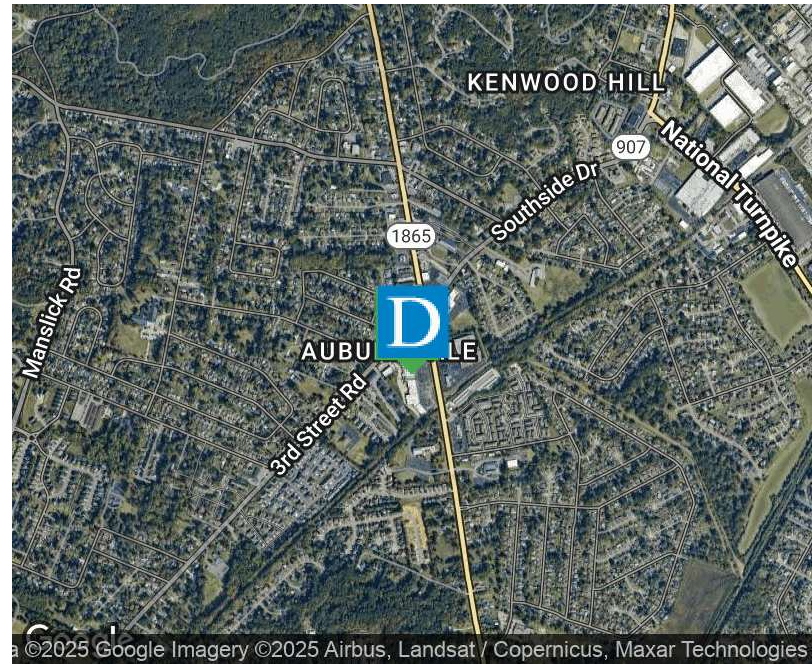




Auburndale Village Shopping Center

5530 New Cut Road, Louisville, KY 40214



Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
CAM, Tax, Insurance	\$4.47
Available SF:	5,600 SF
Number of Units:	1
Year Built:	1964
Zoning:	C 2

Property Overview

Excellent visibility on New Cut Road.

Popular center with a total of 165,000 square feet of retail space, located at the intersection of New Cut and Third Street Roads.

One mile demographics include 12,500 population, \$60,000 average income and 25,000 traffic count.

Tenants include Kroger, Dollar Tree, PNC Bank, Rally's, Big Lots, Little Caesars, Chase Bank, and Benchmark Physical Therapy.

Property Highlights:

- Excellent visibility on New Cut Road.
- Popular center with a total of 165,000 square feet of retail space, located at the intersection of New Cut and Third Street Roads.
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- Tenants include Kroger, Dollar Tree, PNC Bank, Rally's, Little Caesars, Chase Bank, Spectators and Benchmark Physical Therapy.

EXCLUSIVELY MARKETED BY

WILL DUNCAN

wduncan@duncancre.com

OFFICE: 502.292.5464

CELL: 502.905.3107

150 Thierman Lane

Louisville, KY 40207

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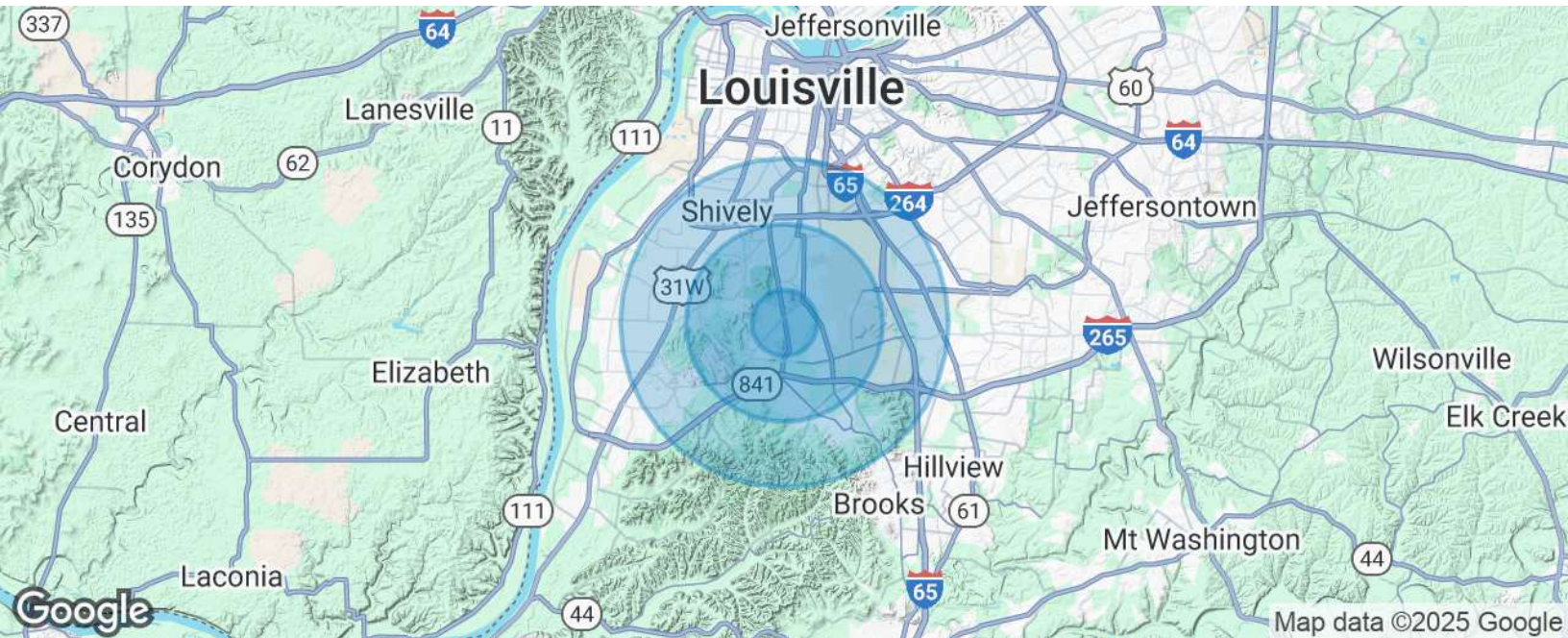


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Population	1 Mile	3 Miles	5 Miles
Total Population	12,334	60,341	164,559
Average age	35.9	37.2	37.6
Average age (Male)	34.6	36.1	35.8
Average age (Female)	38.2	38.4	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total households	4,912	25,800	72,193
# of persons per HH	2.5	2.3	2.3
Average HH income	\$57,324	\$57,632	\$52,504
Average house value	\$141,548	\$135,120	\$122,745

* Demographic data derived from 2020 ACS - US Census

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