

FOR LEASE

RETAIL IN LOUISVILLE, KENTUCKY



701 VALLEY COLLEGE DR.

LOUISVILLE, KY 40272



WOODS ROUSE

859.967.7299

woods@balrealstate.com



01: EXECUTIVE SUMMARY

701 VALLEY COLLEGE DR.



PROPERTY DESCRIPTION

701 Valley College Dr features a 14,500 SF single-story retail building with 64 parking spaces and one drive-thru. C-1 zoning, allows a multitude of commercial retail uses such as fitness centers, banks, pharmacies, and other big box retail uses.

PROPERTY HIGHLIGHTS

- Big Box Retail with plenty of parking spaces and a drive through
- 1 mile from Stonestreet Road & Dixie Highway intersection
- Located across the street from U of L Medical Center Southwest and the Southwest Campus for Jefferson Community & Technical College.
- Trade areas include Meijer, Walmart & Value City Furniture, as well as numerous restaurants and retail amenities in or near the Park Place Mall



+/-14,500 SF

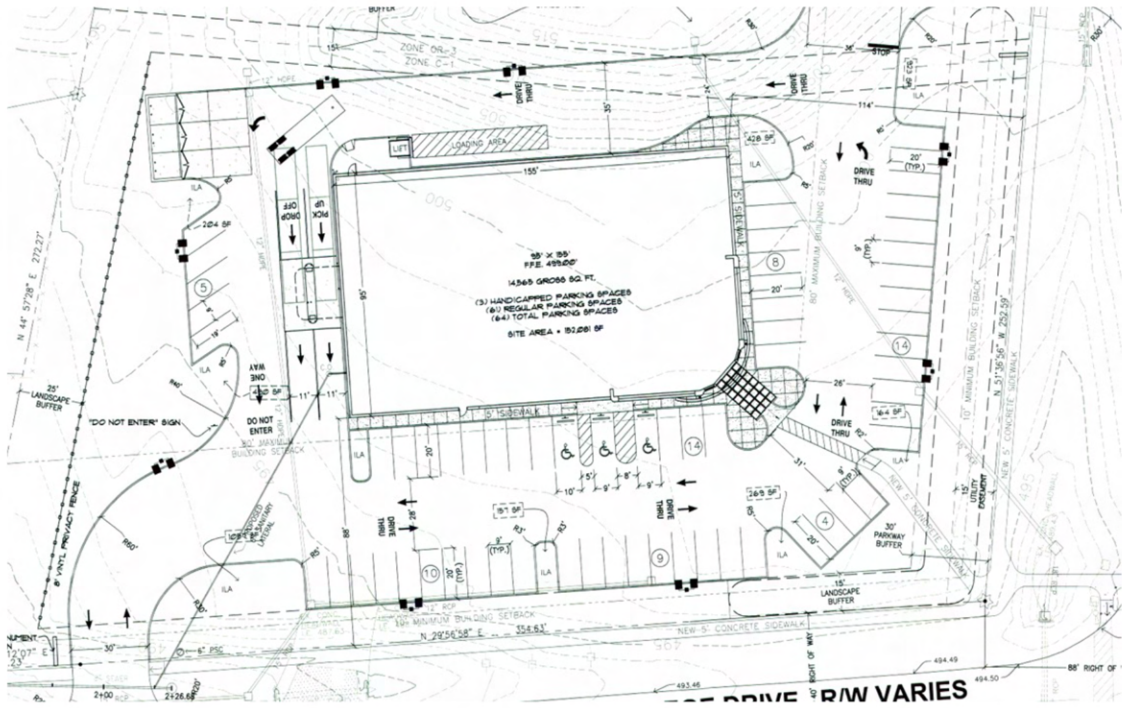


**\$12.00 PSF+
NNN**



**ZONED
C-1**

SITE PLAN



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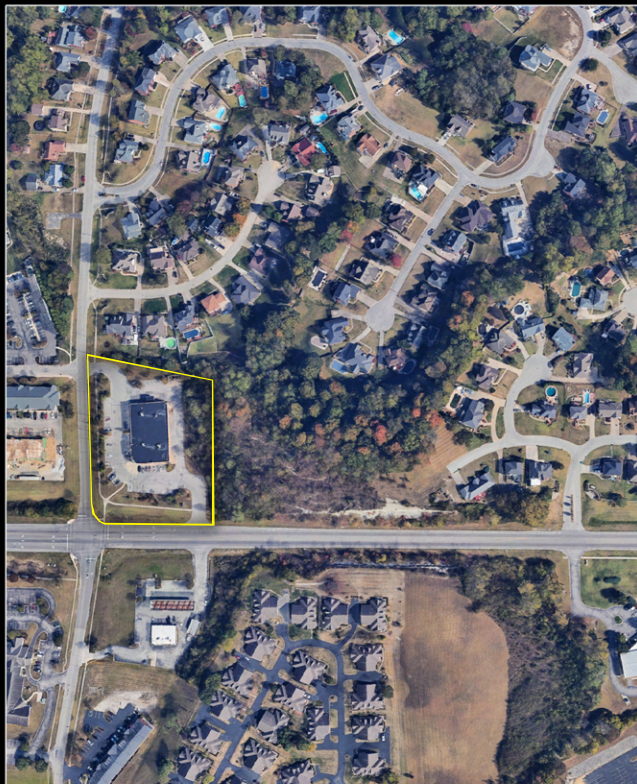


BLOCK+LOT

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03: LOCATION INSIGHTS

701 VALLEY COLLEGE DR.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 8,244
3 MILE: 58,030
5 MILE: 123,335



AVERAGE HOUSEHOLD INCOME

1 MILE: \$88,227
3 MILE: \$87,140
5 MILE: \$80,219



NUMBER OF HOUSEHOLDS

1 MILE: 3,359
3 MILE: 23,147
5 MILE: 48,841



03: LOCATION INSIGHTS

SURROUNDING AMENITIES
701 VALLEY COLLEGE DR.

