

 CHURCHILL DOWNS

**L&N**  
FEDERAL CREDIT UNION  
STADIUM

 UNIVERSITY OF  
**LOUISVILLE**

STADIUM  
PARKING

STADIUM  
PARKING

**WELDERS**  
SUPPLY & GASES  
REAL PEOPLE. REAL TIME. REAL RESULTS.

HOMewood  
SUITES by Hilton

**FleetPride**  
HEAVY DUTY PARTS & SERVICE

**Whip Mix**

Central Ave  
14,511 VPD (24)

FUTURE  
ZAXBY'S



**2.03 ± ACRES  
AVAILABLE**

FOR SALE

111 CENTRAL AVE  
LOUISVILLE, KY

**HOGAN**  
REAL ESTATE

# PROPERTY DESCRIPTION

111 CENTRAL AVE  
LOUISVILLE, KY

UNIVERSITY OF  
**LOUISVILLE**  
BELKNAP CAMPUS



## Features

- + Flexible development opportunity suitable for retail, QSR, student housing, hotel, or industrial uses
- + Within walking distance of University of Louisville Campus, serving approximately 25,000 students, faculty, and staff
- + Positioned ±0.5 miles from the Kentucky Exposition Center, which hosts over 200 events annually and attracts more than 3 million visitors each year
- + ±1.1 miles from Louisville Muhammad Ali International Airport
- + Excellent connectivity with convenient access to Interstate 65 and Interstate 264 via Crittenden Drive
- + Property is situated in high intensity hub for sports, entertainment, and tourism traffic
- + Zoned EZ-1 (Enterprise Zone), allowing for a wide range of commercial and development opportunities



**2.03 ± Acres**  
AVAILABLE  
for sale



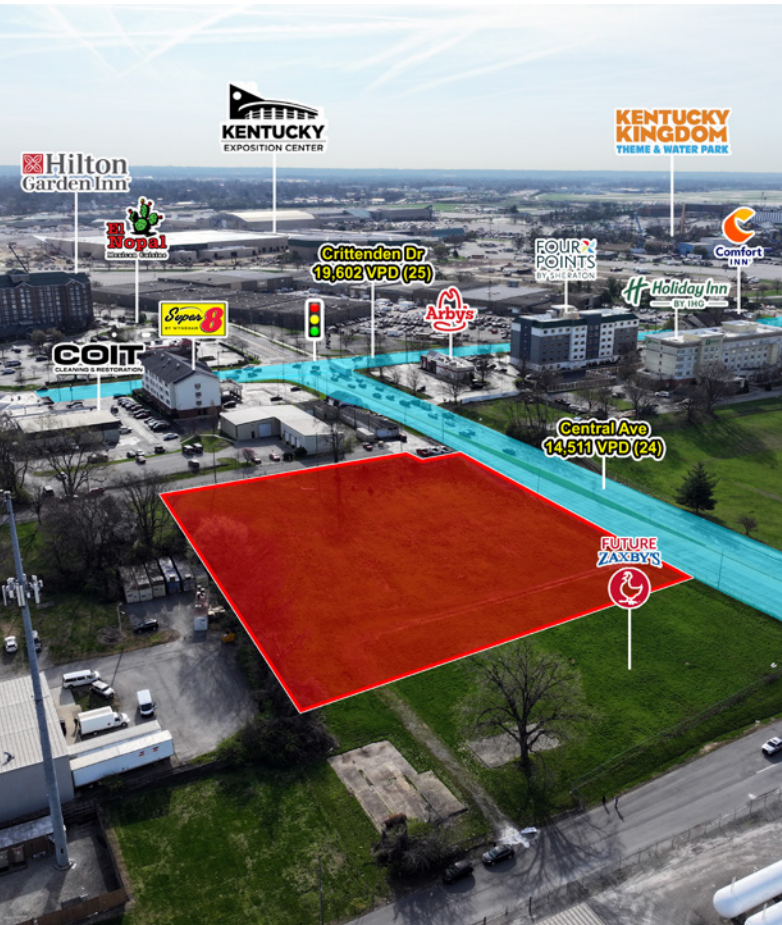
**14,500+ VPD**  
ON CENTRAL AVE  
in front of site

## Demographics

	1 Mile	3 Miles	5 Miles
Population	8,300	109,756	262,170
Average Household Income	\$54,201	\$66,231	\$72,080

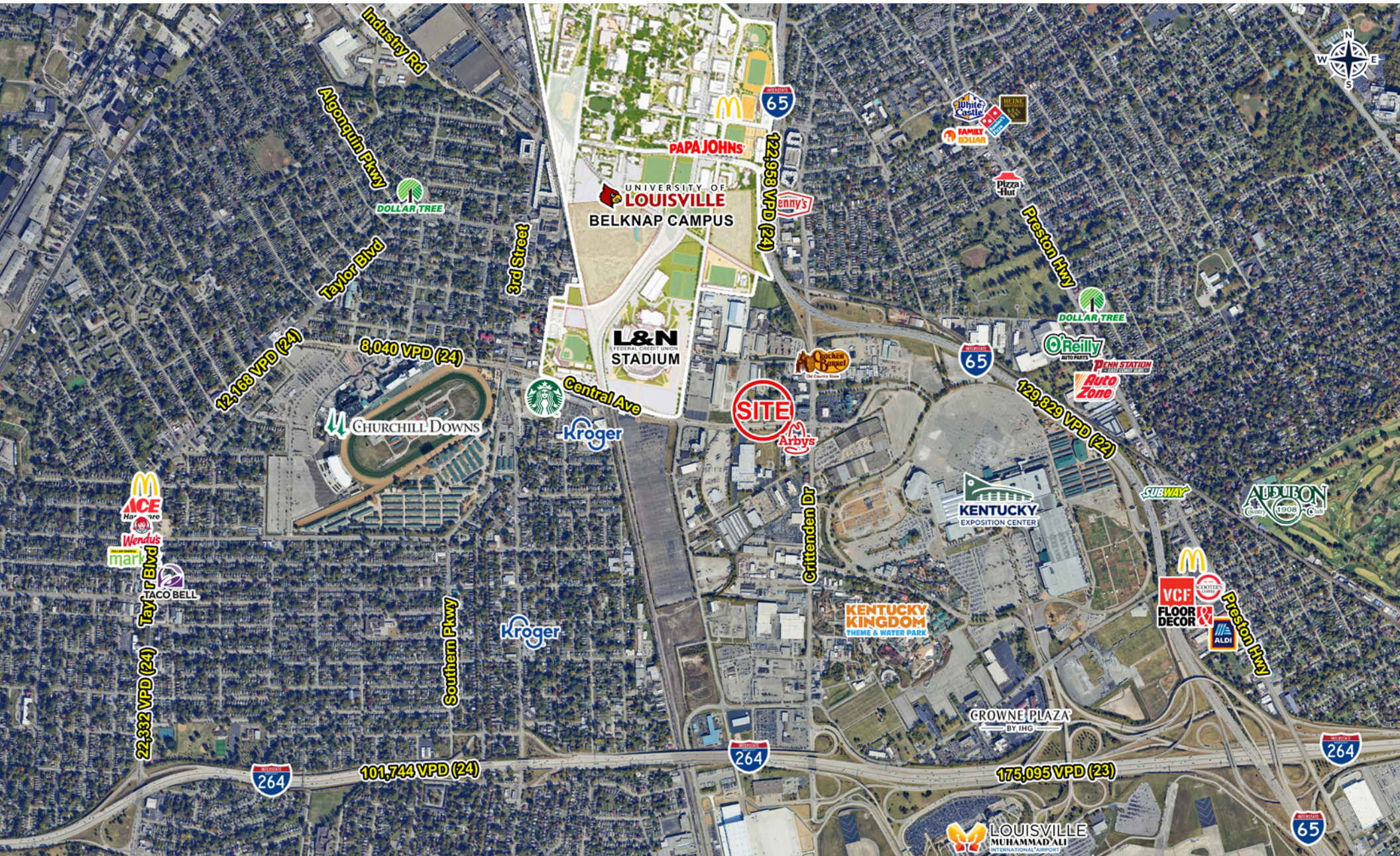
# EXTERIOR PHOTOS

111 CENTRAL AVE  
LOUISVILLE, KY



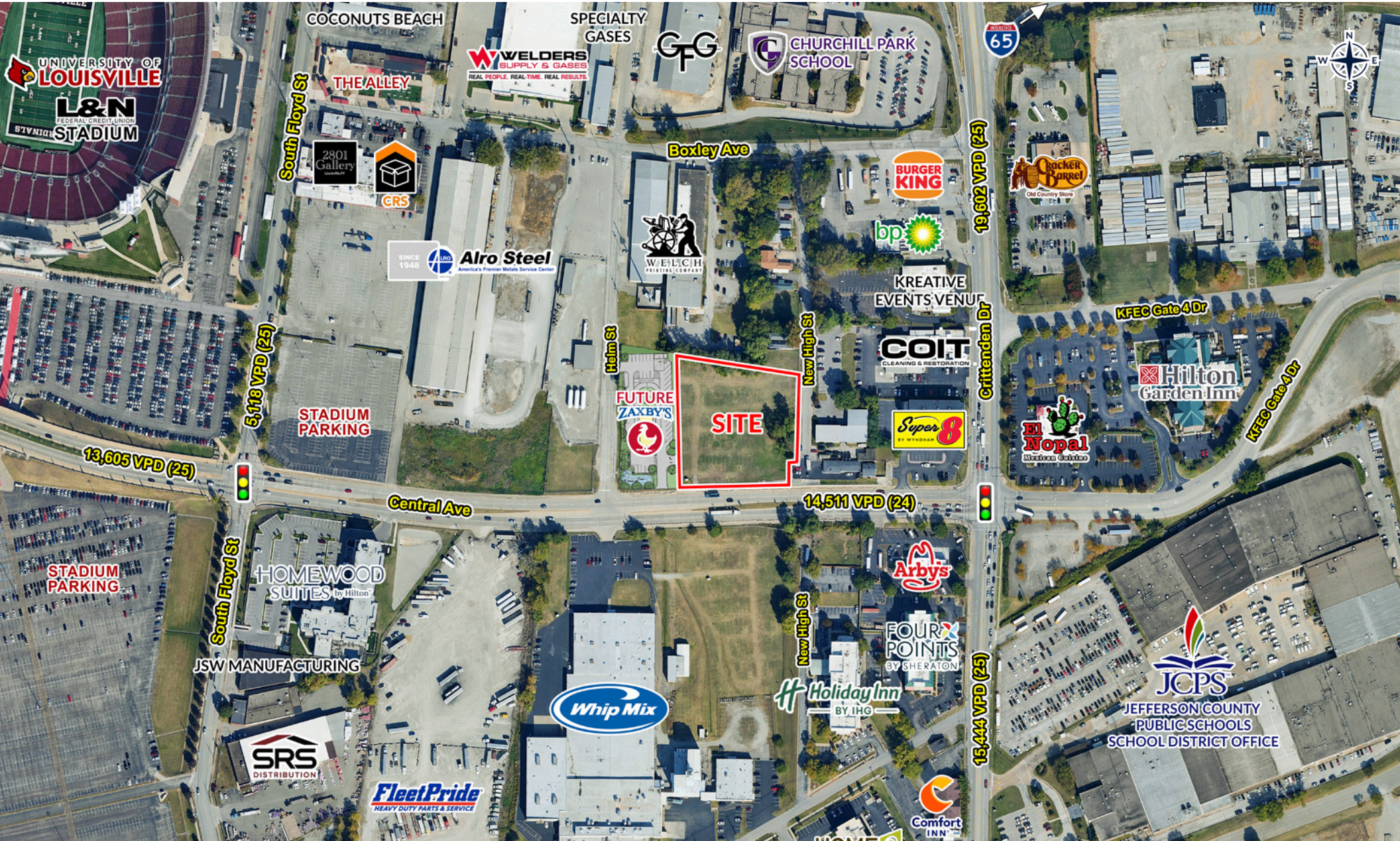
# TRADE AREA AERIAL

111 CENTRAL AVE  
LOUISVILLE, KY



# IMMEDIATE AREA AERIAL

111 CENTRAL AVE  
LOUISVILLE, KY





# HOGAN REAL ESTATE

## PROPERTY CONTACT

### LAWRENCE BISIG

D: 502.271.5830  
C: 502.593.8816  
M: 502.426.1050  
F: 502.426.1223

[lbisig@hogandev.com](mailto:lbisig@hogandev.com)

### HUNTER JACOBS

D: 502.271.5812  
M: 502.426.1050  
F: 502.426.1223

[hjacobson@hogandev.com](mailto:hjacobs@hogandev.com)