

Active

# Watterson Plaza: Highly Desirable Retail Opportunity...

4200-4222 Bishop Lane, Louisville, KY 40218



## For Lease Retail

*Secondary Uses: Restaurant, Strip Center, Showroom*

Lease Rate	\$16.75
Available SF	1,700 SF
Available Spaces	1
Building Size	12,879 SF
Acres	1.248 ac
Zoning	C-1
Lease Type	NNN
Expenses	\$3.50 /SF
Signage	On Building and Monument

Showing Instructions	Contact Broker/Agent
Building Name	Watterson Plaza
Number of Buildings	2
Floors	1
Year Built	1970
Construction Siding	Brick
Construction Type	Masonry
Parking Type	Surface
Tenancy	Multiple Tenants
Submarket Type	Suburban
Nearest MSA	Louisville/Jefferson County
Property Use Type	Net Leased (NNN)
Property Status	Existing
Vehicles Per Day	37,200 VPD
Nearest Interstate	I-264 - 0.2 mi
Nearest Airport	SDF
County	Jefferson

**To View the Property's Website:**  
<https://buildout.com/website/WattersonPlaza>

**To View a 2D/3D Interactive Floor Plan:**  
<https://floorplanner.com/projects/70635489/viewer>

**Suite 4210: ±1,700 SF**  
**\$16.75 PSF = \$2,372.92/mo. (Base Rent)**  
**\$ 3.50 PSF = \$ 495.83/mo. (CAM)**  
**\$20.25 PSF = \$2,868.75/mo. (Total Rent)**

Nexus Commercial Advisors is proud to offer a rare opportunity to lease approximately 1,700 square feet of highly functional restaurant space in the well-established Watterson Plaza—a vibrant retail center located at one of Louisville's most strategic intersections: Bishop Lane, Newburg Road, and the Watterson Expressway (I-264).

This high-traffic location offers unbeatable connectivity to I-264, I-65, and I-64, making it easily accessible from all parts of the Louisville metro area. The surrounding neighborhood is densely populated with a mix of office parks, industrial centers, hotels, educational institutions, and childcare facilities, creating consistent demand throughout the day. The site benefits from strong commuter and daytime traffic counts with an average daily traffic volume of approximately 37,200 vehicles (AADT).

### Property Highlights:

- ±1,700 SF inline suite (currently Lucky Sandwiches Mini Mart)
- Open dining/showroom area
- Fully built-out commercial kitchen
  - o 4' exhaust hood
  - o 3-compartment sink
  - o Multiple hand sinks
  - o Mop sink
  - o Above-ground grease trap
- A private restroom
- Double-door front entrance & rear service door
- Pylon signage with dedicated double-sided panel for each tenant
- High visibility within a popular neighborhood retail center

### Current tenant mix includes:

Elite Minds Academy | Yummy Pollo Charcoal Chicken | Las Cazuelas Mexican Cuisine  
Oriental Chinese Restaurant | Newburg Chiropractic Center | Lamp Fall International Grocery

Ideal for quick-service, takeout, or dine-in concepts, this turn-key space is an excellent opportunity for restaurateurs looking to tap into an established and growing customer base.

Contact Nexus Commercial Advisors today to schedule a private tour or request detailed leasing information.



**Charlotte Hollkamp**  
charlotte.hollkamp@me.com  
502-724-7325

**Mark Helm**  
mark@helmproperties.com  
502-553-7241

# Additional Images





