

301 E MAIN STREET
Louisville, KY 40202



**SPACE AVAILABLE
FOR LEASE**

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TRIO®
COMMERCIAL PROPERTY GROUP

 **SIOR®**

301 E MAIN STREET

Positioned on a prime .45-acre parcel at the intersection of E Main Street and N Floyd St, 301 E Main offers a location within strolling distance of the Central Business District (CBD), affording captivating vistas of Waterfront Park and the Ohio River.

Nestled between the CBD and the vibrant NULU Neighborhood, this property boasts seamless access to must-visit destinations, including Louisville Slugger Field, along with an array of exceptional local dining and boutique shopping experiences.

ABOUT



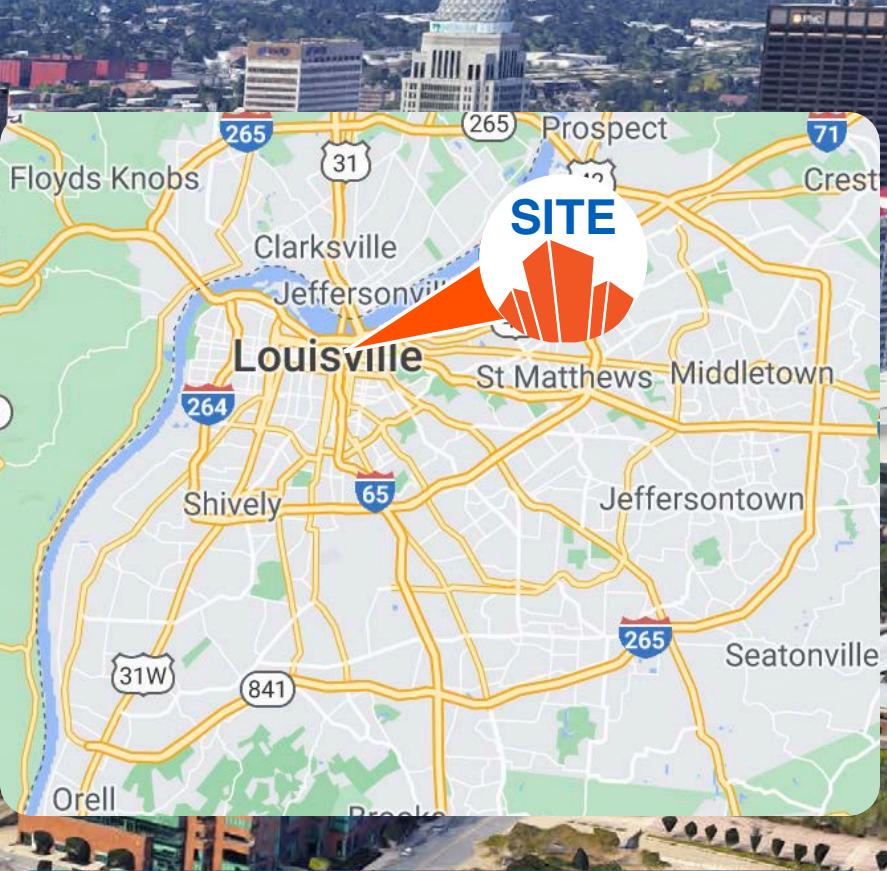
AERIAL





AAERIAL

Google



- Located in an Opportunity Zone
- Redevelopment Opportunity for Office, Hospitality or Multi-Family
- Close proximity to hotels, new Class A Apartments and restaurants
- Less than 1 mile from Interstate access
- Built in 1922 - Renovated 1999
- Zoned C3

SUITE

SPACE

AVAILABILITY

Suite 100, Partial 1st Floor

3,832 SF

Available Now

Suite 101, Partial 1st Floor

1,179 SF

***Available Now**

Suite 102, Partial 1st Floor

3,493 SF

Occupied

Suite 200, Partial 2nd Floor

2,534 SF

Available Now

Suite 201, Partial 2nd Floor

5,183 SF

Occupied

Suite 202, Partial 2nd Floor

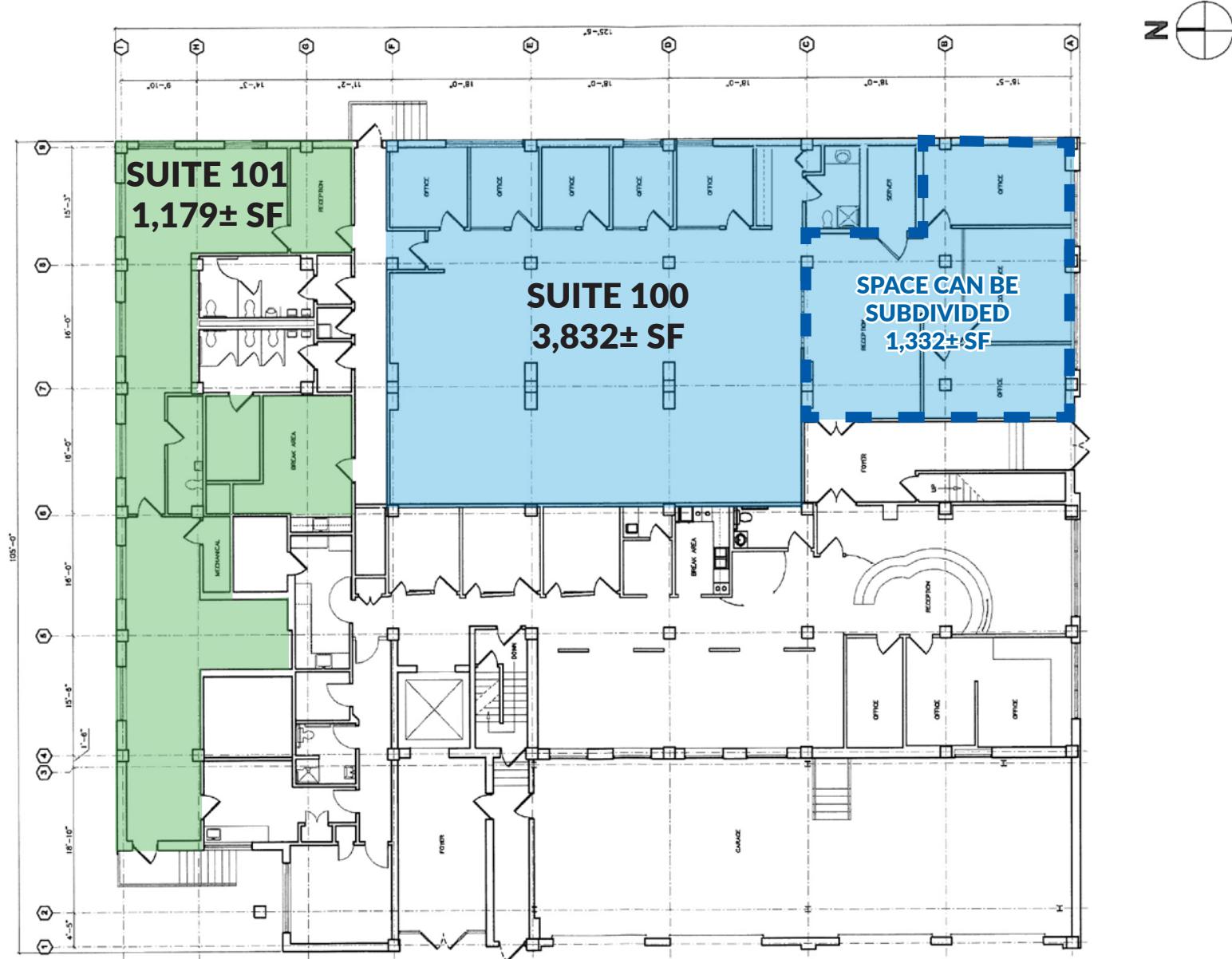
2,703 SF

Occupied

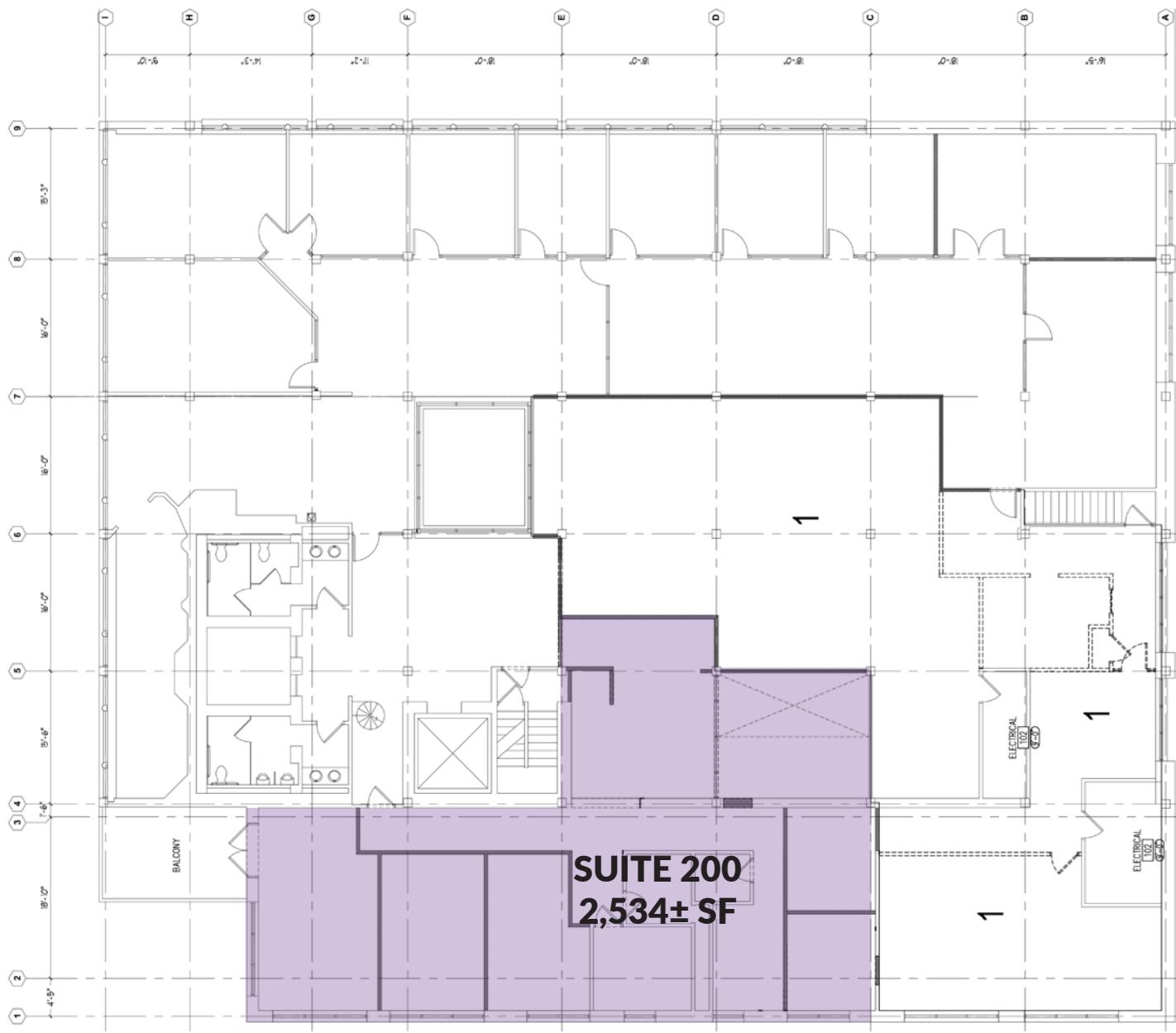
NOTES:

*Owner Occupied. For the right opportunity/tenant, owner would vacate the space.

1ST FLOOR PLAN



2ND FLOOR PLAN



DEMOGRAPHICS

301 E Main St Louisville, KY 40202	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,838	111,367	260,029
2028 Projected Population	10,812	111,432	260,409
2020 Census Population	10,661	111,514	260,619
2010 Census Population	9,644	107,549	254,881
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	1.0%	0.3%	0.2%
2023 Median Age	37.1	35.1	37.3
Households			
2023 Estimated Households	5,022	51,133	114,891
2028 Projected Households	4,954	50,760	114,280
2020 Census Households	4,920	50,730	113,955
2010 Census Households	4,009	48,790	110,944
Projected Annual Growth 2023 to 2028	-0.3%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2023	1.9%	0.4%	0.3%
Race and Ethnicity			
2023 Estimated White	34.8%	57.5%	59.8%
2023 Estimated Black or African American	49.5%	30.2%	30.3%
2023 Estimated Asian or Pacific Islander	4.4%	5.7%	3.6%
2023 Estimated American Indian or Native Alaskan	0.6%	0.3%	0.3%
2023 Estimated Other Races	10.7%	6.3%	6.1%
2023 Estimated Hispanic	12.2%	5.7%	5.2%
Income			
2023 Estimated Average Household Income	\$54,553	\$72,822	\$82,056
2023 Estimated Median Household Income	\$45,485	\$50,551	\$59,424
2023 Estimated Per Capita Income	\$28,374	\$34,278	\$36,713
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.4%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	10.7%	7.4%	7.8%
2023 Estimated High School Graduate	31.7%	27.6%	28.8%
2023 Estimated Some College	24.0%	21.3%	20.5%
2023 Estimated Associates Degree Only	4.2%	7.4%	7.6%
2023 Estimated Bachelors Degree Only	14.1%	18.9%	18.6%
2023 Estimated Graduate Degree	12.0%	14.1%	13.7%
Business			
2023 Estimated Total Businesses	2,559	7,817	13,480
2023 Estimated Total Employees	41,665	98,296	150,647
2023 Estimated Employee Population per Business	16.3	12.6	11.2
2023 Estimated Residential Population per Business	4.2	14.2	19.3

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