



# PUBLIX AT FLAT ROCK

FOR LEASE | PUBLIX ANCHORED RETAIL DEVELOPMENT

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SHELBYVILLE ROAD & FLAT ROCK ROAD  
LOUISVILLE, KY

**HOGAN**  
REAL ESTATE

# HIGHLIGHTS

SHELBYVILLE ROAD & FLAT ROCK ROAD  
LOUISVILLE, KY



**2.48% ANNUAL  
POPULATION  
GROWTH**  
within one mile  
of the site



## Prime Location

**JUST EAST OF 486-ACRE**  
Valhalla Golf Club, home of the  
2024 PGA Championship



## 1.23 & 1.93-Acre

**OUTPARCELS TO PUBLIX**  
anchored Shopping Center  
development available for lease

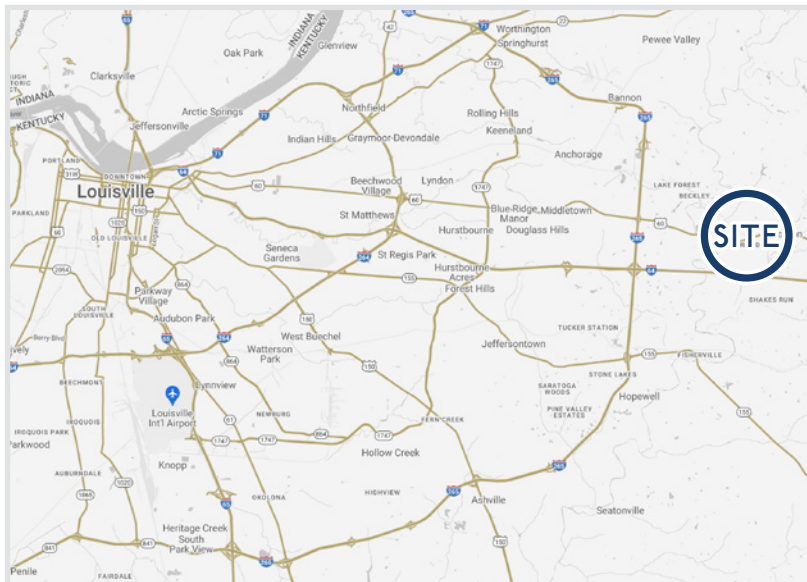


## Optimal Visibility

**AND CONVENIENT ACCESS**  
from major commuter artery,  
Shelbyville Rd

### Trade Area Overview

Hogan Real Estate is pleased to present the opportunity to be part of a new Publix anchored shopping center on the northwest corner of Shelbyville Road and Flat Rock Road in eastern Jefferson County. Located along the major commercial and transportation arterial of Shelbyville Road (US 60) just east of the I-265 interchange, the Middletown/Eastwood submarket is surrounded by mature residential neighborhoods and business parks representing some of the MSA's best demographics.



### Property Highlights

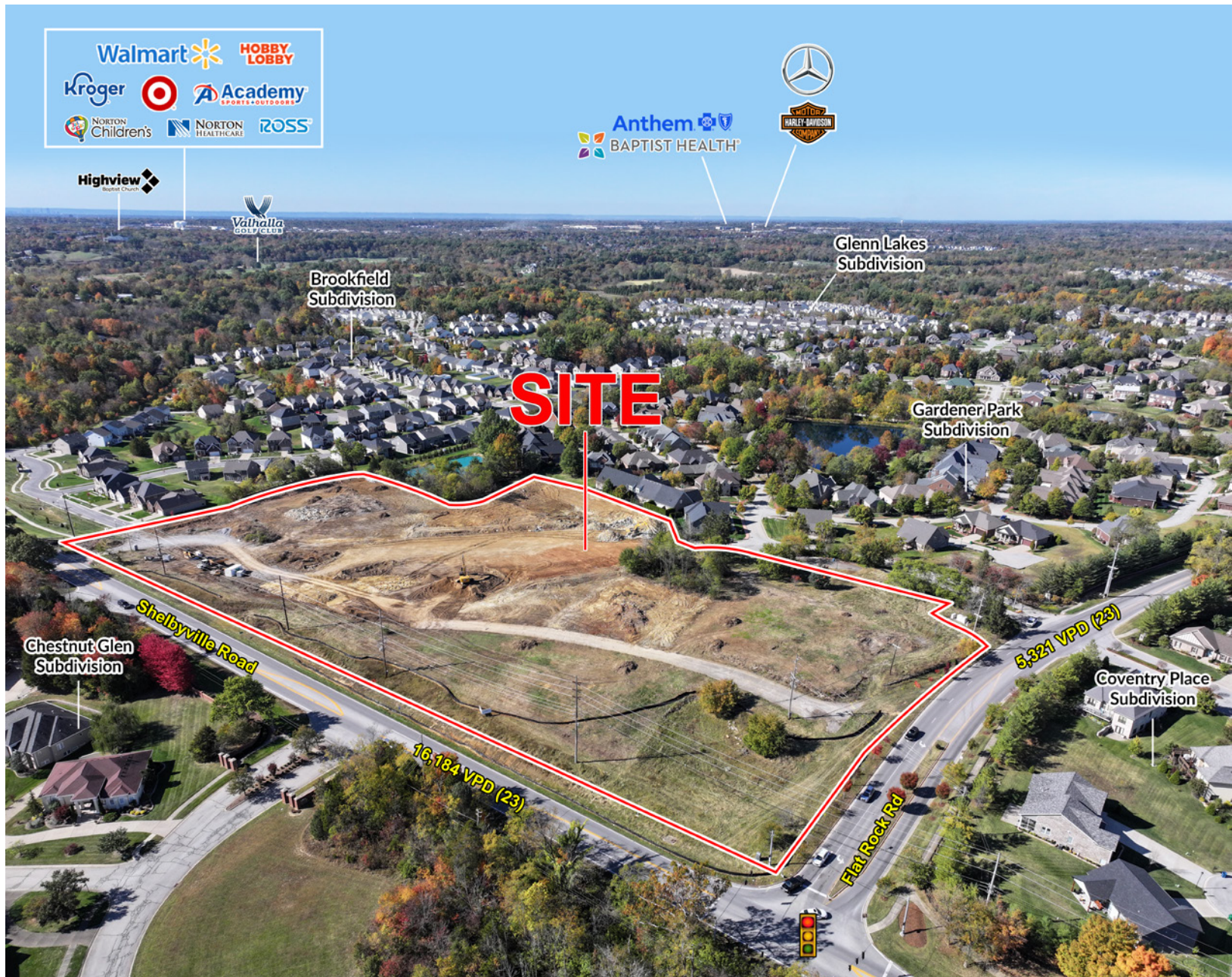
- + Prime 1.23-acre & 1.93-acre outparcels available
- + New Publix anchored development in highly desirable and continuously growing suburban Louisville neighborhood
- + Adjacent to dense collection of upscale residential neighborhoods, schools, and a healthy retail trade area
- + Situated at the signalized intersection on a major commuter artery, Shelbyville Road, with multiple access points serving the development
- + Opportunity to serve the local shopping needs of the residential areas east of I-265 and into Simpsonville to the east

### Demographics

	1 Mile	3 Miles	5 Miles
Population	3,690	22,946	53,010
Average HH Income	\$189,674	\$193,010	\$160,891

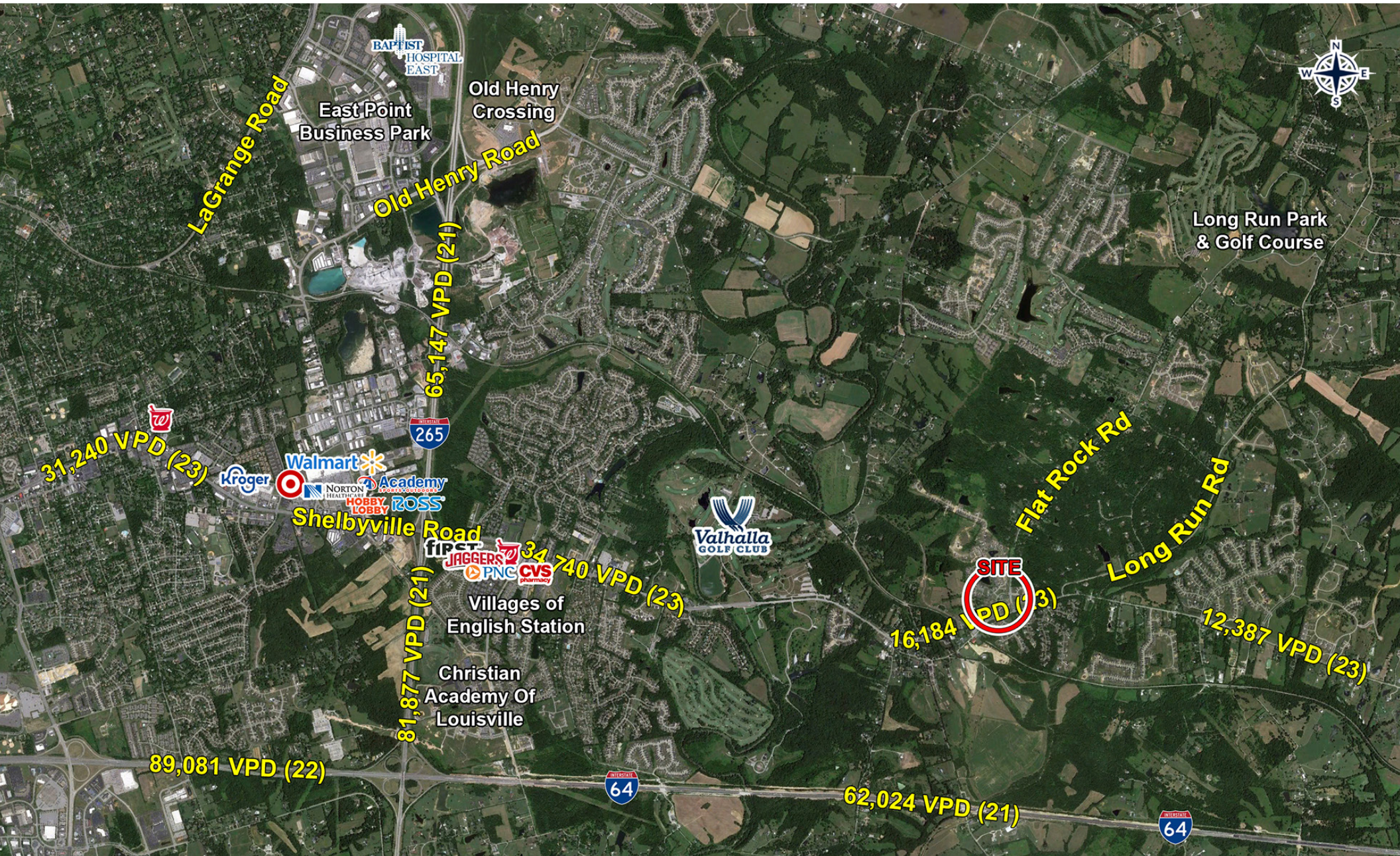
# AERIAL

# SHELBYVILLE ROAD & FLAT ROCK ROAD LOUISVILLE, KY



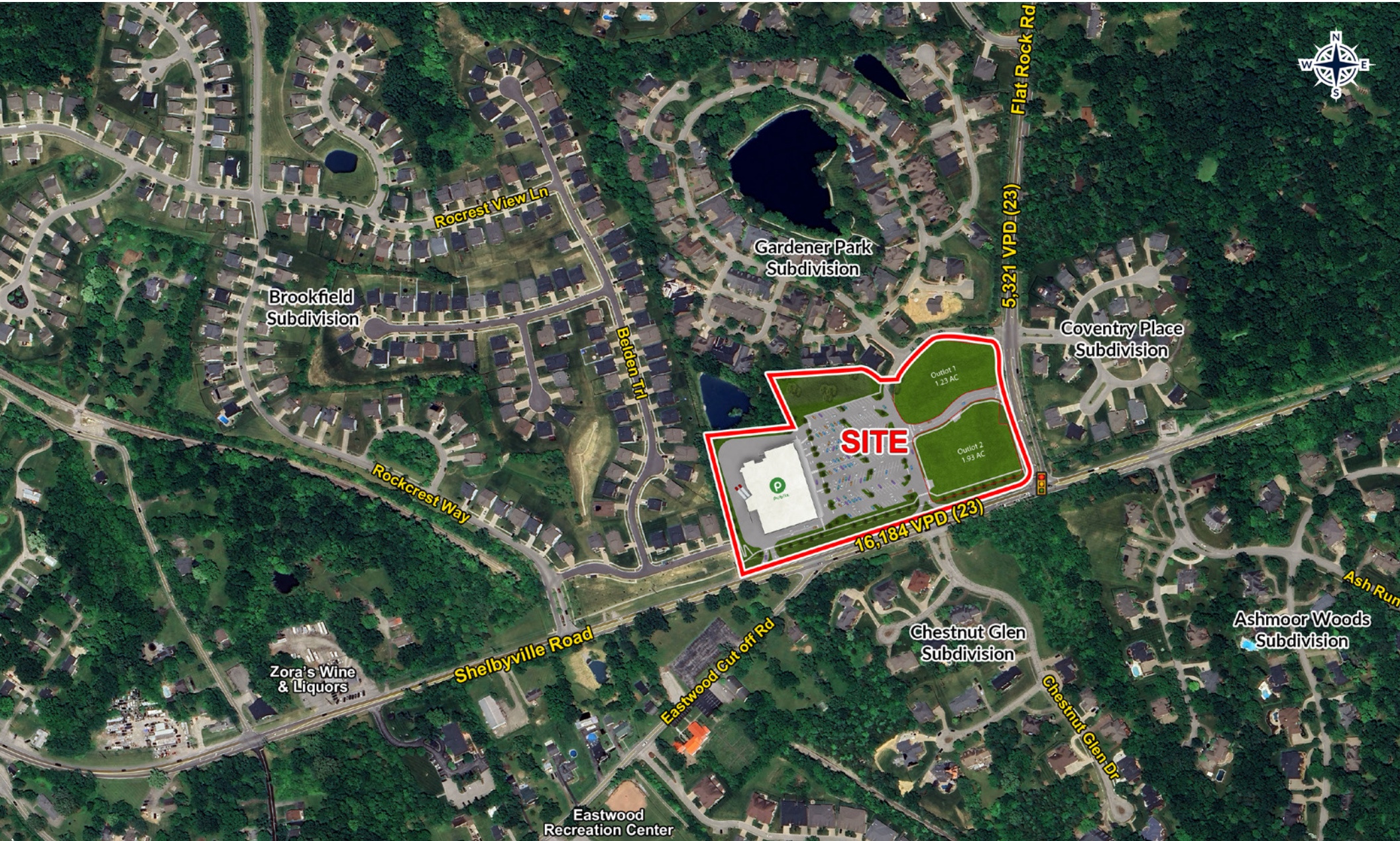
# TRADE AREA AERIAL

SHELBYVILLE ROAD & FLAT ROCK ROAD  
LOUISVILLE, KY



# IMMEDIATE AREA AERIAL

SHELBYVILLE ROAD & FLAT ROCK ROAD  
LOUISVILLE, KY



# SITE PLAN

SHELBYVILLE ROAD & FLAT ROCK ROAD  
LOUISVILLE, KY



# HOGAN REAL ESTATE

## PROPERTY CONTACT

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