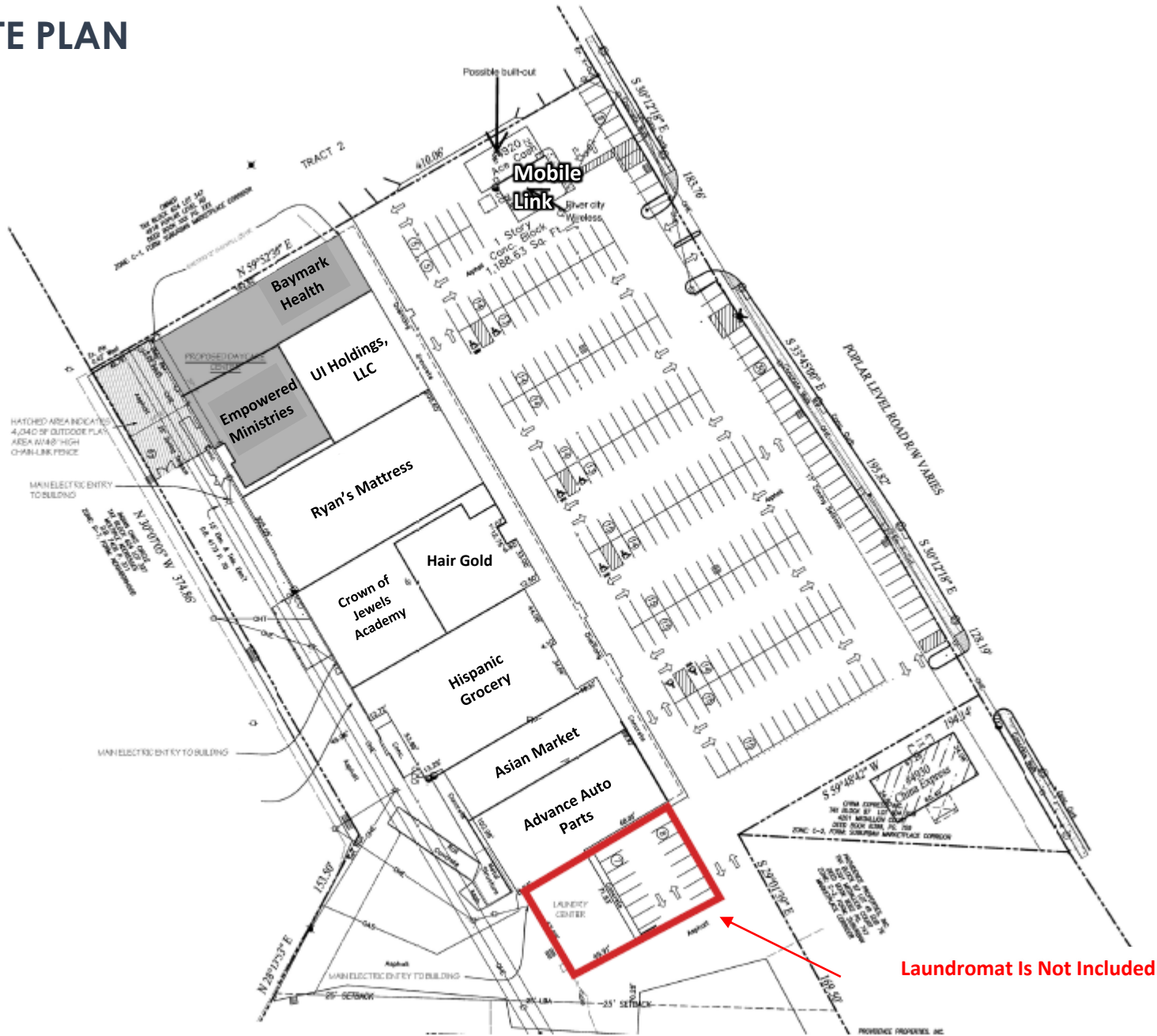


SITE PLAN

PROPERTY OVERVIEW



Laundromat Is Not Included



Not Included

Poplar Level Road (Approx. 30,000 VPD)



FAMILY DOLLAR





Advance Auto Parts

FAMILY DOLLAR

HAIR GOLD

Walmart & Pharmacy

FAMILY DOLLAR



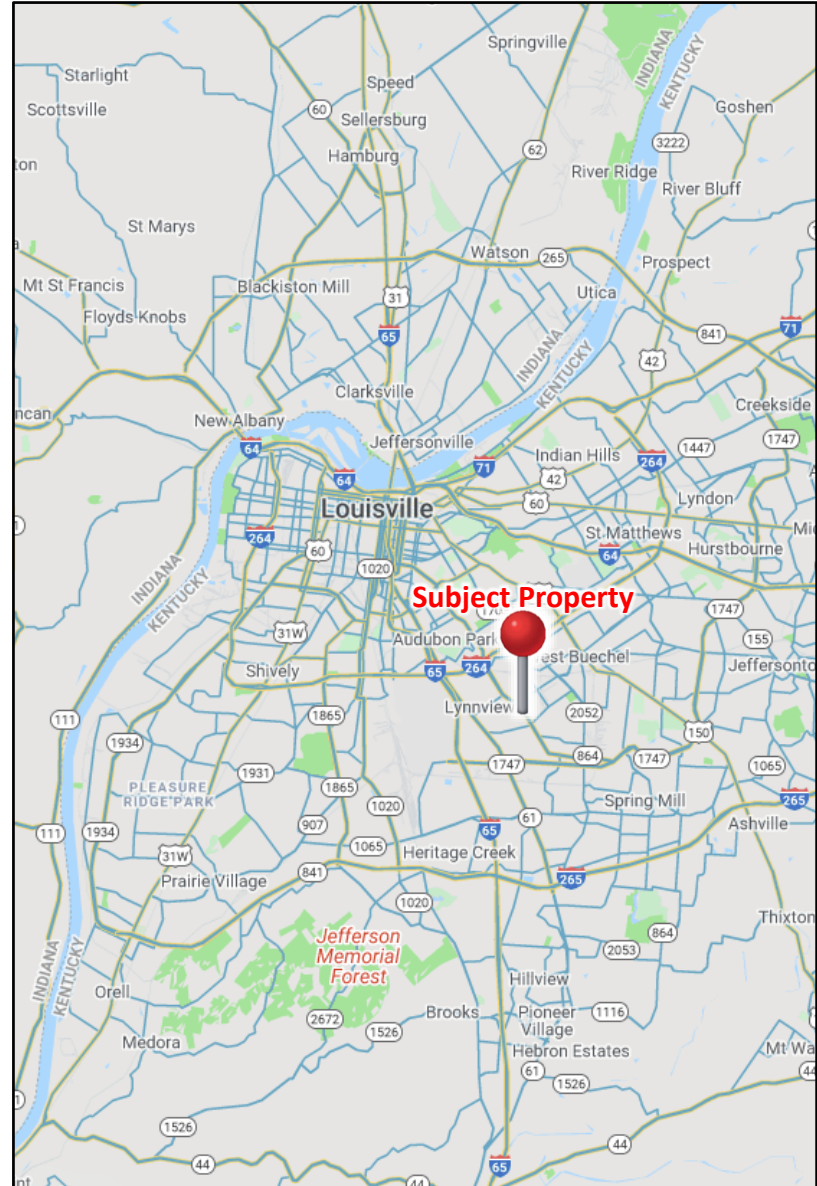
HAIR GOLD



LOCATION OVERVIEW

LOCATION HIGHLIGHTS

- Located Next to the Louisville International Airport that covers 1,500 acres and has three runways. The Louisville International Airport serves as one of the largest international cargo flights airport in the country. The airport is also home to Worldport, the worldwide hub for United Parcel Service (UPS).
- Poplar Plaza is also located near the GE Appliance Park, a 900-acre manufacturing facility that employs over 12,000 people. In 2017 General Electric invested over \$30 million to construct a new washer and dryer manufacturing facility line.
- The property is located right on the boundary between Whitner and Newburgh suburb of Louisville. The Newburgh submarket is primarily comprised of residential housing and the Whitner submarket is a very dense industrial submarket consisting of approximately 7.4 million square feet of various classes of industrial space. Some regional and national companies that have distribution centers in this area include FedEx, UPS, AAA Cooper Transportation, Louisville Produce Terminal, Louisville Tile Distributors and Irving Material, Inc. (IMI).
- Poplar Plaza is located along Poplar Level Road; also known as Kentucky Route 864, which is a main thoroughfare from the Jefferson Mall, a 400,000-square foot indoor regional mall and Interstate 264.



LOCATION HIGHLIGHTS



UPS Worldport

Worldport is a technological marvel. It's 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 a day, increasing to more than four million during the December peak holiday shipping season.



Churchill Downs

Churchill Downs is a horse racing complex located on Central Avenue in south Louisville, Kentucky. The first Kentucky Derby, a Thoroughbred sweepstakes and part of today's horse racing Triple Crown, and the first Kentucky Oaks were held here. The racetrack is owned and operated by Churchill Downs Incorporated. With the infield open for the Kentucky Derby, the capacity of Churchill Downs is roughly 170,000.



GE Appliance Park

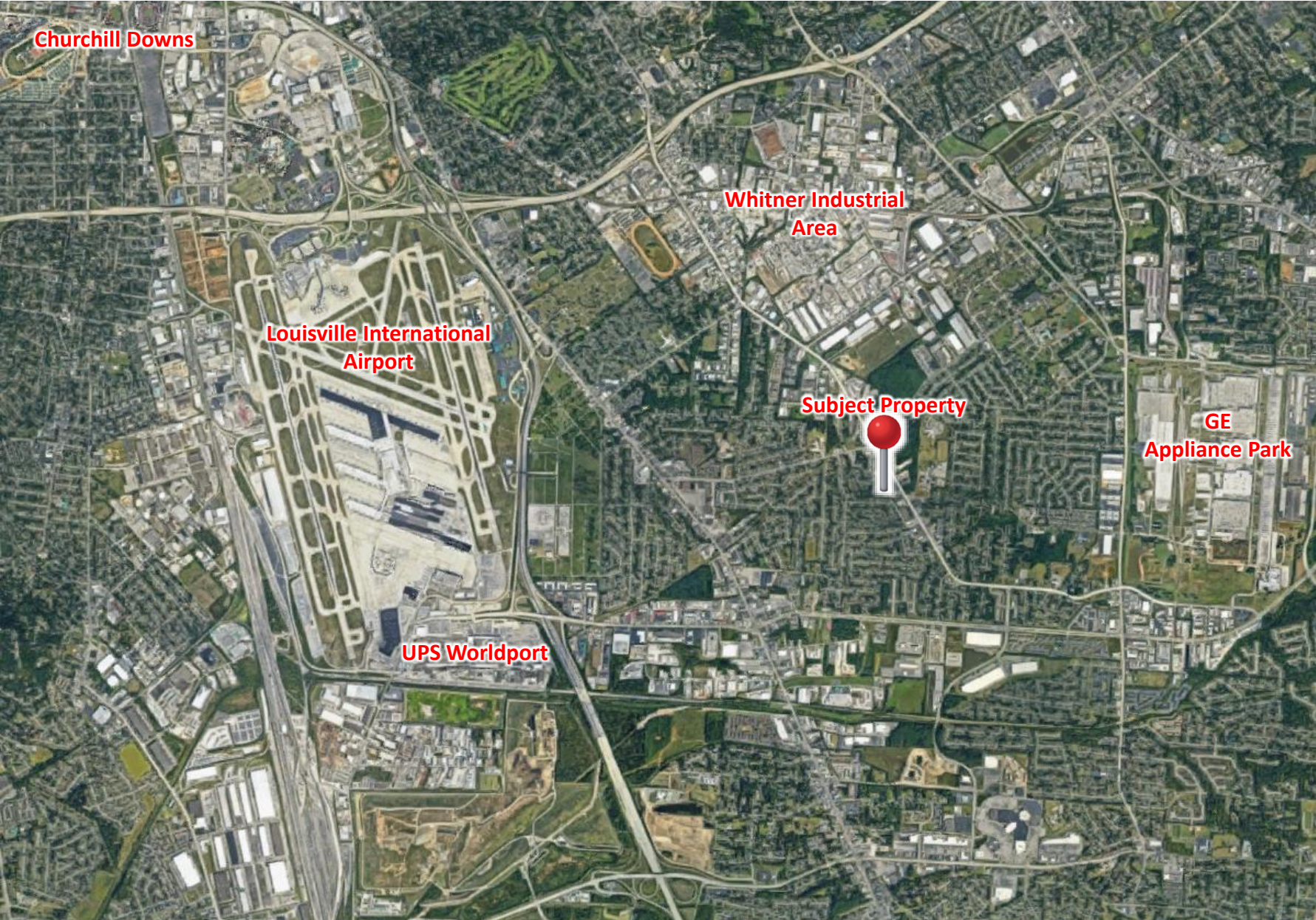
A 1,000-acre campus with its very own zip code, GE Appliances' legendary Appliance Park has been an integral part of the Louisville community since it first opened in 1951. In those 65 years, Appliance Park has seen its share of modifications and upgrades, including but not limited to a facility-wide recycling program, onsite medical center, and a fitness center, which is open to all employees. Currently, Appliance Park employs 6,000 people and manufactures laundry products, water heaters, dishwashers and French-door refrigerators.

RETAIL AERIAL

LOCATION OVERVIEW

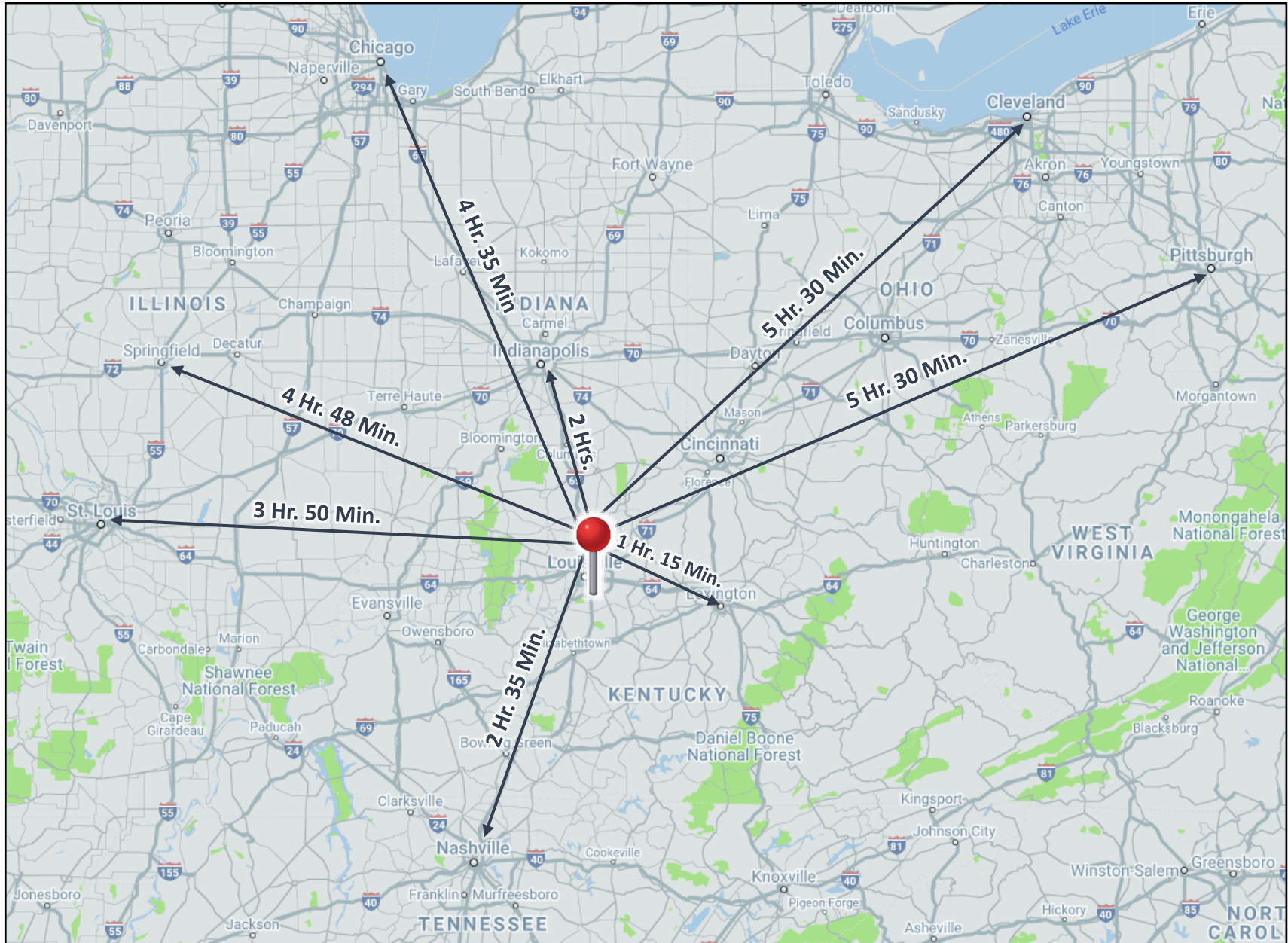


LOCAL AERIAL



LOCATION OVERVIEW

REGIONAL AERIAL



LOCATION OVERVIEW