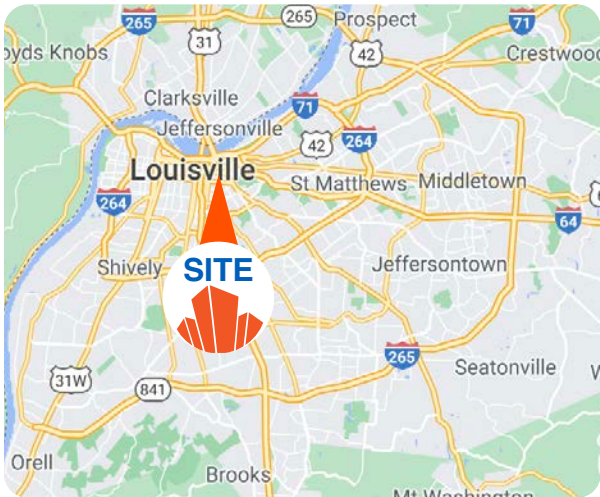


RETAIL FOR LEASE

650 Baxter Ave | Louisville, KY 40204



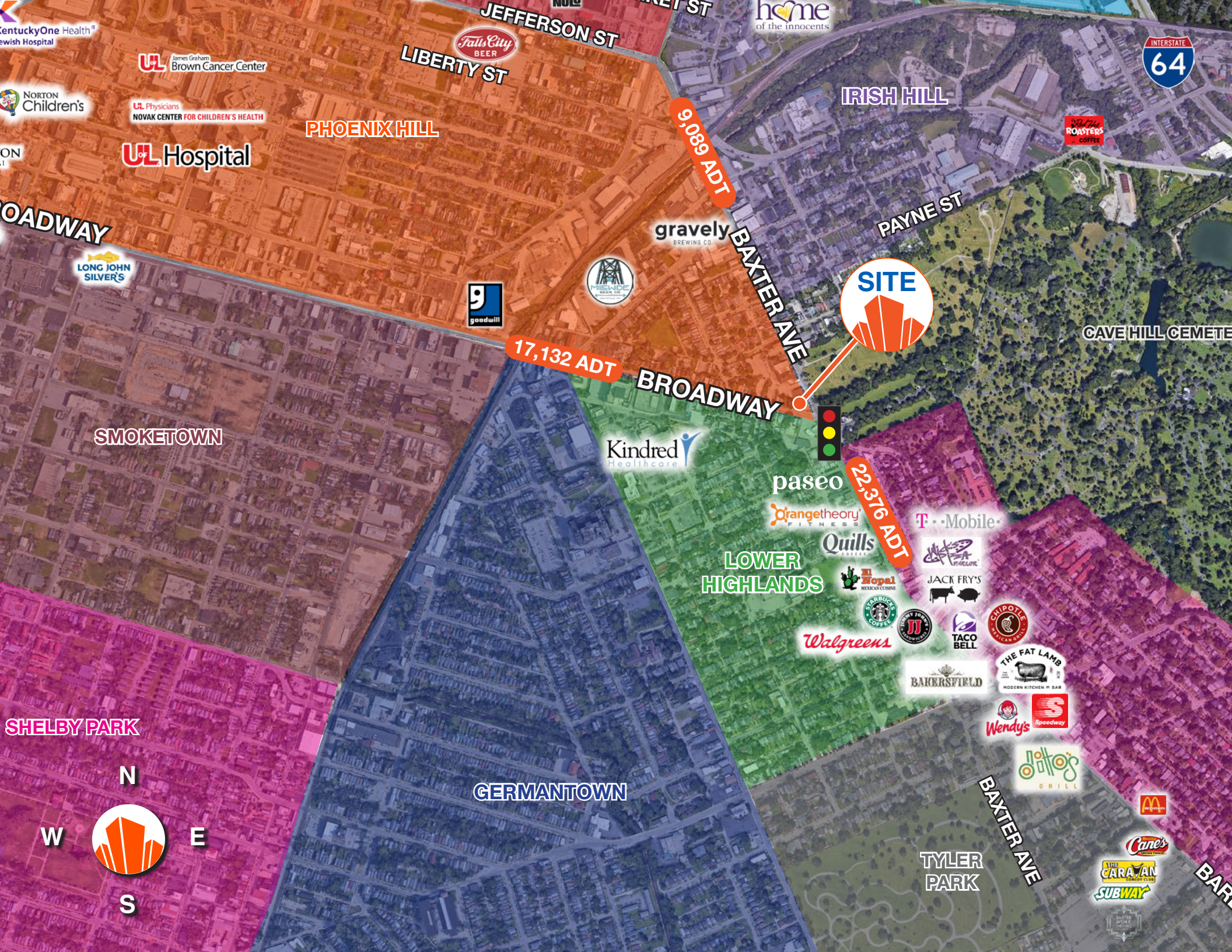
LEASE RATE: \$20/SF NNN CLASS A CUSTOMIZABLE SPACE 1,638± - 5,691± SF AVAILABLE

- **Tenant Improvements:** NEW OWNERSHIP is providing aggressive and flexible tenant improvement packages, tailored to meet specific business needs and preferences, facilitating a customized and efficient setup for retail operations.
- **Prime Location:** Situated in a bustling commercial area known for its vibrant atmosphere and foot traffic (between NULU and Highlands).
- **High Visibility:** Offering high visibility storefront with prominent signage opportunities, ensuring maximum exposure for retail businesses.
- **Versatile Spaces:** Featuring a versatile retail space suitable for a variety of retail concepts, from boutiques to cafes to specialty shops.
- **Pedestrian-Friendly Environment:** Surrounded by sidewalks and pedestrian walkways, creating a pedestrian-friendly environment conducive to retail activity.
- **Parking Availability:** Access to parking deck with 95 first come, first serve retail-designated parking spots (no parking fee) & street parking, providing convenience for both customers and employees.

JUSTIN BAKER
PHIL RADCLIFF

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(502) 454-0911
(502) 386-5446



KentuckyOne Health
ewish Hospital

UL James Graham
Brown Cancer Center

NORTON
Children's

UL Physicians
NOVAK CENTER FOR CHILDREN'S HEALTH

UL Hospital

PHOENIX HILL

JEFFERSON ST
LIBERTY ST



home
of the innocents



IRISH HILL



ROADWAY



gravelly
BREWING CO

BAXTER AVE



PAYNE ST

CAVE HILL CEMETERY

17,132 ADT

BROADWAY



22,376 ADT

SMOKETOWN

Kindred
Healthcare

paseo

Orangetheory
FITNESS

T-Mobile

LOWER
HIGHLANDS

Quills
COFFEE



Walgreens



SHELBY PARK



GERMANTOWN

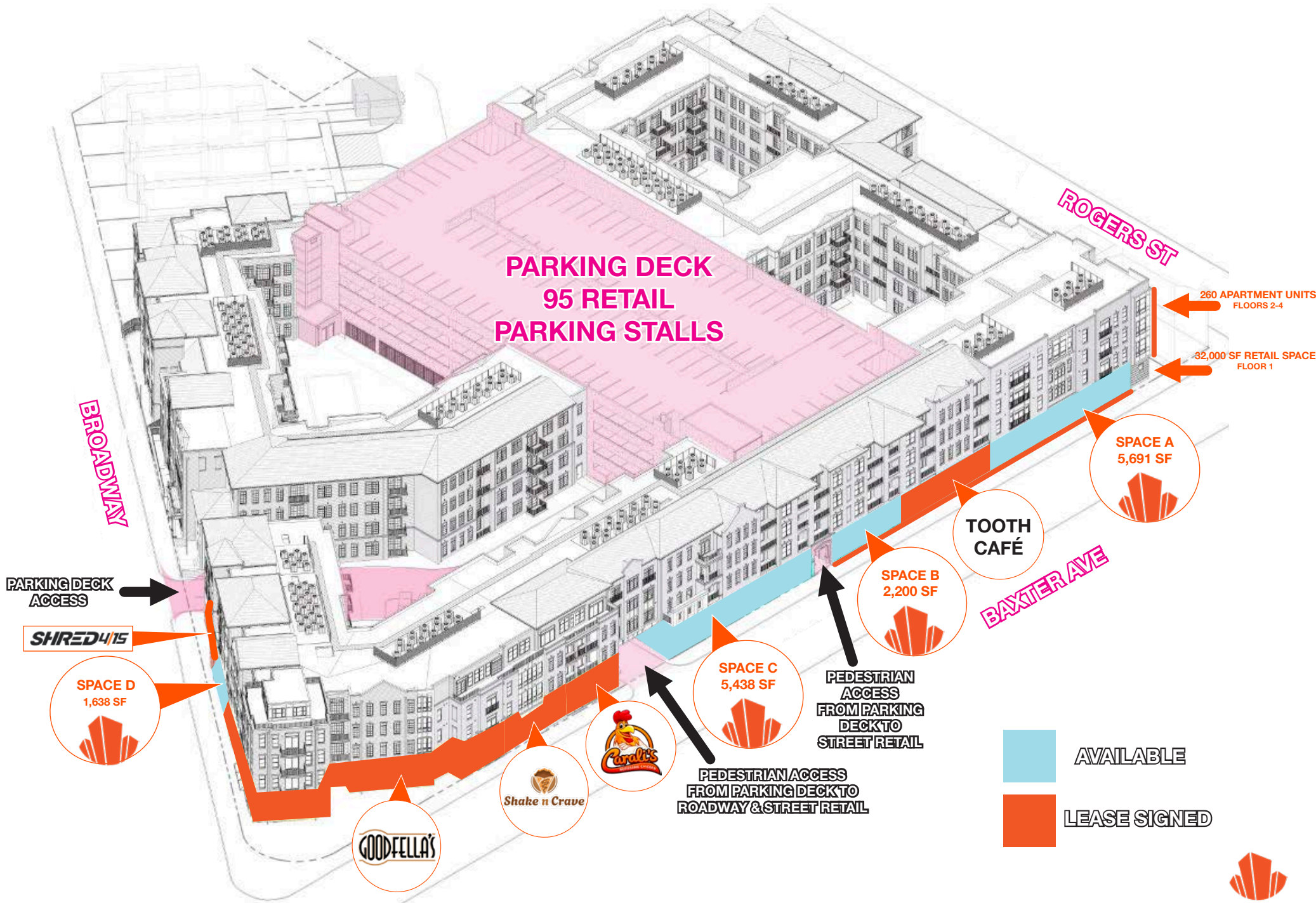
TYLER PARK

BAXTER AVE

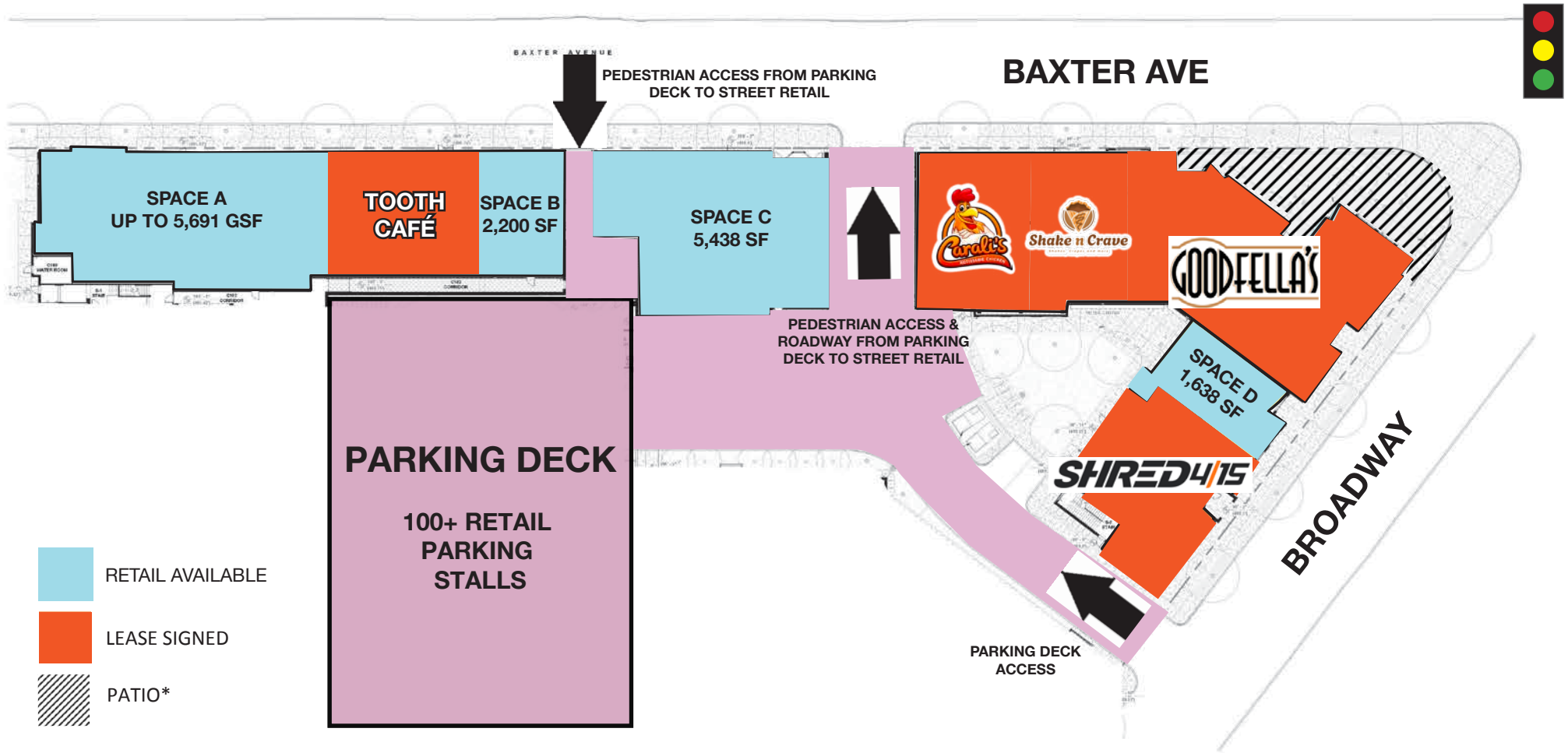


BAR

DEVELOPMENT OVERVIEW



SITE PLAN

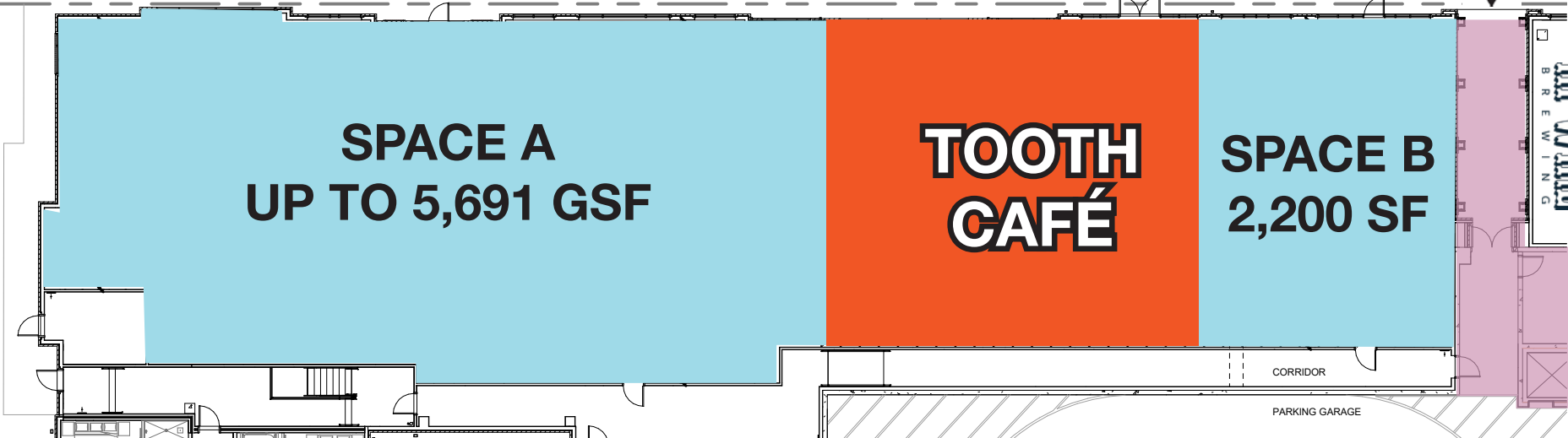


SITE PLAN



PEDESTRIAN
ACCESS FROM
PARKING
DECK TO
STREET
RETAIL

BAXTER AVE

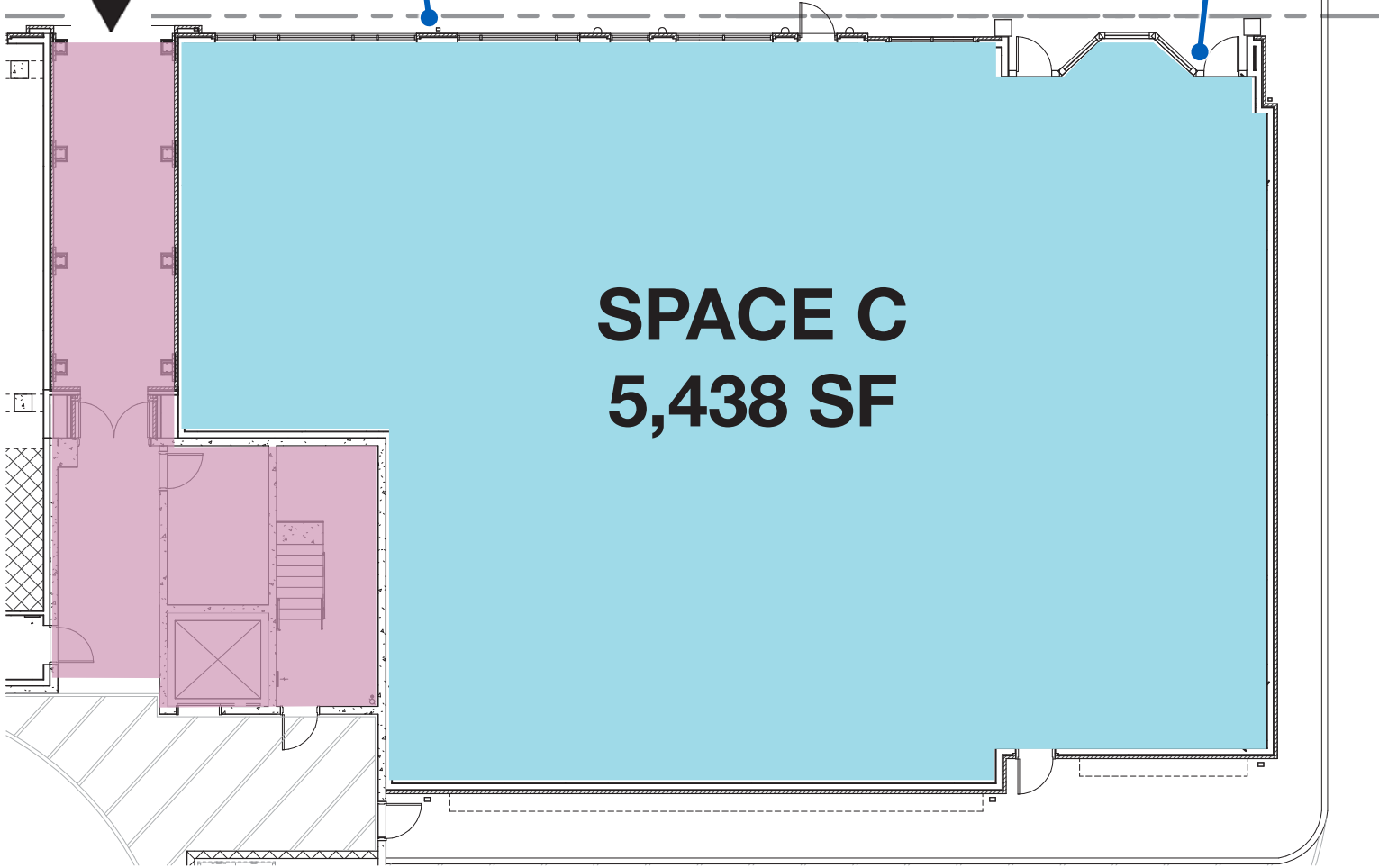


SITE PLAN

PEDESTRIAN
ACCESS FROM
PARKING
DECK TO
STREET
RETAIL



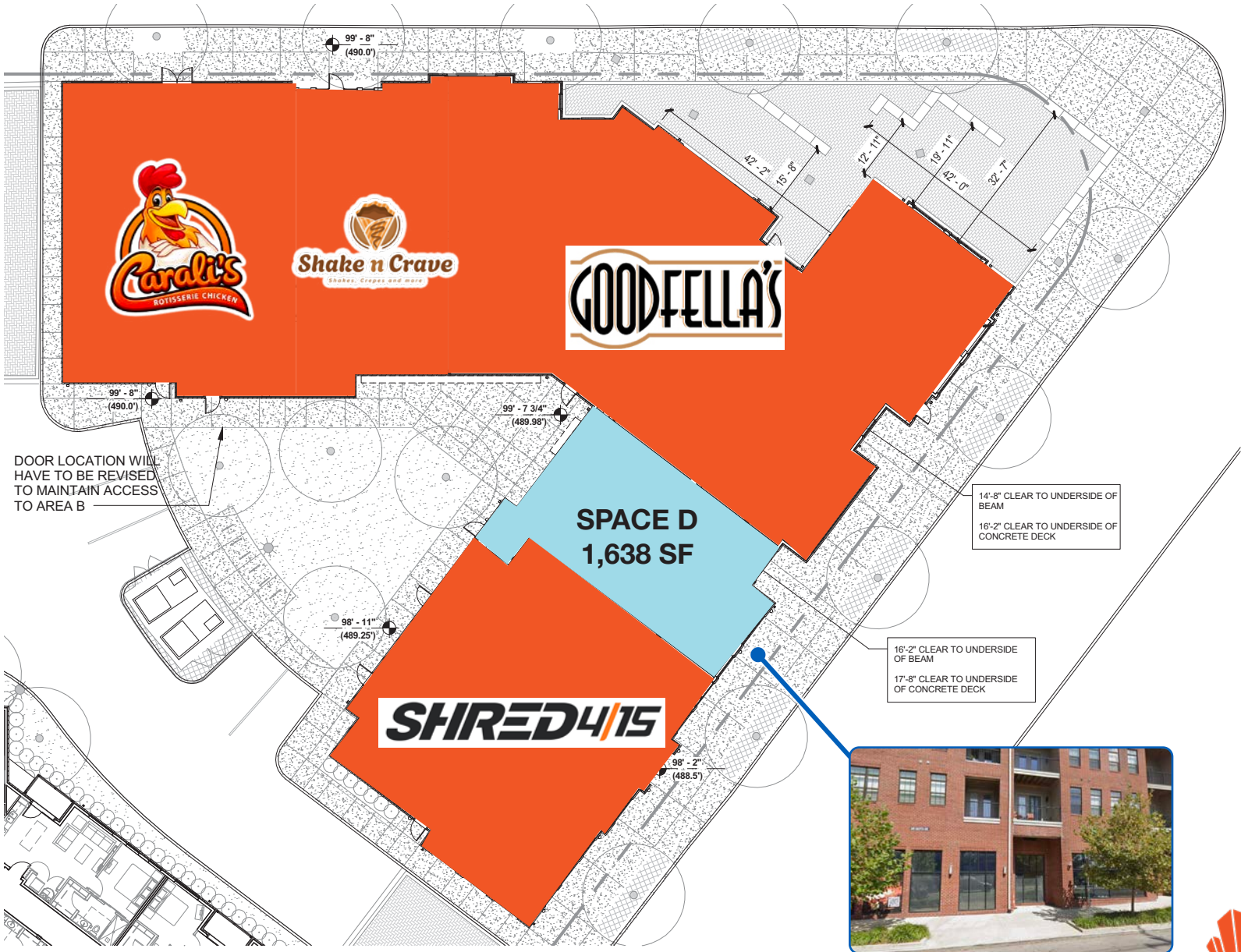
BAXTER AVE



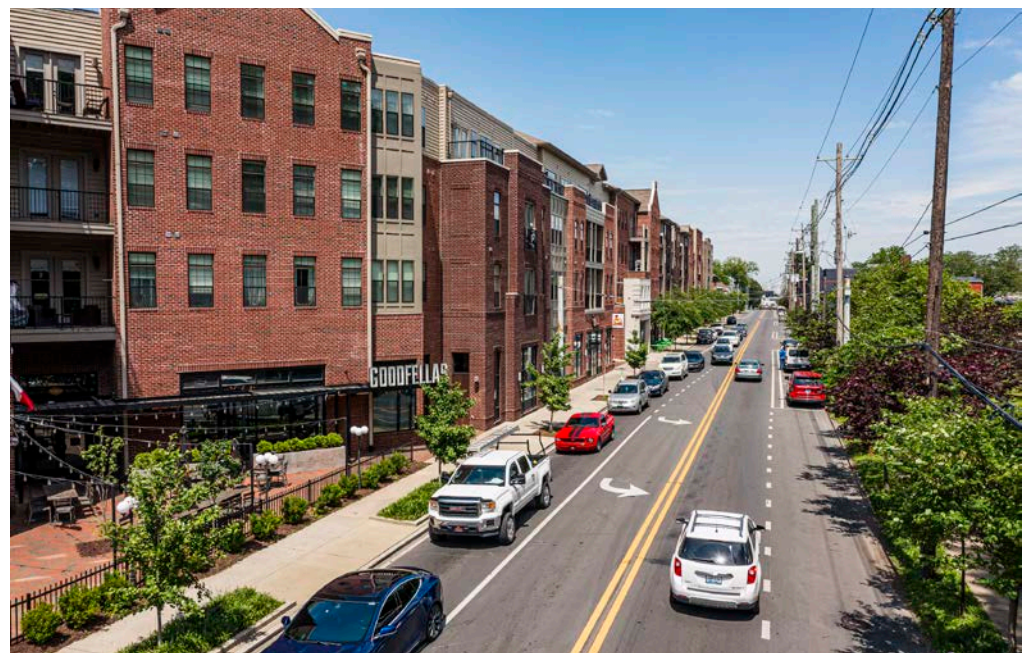
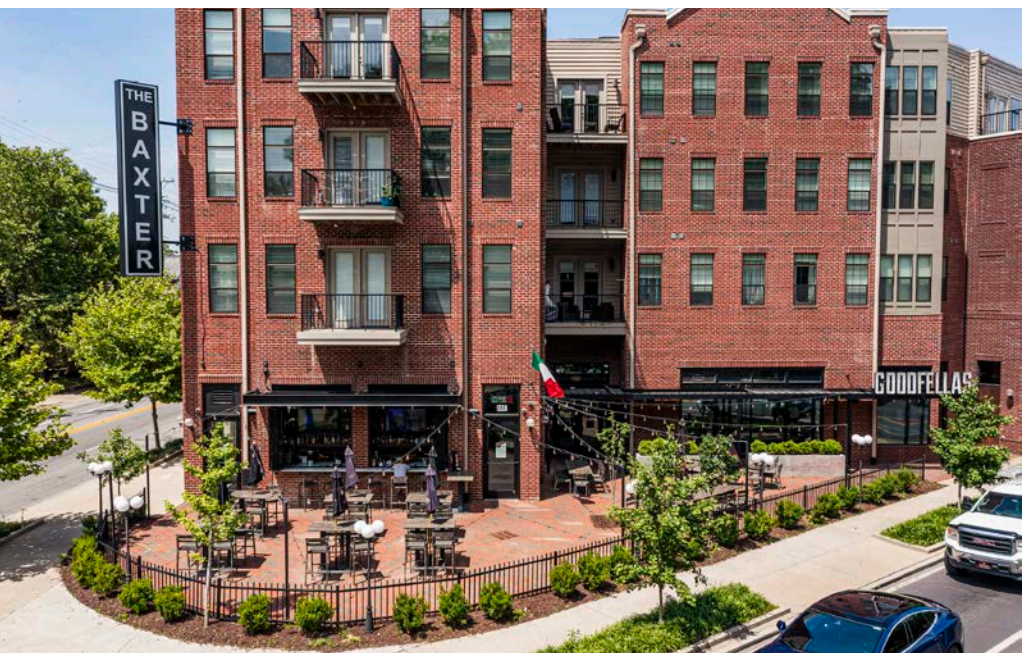
SPACE C
5,438 SF



HARD COVER FLOOR PLAN



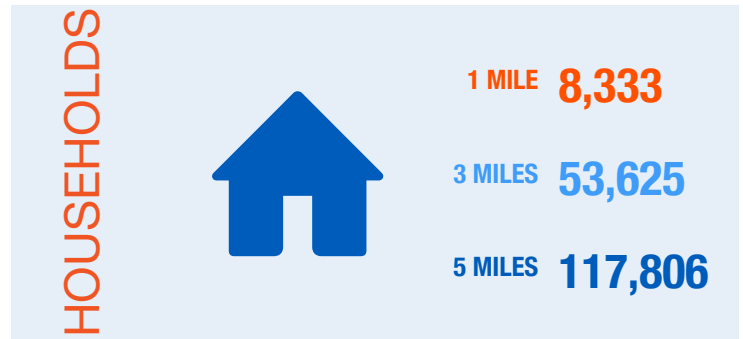
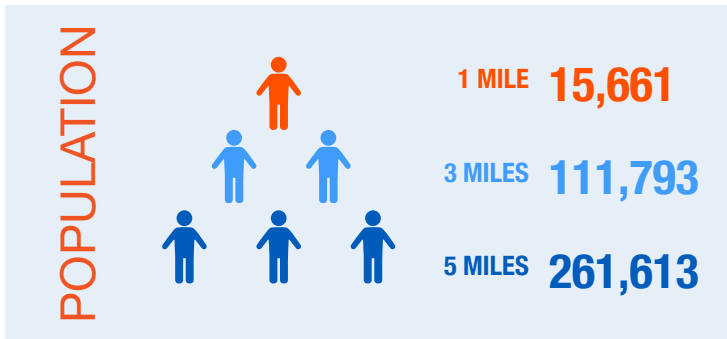
PHOTOS



PHOTOS



DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

