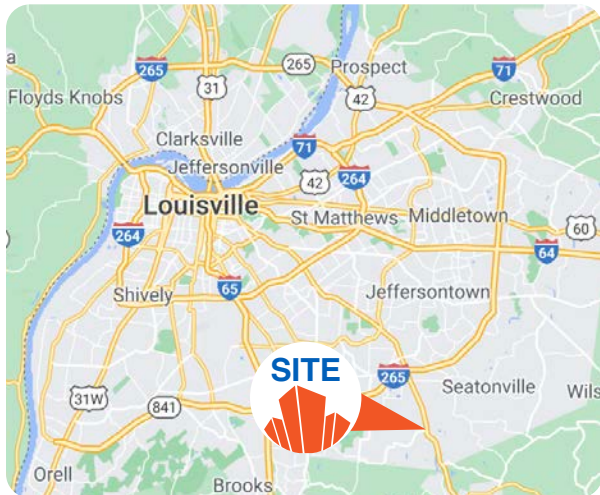




LAND AVAILABLE

9501 Bardstown Rd | Louisville, KY 40291



FOR SALE AND LEASE

SALE: 4.43 ACRES - \$2,550,000

LEASE: 4.71 ACRES (DIVISIBLE): SEE AGENT

- **Location:** Located minutes south of the corner of I-265 (Gene Snyder Freeway – 74,456 ADT) and Bardstown Road (51,098 ADT)
- **Trade Area:** Rapidly developing corridor serving Fern Creek and Mt. Washington
- **Signalized Intersection:** Positioned at a signalized intersection for convenient access
- **Visibility:** Exceptional exposure at one of Louisville's strongest retail corridors
- **Flexibility:** Divisible configuration allowing for a variety of uses
- **Opportunity:** Ideal for retail, restaurant, medical, or service-oriented users seeking high-traffic frontage
- **Zoning:** C-1

JUSTIN BAKER
MICHAEL TABOR
SETH EDENS, SIOR

JBAKER@TRIOCPG.COM
MTABOR@TRIOCPG.COM
SEEDENS@TRIOCPG.COM

(502) 454-0911
(502) 454-4557
(502) 553-4180



Kroger TRUIST GNC
 Applebees Moe's SUBWAY BURGER KING
 TACO BELL cricket FIFTH THIRD BANK
 H&M MURPHY'S Great Clips GOODYEAR

Walmart White Castle
 Valvoline MURPHY USA
 WOODFOREST

BARDSTOWN RD
 51,098 ADT

74,456 ADT

INTERSTATE KENTUCKY
 265

CEDAR CREEK CROSSING
 FLEET FEET FIRST WATCH
 McDonald's EUROPEAN WAX CENTER Starbucks
 HOTWORX sleep number
 crumbl cookies

SOUTH POINTE COMMONS
 Bubba's Bank of America
 Panera BREAD

Waffle House
 Popeyes
 BROWNS BROS

SEPHORA KOHL'S
 Chick-fil-A CIRCLE K

344 UNIT APARTMENT DEVELOPMENT

192 UNIT APARTMENT DEVELOPMENT

FUTURE BOX DEVELOPMENT

Thorntons
 Aspen Creek
 Speed Wash CAR WASH

GLENMARY SHOPPING CENTER
 OUTBACK CHASE
 Pizza Hut

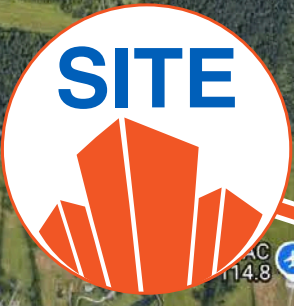
MORFENSON
 Capital Partners

kid's dentis ree

NSA STORAGE

CAMBRIDGE COMMONS
 120 UNIT PATIO HOMES

BARDSTOWN WOODS
 SUBDIVISION
 165 HOMES



32,012 ADT

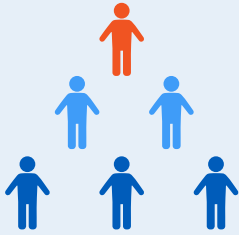
PROPOSED APARTMENT DEVELOPMENT

GLENMARY VILLAGE APARTMENTS
 272 Units

AERIAL

DEMOGRAPHICS

POPULATION



1 Mile: **4,288**

3 Miles: **23,885**

5 Miles: **94,184**

HOUSEHOLDS



1 Mile: **1,627**

3 Miles: **9,270**

5 Miles: **37,125**

BUSINESSES



1 Mile: **98**

3 Miles: **517**

5 Miles: **2,282**

EMPLOYEES

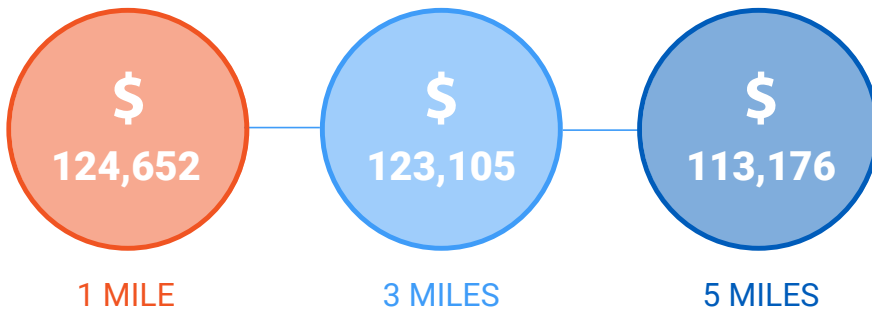


1 Mile: **515**

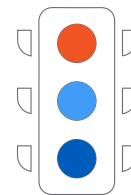
3 Miles: **3,412**

5 Miles: **13,224**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS



Bardstown Rd
32,012 ADT



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PRINCIPAL BROKER | PARTNER

502 454 0911
JBAKER@TRIOCPG.COM

MICHAEL TABOR
PARTNER

502 454 4557
MTABOR@TRIOCPG.COM

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PARTNER

502 553 4180
SEEDENS@TRIOCPG.COM

