



# MOUNT WASHINGTON ROAD CORNER

5207-5211 MOUNT WASHINGTON ROAD | LOUISVILLE, KY 40229

1.85 ACRES



SUZANNE CHEEK

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## PROPERTY INFORMATION

5207-5211 MOUNT WASHINGTON ROAD

### Property Description:

1.85 acres located on the high-profile NE hard corner of Preston Highway and Mt. Washington Road, positioned on the “going-to-work” side of Preston. Zoned C-2 and R-4, the property is ideally suited for a range of retail, service, or commercial redevelopment. This is the last remaining corner with direct frontage, access, and visibility on Preston Highway, offering a rare opportunity in a high-demand corridor.

The site benefits from significant nearby growth, including the recently developed The 5604 Apartments (700 units) less than ½ mile east with related major road improvements on Preston and Mt. Washington.

Strategically located just one mile south of I-265 and in close proximity to Commerce Crossing Business Park (6,000+ employees), the property offers strong daytime population, and high commuter traffic. The ADT on this link of Preston is 36,340.

Sale Price:	\$1,671,480
Property Size:	1.85 Acres
Property Type:	Land
Zoning:	C-2 & R-4
Nearest Highway:	Preston Highway
Nearest Interstate:	I-265
County:	Jefferson



150 Thierman Lane  
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# NEARBY RETAIL

5207-5211 MT WASHINGTON ROAD

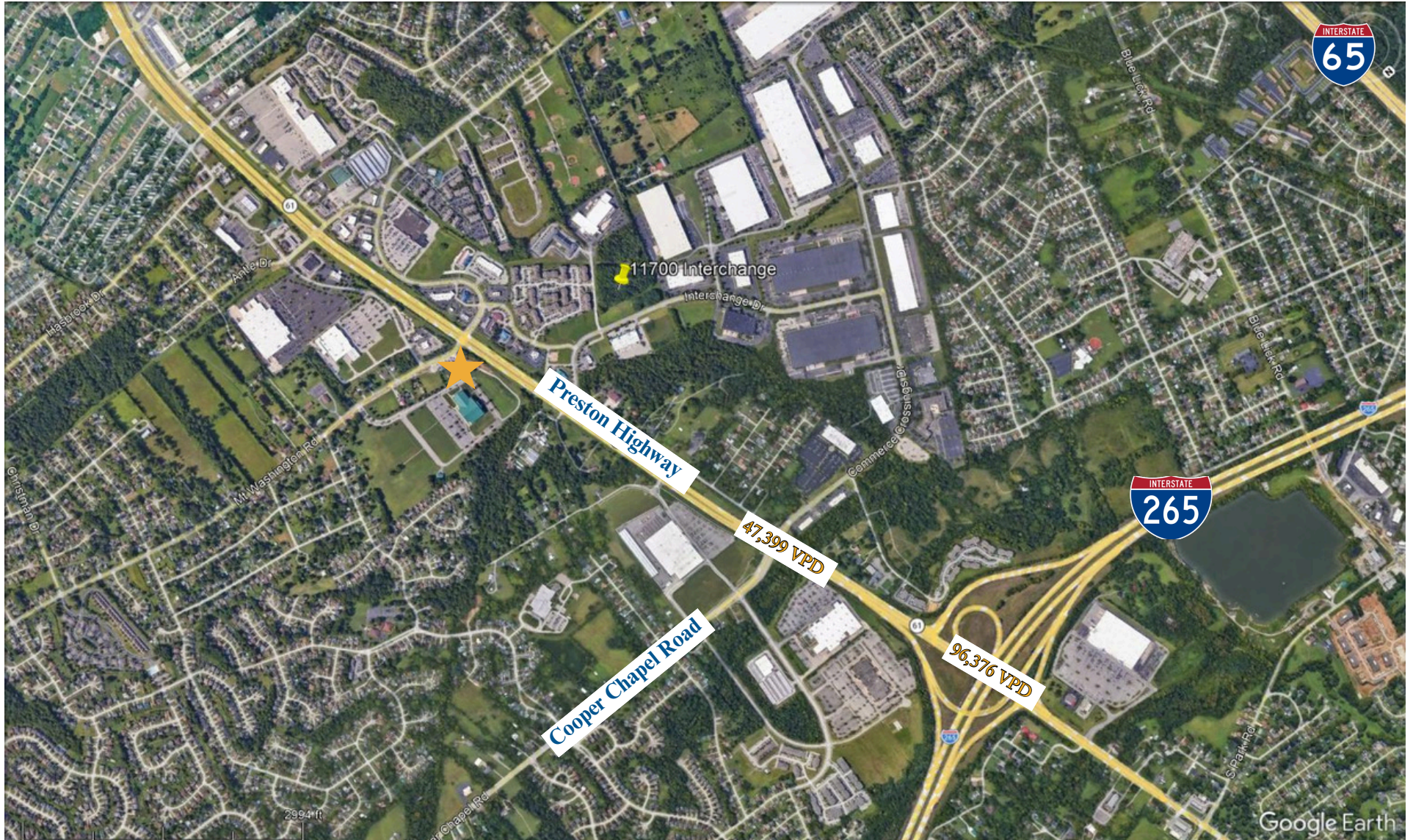


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LOCATION  
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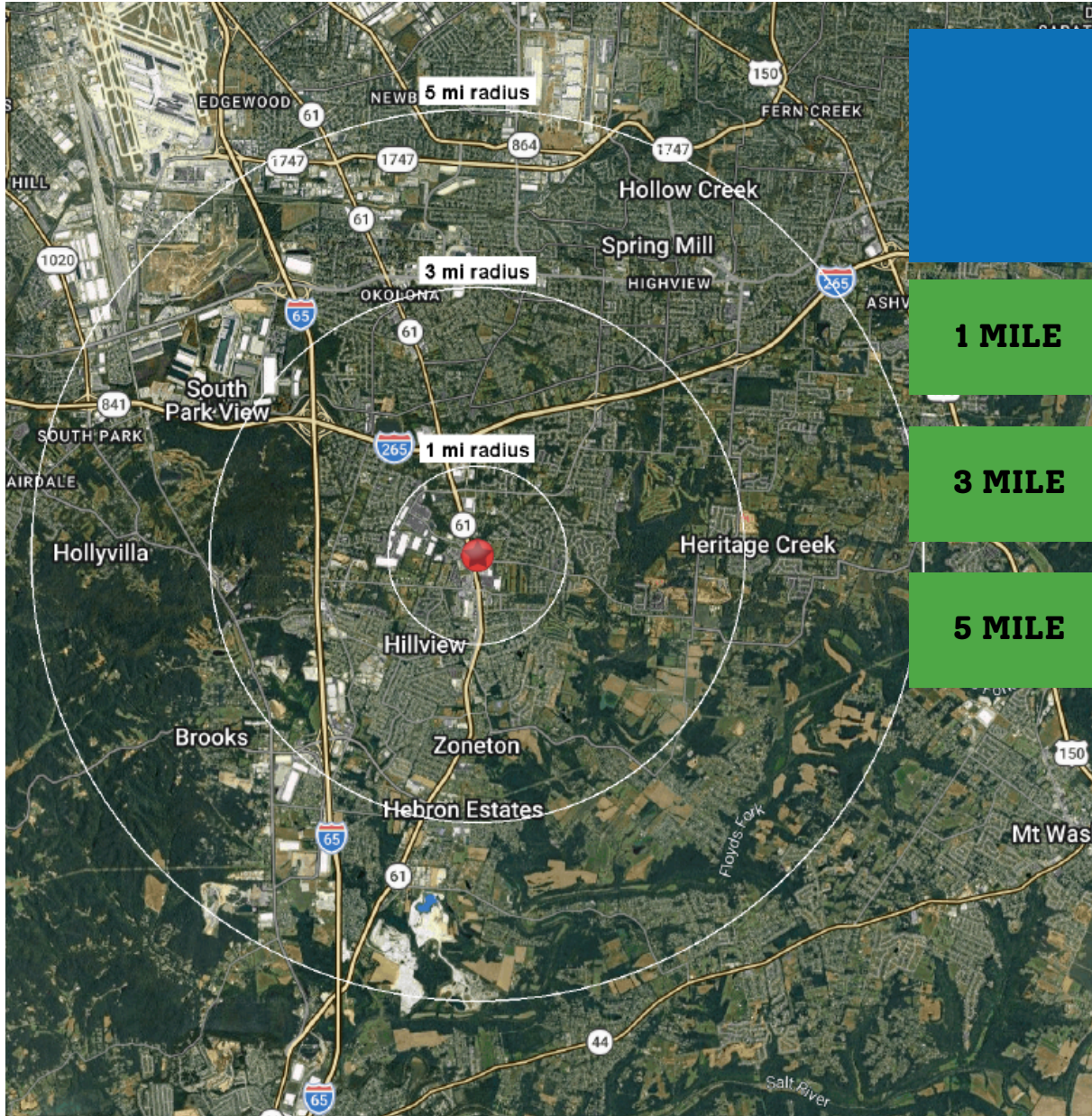
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# DEMOGRAPHICS

## 5207-5211 MT WASHINGTON ROAD



	 Total Population	 Total Families	 Total Households	 Average Household Income
<b>1 MILE</b>	9,550	2,671	3,808	\$90,269
<b>3 MILE</b>	59,973	16,706	23,548	\$93,123
<b>5 MILE</b>	115,296	31,636	45,766	\$94,056

**\*INFORMATION IS SOURCED FROM SITESUSA**



**96.9%**  
**EMPLOYMENT RATE**  
**(WITHIN 5 MILES)**



**X% HAVE A**  
**COLLEGE DEGREE**  
**(WITHIN 5 MILES)**



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