



UP TO 8.0 ± AC LAND

FOR SALE / LEASE / BUILT TO SUIT
I-64 DEVELOPMENT OPPORTUNITY

814 Aristocrat Court, Simpsonville, KY



PROPERTY HIGHLIGHTS

Strategically located 8.02-acre site at the northwest corner of I-64 and KY Highway 1848. Positioned adjacent to The Outlet Shoppes of The Bluegrass—a successful 400,000 SF outlet center with **80+ retailers** at near-full occupancy—the property offers exceptional interstate visibility with over 1,400 feet of I-64 frontage.

The site benefits from direct interchange access along a rapidly growing commercial corridor that serves as a major highway service hub. Current infrastructure improvements are expanding KY Highway 1848 from two to five lanes northbound from I-64 to US 60, enhancing accessibility and supporting continued growth in the area.



FEATURES

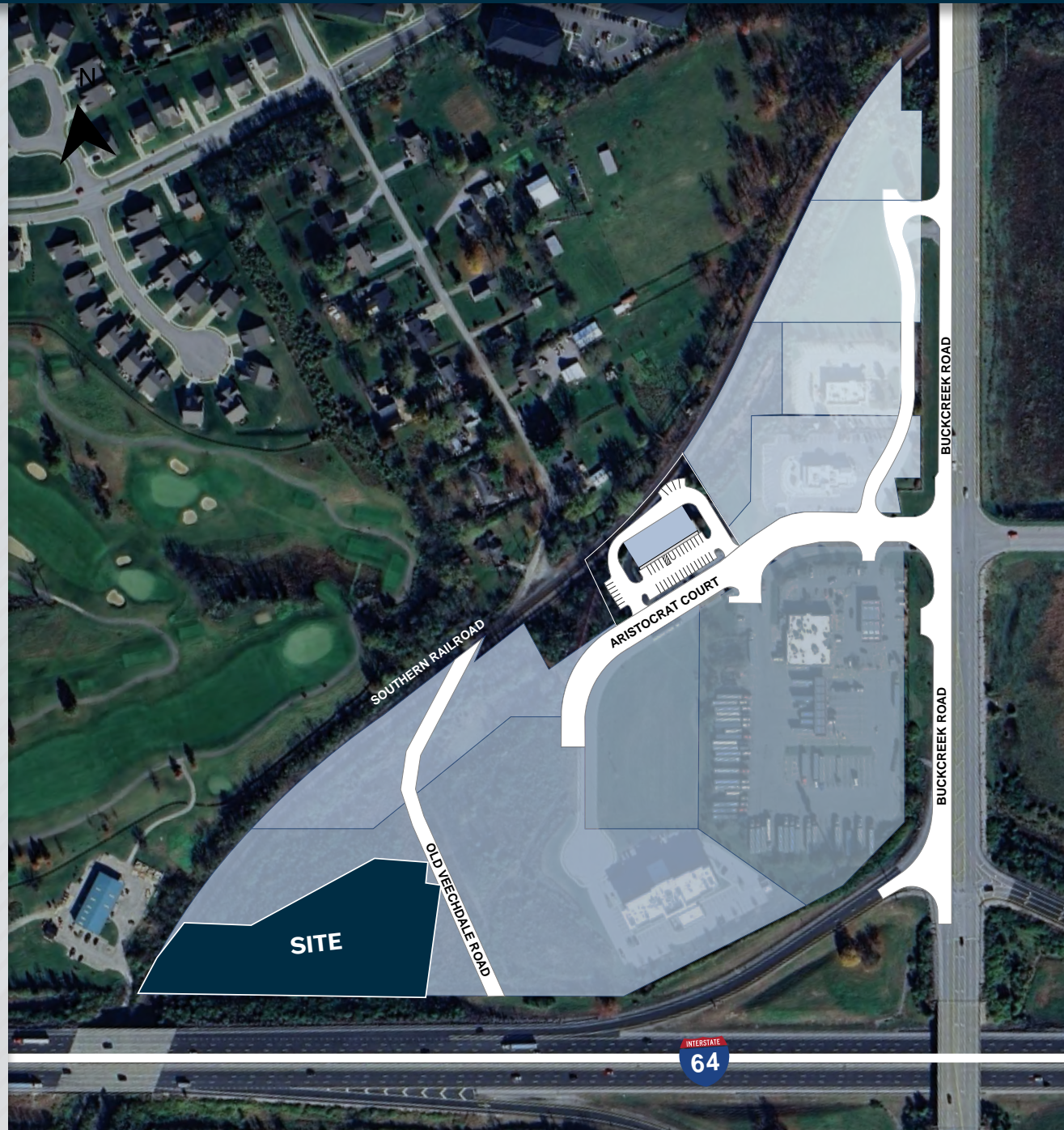
Ideally situated for: restaurant/bar, quick service restaurants, retail, medical/urgent care, office and more

Excellent interstate exposure

Located directly across I-64 from The Shoppes of the Bluegrass Outlet Mall

Located next to Hampton Inn, Pilot, Wendy's, Subway, Zaxby's, DQ, Starbucks

Land is divisible



CONCEPT PLAN



DEMOGRAPHICS



Outlet Shoppes of the Bluegrass

3.4M

Annual Shoppers

1.4M

Annual Vehicles



Median Household Income 2025

\$90,791

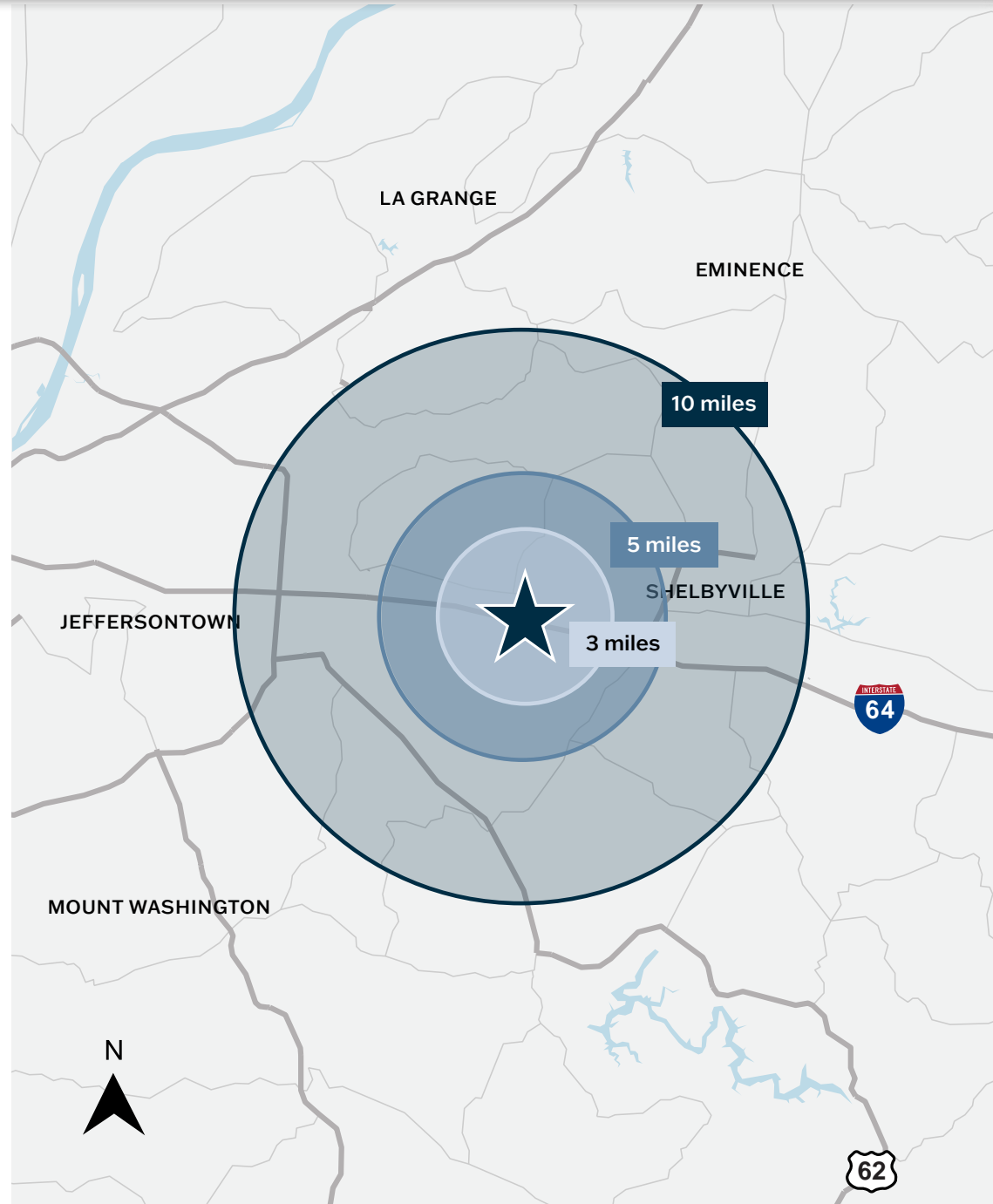
1 Miles

\$92,908

3 Miles

\$105,917

5 Miles



SIMPSONVILLE, KY



DRIVE DISTANCE TO

Louisville, KY - **10 MILES**

Shelbyville, KY - **9.5 MILES**

Frankfort, KY - **29.9 MILES**

DRIVE TIME TO

Louisville, KY - **12 MINUTES**

Shelbyville, KY - **14 MINUTES**

Frankfort, KY - **34 MINUTES**

Simpsonville, Kentucky presents an attractive development opportunity in Shelby County, strategically positioned 20 miles east of downtown Louisville with direct access via US Highway 60 and the Bluegrass Parkway. This growing community offers developers affordable land costs, lower regulatory barriers than urban markets, and strong demand from Louisville commuters seeking suburban and rural residential options. With its proximity to Kentucky's largest employment hub while maintaining small-town appeal, Simpsonville provides an ideal location for residential developments, retail centers, or mixed-use projects targeting the expanding Louisville metropolitan market.

**Outlet Shoppes
of the Bluegrass**
366,750 SF outlet mall

**500,000± SF
of Proposed
Outlet Space**



FOR MORE INFORMATION:

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