

**FOR LEASE**

THE VOGUE

3723 LEXINGTON RD  
LOUISVILLE KY 40207



WALTER  
WAGNER  
JR. CO. LLC



PRICE

**\$17 PSF**

PROPERTY OVERVIEW

### CENTER SUMMARY

Building Size: 37,202 SF  
Lot Size: 2.5 Acres  
Year Built: 1939  
Zoning: C2

- 2367 SF available
- Spacious lobby, multiple offices and studio perfect for medical usage.
- Become a tenant in the Iconic and popular St. Matthews Shopping Center with over 25,000 cars passing it daily.
- Ask agents for more details

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JOHN AGAN

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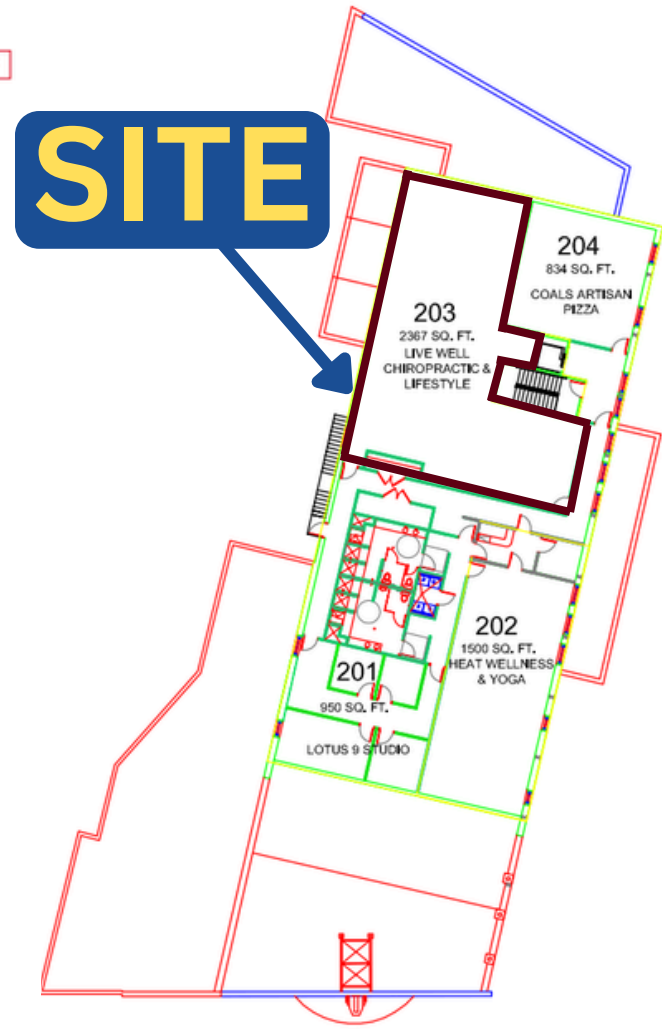
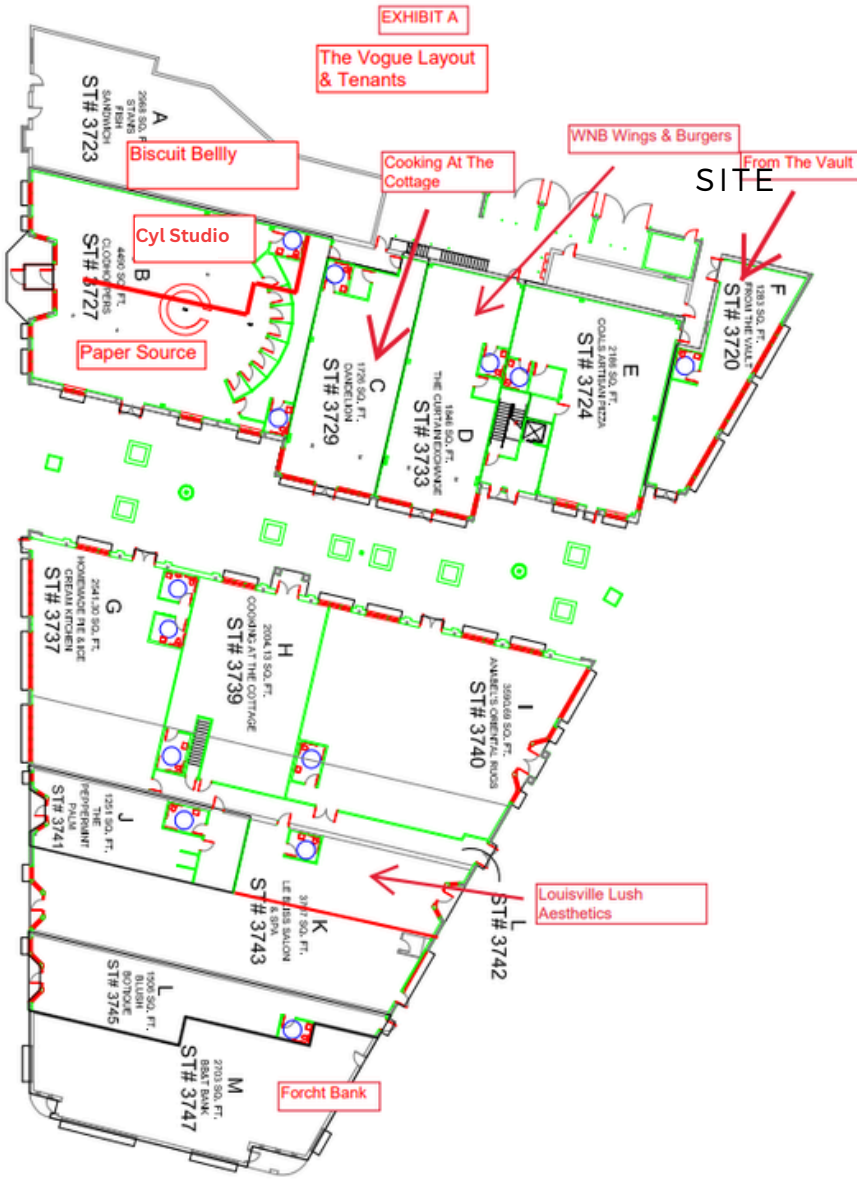
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**THE VOGUE LAYOUT**



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**THE VOGUE (SUITE 203)**



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## PROPERTY AND LOCATION HIGHLIGHTS

- Situated in the heart of St. Matthews among many suburban neighborhoods, today the center is charming and vibrant with a central cobblestone promenade running from Lexington Rd. to Frankfort Ave surrounded by retail tenants.
- The approximately 37,202 square feet of first floor retail space has been leased to retail tenants including Forcht Bank, Le Bliss Salon & Spa, the Homemade Ice Cream & Pie Kitchen, the Peppermint Palm, Anabel's Oriental Rugs, Paper Source, Cooking at the Cottage School and Store, Coals Artisan Pizza, Blush Boutique, From The Vault, Wings and Burgers, and Biscuit Belly with a second patio for dining.
- The Vogue also has an almost fully leased second floor. It is currently occupied by one of the city's most successful yoga studios called Heat Yoga & Wellness, a private dining room for Coals & and a chiropractic business.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population:	11,141	56,705	161,997
Total Households	4,812	23,122	68,198
Average HH Income:	\$75,903	\$84,697	\$79,196

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## PROPERTY HISTORY

Located in the heart of St. Matthews, the Vogue theatre and retail complex was one of the first suburban retail centers built in Louisville, KY in the late 1930's by the owners of Taylor DrugStores, Inc. Louisville architect Walter C. Wagner designed the original center which featured an 800 seat art deco theatre. The center prospered for nearly sixty years, but began a gradual decline in the late 1980's as Louisville's suburbs expanded and new malls and strip centers were built. The theatre itself closed in 1998 after operating independently for over twenty five years. St. Matthews Triangle, LLC, led by family member Phyllis Kirwan, developed a plan to renovate the center in 2002. Kirwan envisioned a retail center with a promenade and varying facades to resemble a small European town atmosphere. She hired architect Steve Tracy of Forza Architecture to formalize this vision, enlisted Bornstein Building Company, to carry out the construction, and the original architect's son, Walter C. Wagner, Jr., to recruit tenants and manage the center.



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**THE VOGUE PROMENADE**



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**THE VOGUE (SURROUNDING TENANTS)**



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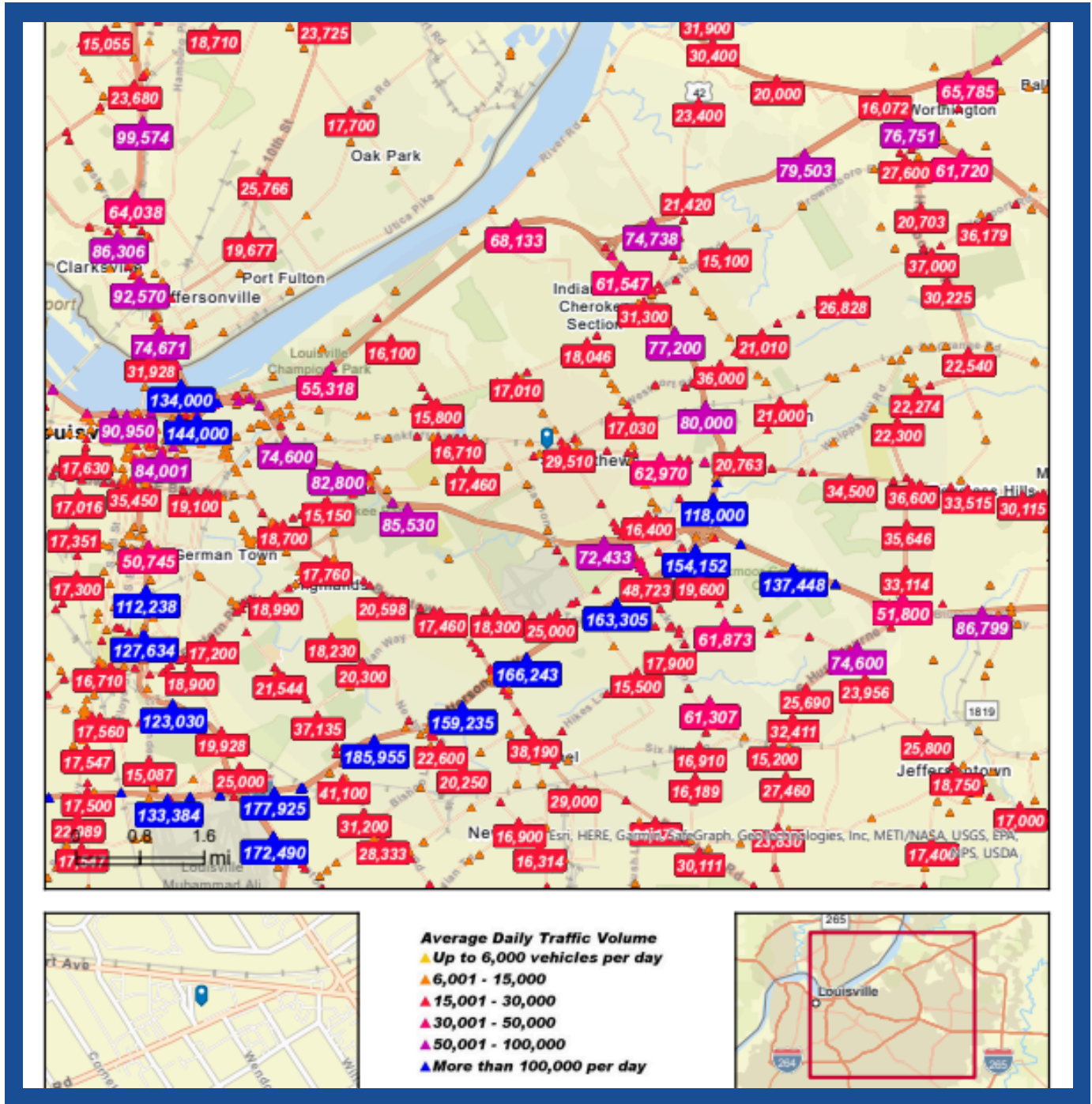
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THE VOGUE (TRAFFIC COUNT)



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