

An aerial photograph of a large, single-story medical building with a grey roof and light-colored walls. The building is surrounded by a parking lot with several cars parked. In the background, there are other buildings, including a taller white one, and more parking areas with cars. The scene is set in a well-maintained urban or suburban area with green trees and landscaping.

# OFFERING MEMORANDUM

UofL Health - Medical Plaza 4  
Louisville, KY 40215



## INVESTMENT SALE

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**UL Physicians**  
Primary Care

**UL Health**  
Mary & Elizabeth Hospital



Bluegrass Ave

Churchman Ave

# ABOUT

TRIO Commercial Property Group is pleased to present the exclusive opportunity to acquire UofL Health Medical Plaza 4, a fully occupied medical office investment located at 4331 Churchman Avenue in Louisville, Kentucky. The property consists of approximately 11,630 square feet across two buildings and is strategically positioned directly adjacent to UofL Health Mary & Elizabeth Hospital within one of Louisville's established healthcare corridors. Currently occupied by UofL Health and utilized for UofL Pain Management and Frazier Rehab services, the asset benefits from stable healthcare tenancy and long-term medical use characteristics.

## PROPERTY OVERVIEW

- **Total Building Area:** ±11,630 SF
- **Zoning:** OR-2
- **Occupancy:** 100% occupied by UofL Health, used for UofL Pain Management & Frazier Rehab
- **Parking:** Ample on-site parking to accommodate both tenants and customers

## INVESTMENT HIGHLIGHTS

The property offers investors a rare opportunity to acquire an institutional-quality healthcare asset supported by one of the region's leading healthcare providers. Its proximity to Mary & Elizabeth Hospital creates a highly integrated medical environment with strong patient accessibility and referral synergy. Additionally, the property's location within South Louisville provides convenient access to Dixie Highway, Interstate 264, and Downtown Louisville, positioning the asset to serve a broad and established patient base throughout the Louisville MSA.

Medical office investments continue to demonstrate strong long-term fundamentals driven by healthcare demand, operational stability, and limited volatility compared to traditional office product. UofL Health Medical Plaza 4 combines stable in-place occupancy, a mission-critical healthcare use, and strong surrounding demographics to create a compelling investment opportunity within Louisville's growing medical office sector.



# PROPERTY INFO



**\$2,350,000**  
LIST PRICE



**\$183,337**  
NET OPERATING  
INCOME  
**7.8%**  
CAP RATE



**LEASE**  
5.5 Years Remain  
NNN



**LOCATION**  
4331 Churchman  
Ave, Louisville, KY



**BUILDING AREA**  
11,630 SF



**LAND INFO**  
1.044 Acres



**ACCESS**  
Located off  
Churchman Ave



**PARKING**  
48 Parking  
Spaces



**BUILDING INFO**  
Year Built: 1964  
Renovated: 2021

Located adjacent to UofL Health Mary & Elizabeth Hospital, the property benefits from strong healthcare demand drivers, nearby residential density, and direct connectivity to major transportation corridors including Dixie Highway and Interstate 264. The combination of strategic location, healthcare tenancy, and recent renovations positions the asset as a stable long-term investment opportunity within Louisville's medical office market.

The asset is zoned OR-2, allowing for continued medical and office use within a well-established healthcare corridor. The property currently generates a net operating income of approximately \$183,337 and is offered at a list price of \$2,350,000. Additionally, the lease structure provides approximately 5.5 years of remaining term, offering investors immediate cash flow stability backed by a leading regional healthcare provider.



# TENANT OVERVIEW



UofL Health is a leading academic healthcare system serving the Louisville region and the Commonwealth of Kentucky through an extensive network of hospitals, specialty centers, physician practices, and outpatient facilities. Formed through a partnership between the University of Louisville and several regional healthcare providers, UofL Health operates with a mission focused on advancing patient care, medical research, and education while delivering comprehensive healthcare services throughout the region.

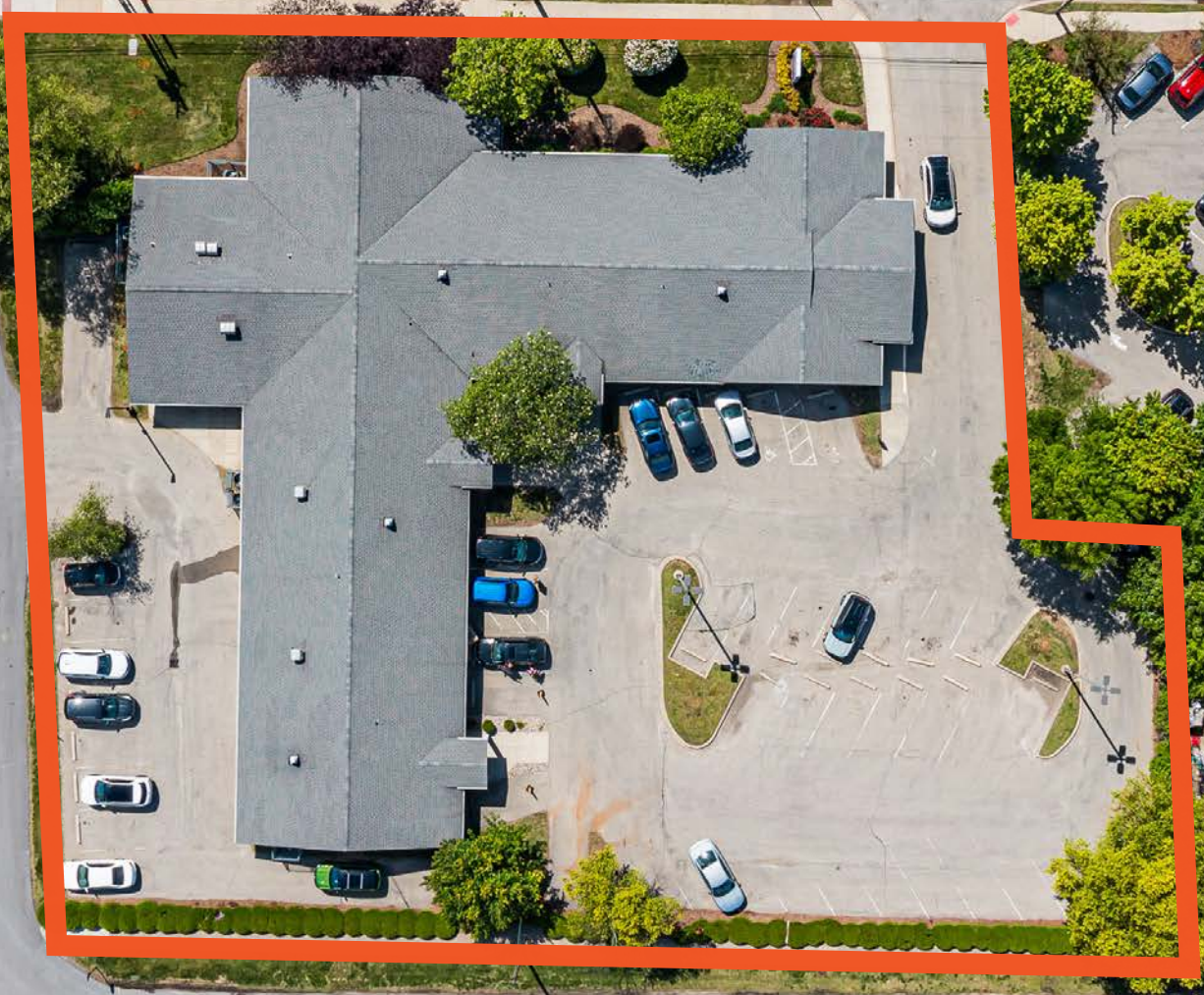
The tenant currently utilizes the property for UofL Pain Management and Frazier Rehab services, both of which represent essential outpatient healthcare functions with recurring patient demand. Frazier Rehab is widely recognized throughout the region for its rehabilitation and therapy programs, while UofL Pain Management provides specialized treatment services supporting long-term patient care needs. The integration of these services adjacent to UofL Health Mary & Elizabeth Hospital enhances operational connectivity and patient convenience within the broader healthcare campus.

As one of the region's most recognized healthcare providers, UofL Health benefits from strong institutional presence, extensive physician networks, and continued investment throughout the Louisville metropolitan area. The tenant's established reputation, mission-critical healthcare operations, and strategic hospital adjacency provide long-term stability and reinforce the investment quality of the asset.



AERIAL

Churchman Ave



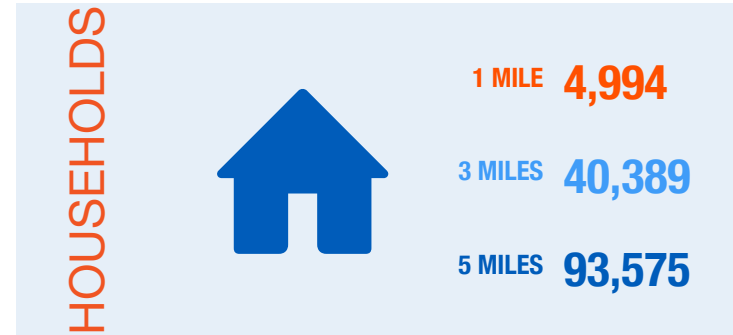
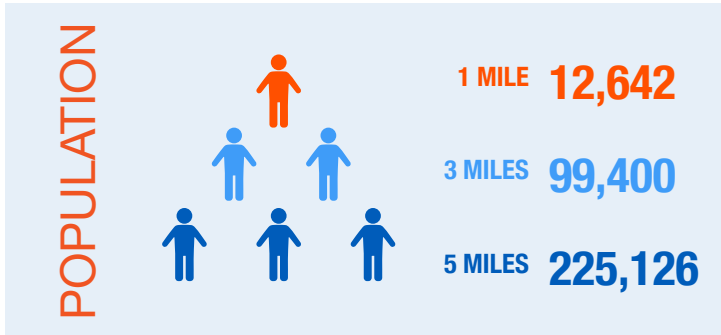


**AERIAL**

**5 Minutes,  
1 Mile from I-264**



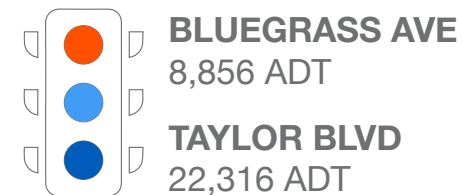
# DEMOGRAPHICS



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS





# LOUISVILLE OVERVIEW

## Beating the Competition

Louisville presents a compelling value proposition, supporting the success of your business in a dynamic urban environment. Recognized as a competitive, genuine, and global city, Louisville stands out as a hub for advanced manufacturing and logistics, notably housing UPS WorldPort. Additionally, it boasts the distinction of being one of only a few U.S. cities hosting all five major performing arts groups. As the birthplace of Muhammad Ali, Louisville exceeds expectations, making a significant impact. Since 2014, the city has witnessed over \$15 BILLION in investments, solidifying its reputation as a prime destination.



**1.3M**

Louisville Metropolitan  
Population



**45th**

Largest US  
Metropolitan



**14th**

Best City for College  
Graduates



## KEY METRO LOUISVILLE RANKINGS

**1.3M**

BOOMTOWN (BUSINESS GROWTH  
AND CONSUMER DEMAND)

- Yelp, 2019

**Top 10**

BEST CITY FOR  
COLLEGE GRADS

- SmartAsset, 2021

**Top 3**

WORKER CONFIDENCE  
IN U.S. METROS

- LinkedIn, Q1 2022

**#1**

IN OHIO RIVER CORRIDOR FOR  
DEVELOPMENT

- Site Selection, 2020

## METRO LOUISVILLE TOP EMPLOYERS



21,233  
employees



14,476  
employees



12,600  
employees



12,247  
employees



12,000  
employees



6,933  
employees



6,500  
employees



6,226  
employees



BAPTIST HEALTH®

6,159  
employees



6,000  
employees

# CENTRAL LOCATION

## DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.

# MAJOR CARGO HUB

## UPS WORLDPORT

Worldport is a technological marvel – the largest automated package handling facility in the world, and the center point of UPS’s worldwide air network. More than **300 flights arrive and depart daily**, and the hub processes roughly **two million packages per day**, increasing to more than four million during the peak holiday period.

Louisville’s UPS Worldport is the **2nd busiest** cargo hub in the US, with **5.7 billion pounds** of cargo annually.



**45th**

Largest MSA in US at 1,285,439 People

**\$102K**

Average Income in South East Submarket - \$101,665

**3.2%**

Unemployment rate in Louisville, lower than U.S. average

**92%**

Of population within 12-mile radius has Diploma or higher

# LOUISVILLE AIRPORT EXPANSION



## ACCESSIBILITY

Louisville is served by Louisville Muhammad Ali International Airport (SDF), which offers non-stop service to over 38 destinations within North America. SDF posted a record year in 2023, accommodating more than 4.6 million passengers. The airport is underway on a nearly \$500 million expansion that will add new jet bridges, walkways, ticket counters, and baggage claim sections. The project will expand the airport's non-stop offerings and significantly improve the passenger experience.

The airport is also notably one of the world's busiest cargo airports, ranking second in the U.S. and fourth globally in total cargo processed, respectively. The airport's status as a major logistics hub is driven by UPS, which operates its more than 5.2 MSF UPS Worldport processing facility on-site. The hub processes more than two million packages and serves more than 300 inbound and outbound flights daily.

# PROPERTY CONTACTS



**Seth Edens**  
*Partner*  
502 553 4180  
sedens@triocpg.com



**Justin Baker**  
*Principal Broker | Partner*  
502 454 0911  
jbaker@triocpg.com

## COMMITTED TO **EXCELLENCE**

**TRIO COMMERCIAL PROPERTY GROUP** is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over **125 years of combined experience**, participating in over **\$2 billion dollars** in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.

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The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

**502 454 4933**



# CONFIDENTIALITY DISCLAIMER

## Confidential Disclaimer

This Confidential Offering Memorandum has been prepared by TRIO Commercial Property Group (“TRIO”) and is being furnished to you solely for the purpose of your review of the commercial property located at 4331 Churchman Ave, Louisville, KY 40215 (the “Property”). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of TRIO Commercial Property Group (“Broker”). By accepting the Confidential Offering Memorandum, you acknowledge and agree that: (a) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the “Materials”), is confidential; (b) you will not reproduce the Confidential Offering Memorandum in whole or in part; (c) if you do not wish to pursue this matter, you will return this Confidential Memorandum to TRIO as soon as practicable together with all other materials relating to the Property which you may have received from TRIO; and (d) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of TRIO. This Confidential Offering Memorandum has been prepared by TRIO, based upon certain information pertaining to the Property and any information obtained from TRIO to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an “as-is, where-is” basis and with all faults. The material and transaction does not purport to be all-inclusive. This Confidential Offering Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by TRIO to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon TRIO, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither TRIO, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred. TRIO expressly disclaims any and all liability for statements or representations, express or implied, contained herein or for omissions from the Materials or for any other written, oral or other format of communication transmitted to a prospective investor in the course of its evaluation of the proposed transaction. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. The terms and conditions described herein are subject to change without notice. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Offering Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Offering Memorandum you agree to release TRIO and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. TRIO reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.

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