



# 2.1 ACRE OUTPARCEL FOR SALE

2600-2604 CHAMBERLAIN LANE | LOUISVILLE, KY 40245

2.1 ACRES OF COMMERCIAL LAND



WILL DUNCAN

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## Property Description:

Outparcel, zoned C-1 commercial, served by sewer. Level site ready for development, with signalized intersection. Other retailers in the area include Kroger, Tire Discounters, and Starbucks. The Ford Kentucky Truck Plant with 8,900 employees is located .62 miles from the site.



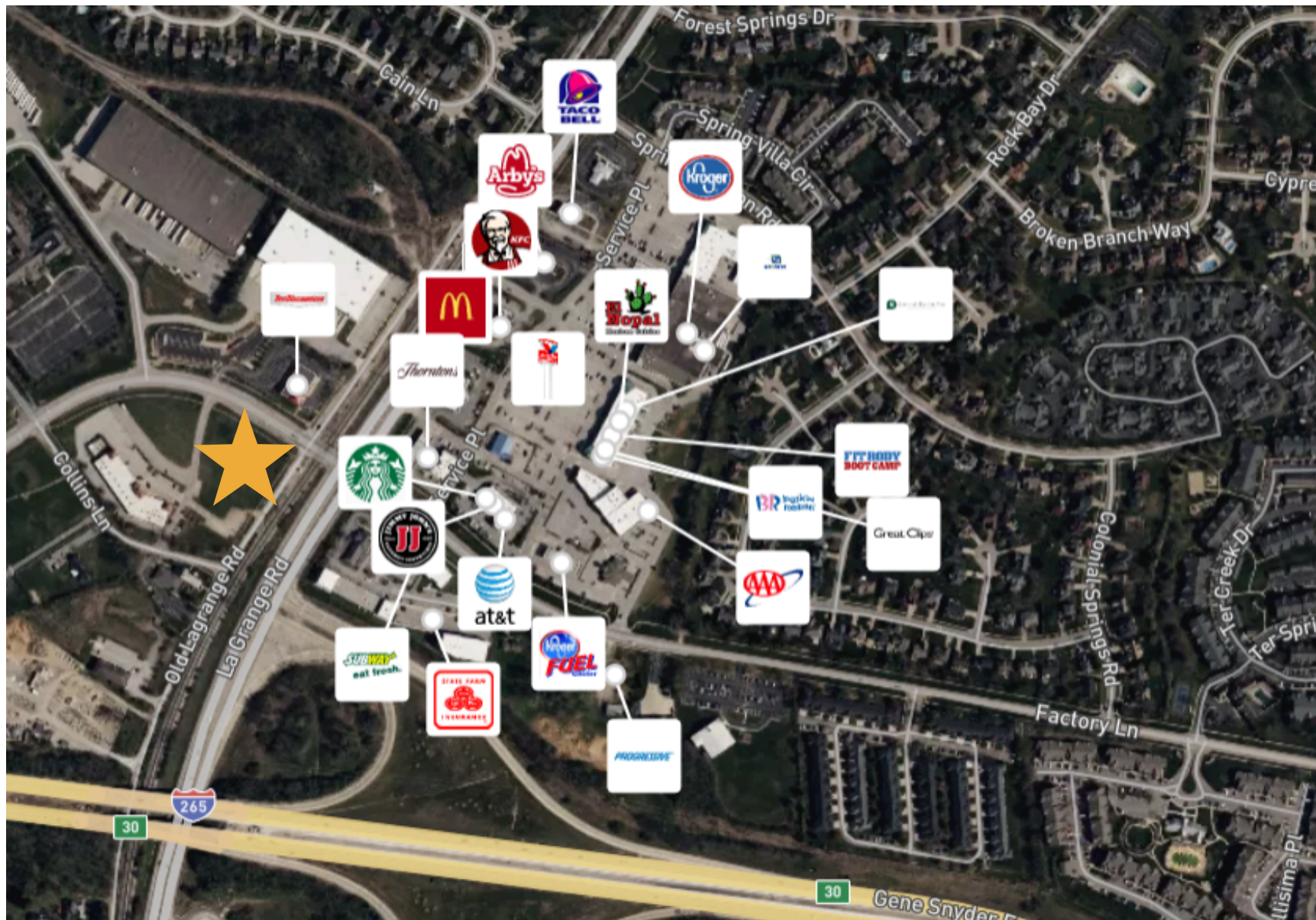
|                  |             |
|------------------|-------------|
| Sale Price:      | \$2,925,000 |
| Property Size:   | 2.1 Acres   |
| Property Type:   | Land        |
| Zoning:          | C-1         |
| Nearest Highway: | I-265       |
| Traffic Count:   | 14,840 VPD  |
| Signage:         | Yes         |
| Sewer:           | Yes         |
| Water:           | Yes         |
| County:          | Jefferson   |

## Property Highlights:

- Level Site
- 2.1 Acres
- All Utilities
- Zoned C-1 Commercial
- Signalized Intersection

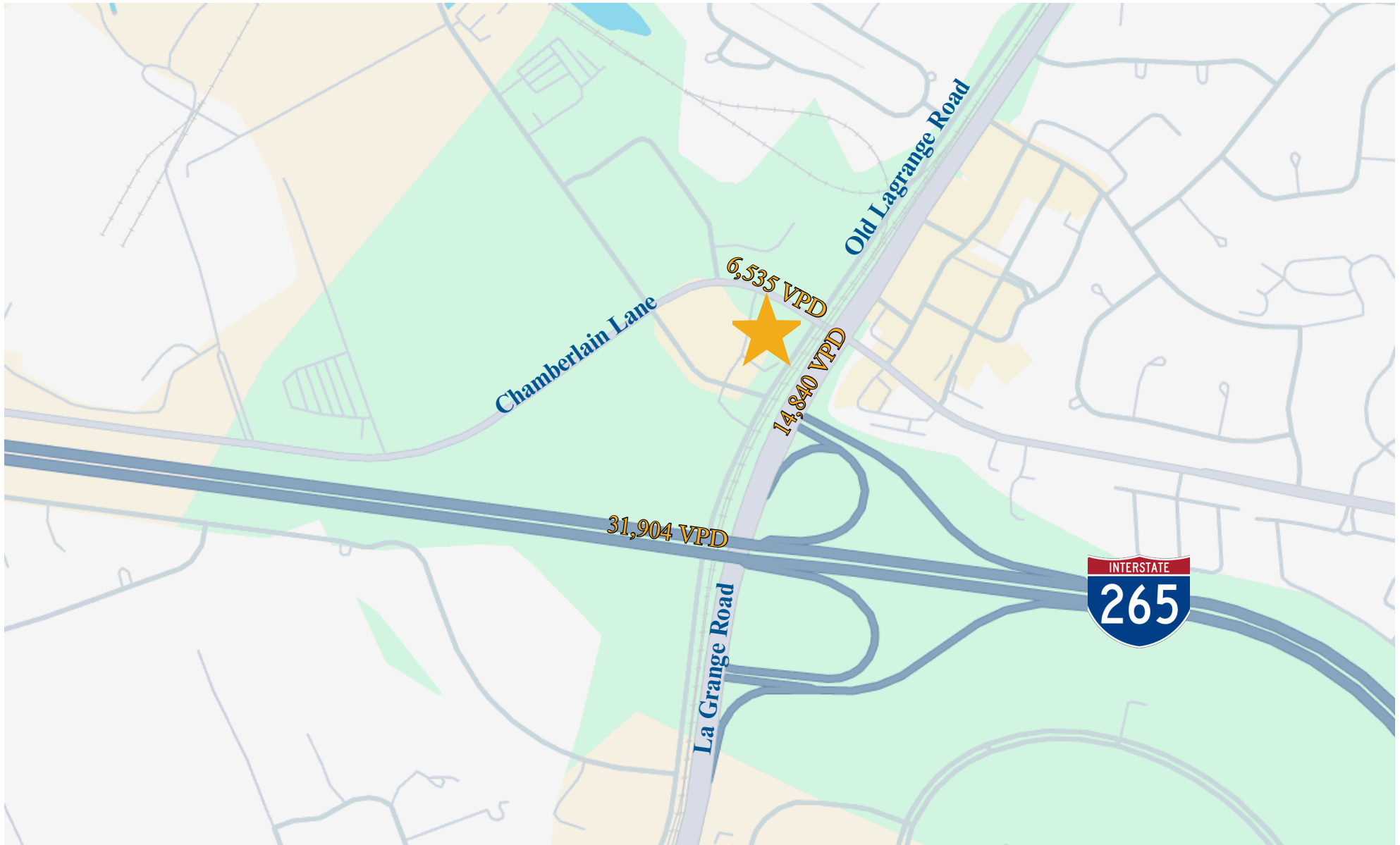
# NEARBY RETAIL

2600-2604 CHAMBERLAIN LANE



## LOCATION

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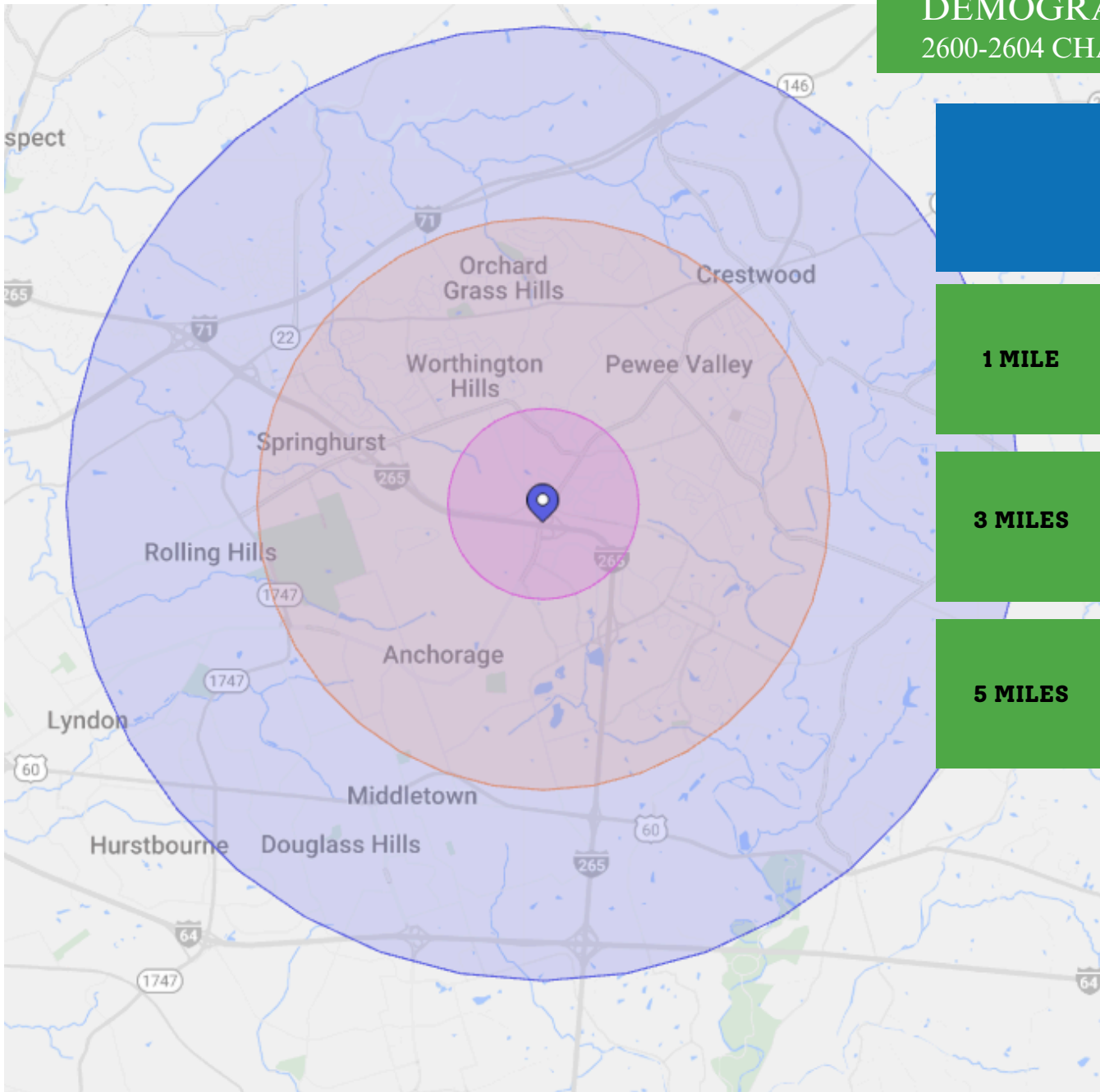
150 Thierman Lane  
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# DEMOGRAPHICS

2600-2604 CHAMBERLAIN LANE



|                |      |  |  |  |  |
|----------------|------|---|---|---|---|
|                |      | Total Population  | Total Families  | Total Households  | Average Household Income  |
| <b>1 MILE</b>  | 2023 | 6,204   | 1,606   | 2,756   | \$121,577   |
|                | 2019 | 5,116   | 1,320   | 1,920   | \$122,834   |
| <b>3 MILES</b> | 2023 | 47,614  | 12,714  | 18,557  | \$136,967   |
|                | 2019 | 44,636  | 12,079  | 17,069  | \$121,514   |
| <b>5 MILES</b> | 2023 | 128,931   | 33,868  | 52,222  | \$138,598   |
|                | 2019 | 117,155   | 31,371  | 45,962  | \$117,560   |

**\*INFORMATION IS SOURCED FROM PLACER AI**



**96% EMPLOYMENT RATE (WITHIN 5 MILES)**



**81.6% HAVE A COLLEGE DEGREE (WITHIN 5 MILES)**



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