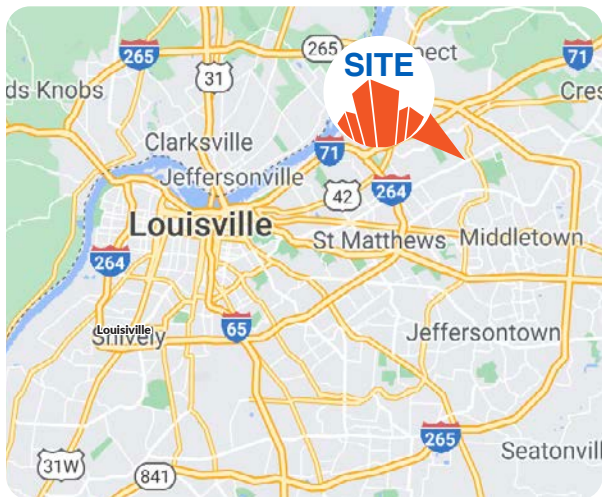




## RETAIL SPACE AVAILABLE

9240, 9242, 9228 Westport Rd. | Louisville, KY 40241



**FOR LEASE: \$14/SF NNN**

**5,000± SF**

**40' FRONTAGE / 125' DEPTH**

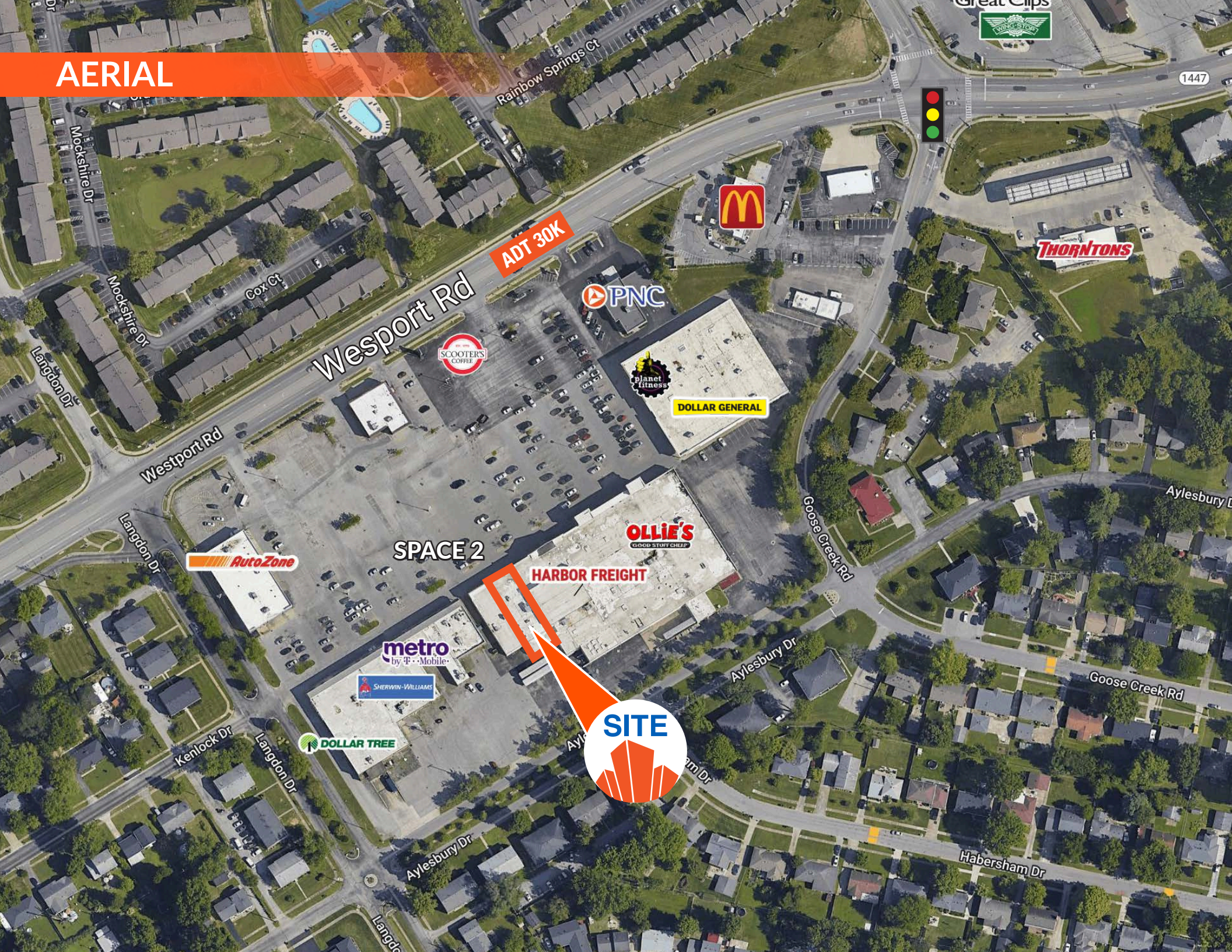
- Rolling Hills Shopping Center is centrally located. Only 1.8 minutes to Gene Snyder Expressway (I-265) and 2.8 miles to Watterson Expressway n(I-264)
- Excellent visibility and access from Westport Rd (30K ADT)
- Shopping center tenants include Planet Fitness, Harbor Freight, Ollie's, AutoZone, a new Scooter's Coffee, Sherwin Williams and Dollar Tree
- Pylon signage available

**MICHAEL TABOR**  
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(502) 386-5446

# AERIAL



1447



ADT 30K



Wesport Rd



DOLLAR GENERAL



SPACE 2



HARBOR FREIGHT



Kenlock Dr

Langdon Dr

Aylesbury Dr

Aylesbury Dr

Goose Creek Rd

Goose Creek Rd

Habersham Dr

Langdon Dr

Mockshire Dr

Mockshire Dr

Gox Ct

Rainbow Springs Ct

**COSTCO WHOLESALE**

NORTON Children's Hospital | NORTON HEALTHCARE | **Altera**

**LOWE'S** | **Cabela's** | **Olive Garden**

**DQ** | **Red Robin** | **LONGHORN** | **LET'S BOB**

**chili's** | **WICHITA** | **World of BEER**

**PNC** | **FIFTH THIRD BANK**

**CHAMBERLAIN POINT**

**THORNTONS**

**Shirley's** | **KENTUCKY FERTILITY INSTITUTE**

**KLEINERT KUTZ** | **OLD NATIONAL BANK**

**Moe's** | **Salzman**

**meijer**

**Office DEPOT** | **Target** | **five BEL'W**

**TJ-maxx** | **LIQUOR BARN**

**HOBBY LOBBY** | **DICK'S SPORTING GOODS** | **HomeGoods**

**OLD NAVY** | **KOHL'S**

**CINEMARK** | **Walmart**

**Total Wine & MORE**

**BED BATH & BEYOND** | **BARNES & NOBLE**

*Beyond any store of its kind!*

**STONEY RIVER** | **LOFT** | **DRAKE'S**

**pure barre** | **QDOBA** | **GAP**

**Bath & Body Works** | **Starbucks** | **ATHLETA**

**Kroger**

**Feeder's Supply**

**OUTBACK STEAKHOUSE** | **The Pet Lounge Store**

**Grater's** | **SUN TANCITY**

**Speedway**

**Michael's** | **THE HOME DEPOT**

**NORTON**

**SITE**

**planet fitness**

**HARBOR FREIGHT TOOLS**

**DOLLAR TREE**

**AutoZone**

**OLLIE'S** | **GOOD STUFF CHEAP**

**SCOOTER'S COFFEE**

**Party City**

**HALF PRICE BOOKS** | **PETSMART**

**Starbucks COFFEE**

**Kroger** | **White Castle**

**Wendy's** | **KFC**

**AC LOUISVILLE ATHLETIC CLUB**

INTERSTATE 265

INTERSTATE 71

INTERSTATE 265

INTERSTATE 265

INTERSTATE 71

HWY 22

HWY 22

WESTPORT RD

HURSTBOURNE LN

29,685

35,572

73,911

SPRINGHURST TOWNE CENTER

FORD KENTUCKY TRUCK PLANT



# SITE PLAN



## SECTION ONE

88,729sf

- 1 Planet Fitness - 15,645sf
- 2 Dollar General - 14,500sf

- 3 Ollie's Bargain Hunt - 33,000sf
- 4 Harbor Freight Tools - 15,000sf
- 5 VACANT - 5,000sf
- 6 Cosmo Pro - 3,600sf
- 7 Scooters - 664sf

## SECTION TWO

38,221sf

- 8 Bearno's Pizza - 1,800sf
- 9 Laundry Mat - 1,800sf
- 10 Barber Shop - 1,800sf
- 11 Beauty Shop - 1,500sf
- 12 Cleaners - 2,500sf
- 13 Sherwin Williams - 6,000sf

- 14 Dollar Tree Store - 12,696sf
- 15 Auto Zone - 10,125sf

# PHOTOS



# PHOTO



New Scooter's  
Coffee

Pylon Signage Available

SITE

DRIVE THRU

# DEMOGRAPHICS

9240 Westport Rd Louisville, KY 40241	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	10,575	74,117	159,289
2027 Projected Population	10,410	73,711	161,197
2020 Census Population	10,838	74,838	159,236
2010 Census Population	10,092	69,100	147,766
Projected Annual Growth 2022 to 2027	-0.3%	-0.1%	0.2%
Historical Annual Growth 2010 to 2022	0.4%	0.6%	0.6%
2022 Median Age	43.7	41.2	41.9
<b>Households</b>			
2022 Estimated Households	4,717	32,091	68,464
2027 Projected Households	4,614	31,631	68,888
2020 Census Households	4,799	32,274	68,257
2010 Census Households	4,160	29,456	63,333
Projected Annual Growth 2022 to 2027	-0.4%	-0.3%	0.1%
Historical Annual Growth 2010 to 2022	1.1%	0.7%	0.7%
<b>Race and Ethnicity</b>			
2022 Estimated White	78.9%	77.2%	79.0%
2022 Estimated Black or African American	11.7%	11.6%	10.0%
2022 Estimated Asian or Pacific Islander	3.6%	5.3%	5.4%
2022 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2022 Estimated Other Races	5.7%	5.8%	5.5%
2022 Estimated Hispanic	4.6%	4.6%	4.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$96,974	\$115,608	\$123,351
2022 Estimated Median Household Income	\$81,159	\$88,716	\$92,190
2022 Estimated Per Capita Income	\$43,269	\$50,117	\$53,072
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.3%
2022 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.7%	2.3%
2022 Estimated High School Graduate	20.1%	14.7%	13.7%
2022 Estimated Some College	19.5%	18.1%	17.5%
2022 Estimated Associates Degree Only	8.3%	7.9%	7.4%
2022 Estimated Bachelors Degree Only	28.0%	30.9%	32.8%
2022 Estimated Graduate Degree	18.4%	24.1%	24.9%
<b>Business</b>			
2022 Estimated Total Businesses	314	3,785	11,018
2022 Estimated Total Employees	2,621	44,562	126,858
2022 Estimated Employee Population per Business	8.4	11.8	11.5
2022 Estimated Residential Population per Business	33.7	19.6	14.5

