



OFFERING MEMORANDUM

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Totally Commercial
CRE Investment Sales

CONTENTS

- 01 **Executive Summary**
Investment Summary

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2305 Bardstown Rd Louisville KY 40205
BUILDING SF	11,886 SF
LAND ACRES	0.2065
YEAR BUILT	1947

FINANCIAL SUMMARY

PRICE	\$2,499,000
PRICE PSF	\$210.25

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	14,366	103,748	251,705
2024 Median HH Income	\$107,325	\$75,358	\$61,682
2024 Average HH Income	\$144,755	\$108,383	\$93,679
