

FOR LEASE

# Meadow Retail Shopping Center

2209 Meadow Dr | Louisville, KY 40218



Presented by  
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## Broker Leasing Package

Proposed retail development directly across from Costco on the Bardstown Road corridor.

AVAILABLE SF

**2,925-11,700**

1 to 4 suites available

LEASE RATE

**\$25-\$50/SF/YR**

Triple Net (NNN)

POSITIONING

**Across Costco**

High-traffic retail node

TRAFFIC COUNT

**45,222+ VPD**

Bardstown Road adjacent



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# Executive Summary

A high-visibility leasing opportunity in an established Louisville retail corridor.

## Why this site stands out

Meadow Retail Shopping Center is a proposed 11,700 SF retail development at 2209 Meadow Drive, positioned directly across from Costco and near major national retailers including Lowe's, Walmart, and Target. The plan supports flexible suite configurations, restaurant-ready infrastructure, and a drive-through capable end-cap opportunity for tenants seeking visibility in a proven trade area.

## Offering Snapshot

ADDRESS	2209 Meadow Dr
GLA	11,700 SF
STATUS	Proposed
LEASE	NNN
TERM	Negotiable

## Core Leasing Themes

### NEW COMMERCIAL DEVELOPMENT

Ground-up proposed retail opportunity in a mature commercial corridor.

### FLEXIBLE SUITE CONFIGURATIONS

Can support 1, 2, 3, or 4 tenants with combinations up to 11,700 SF.

### RESTAURANT-READY INFRASTRUCTURE

Landlord delivery includes grease trap, utilities, HVAC, electrical service, and vanilla box scope.

### HIGH-VISIBILITY CONSUMER DRAW

Direct Costco adjacency with surrounding shopping-center traffic and national retail anchors.

## Aerial Trade Area



Aerial map from attached listing materials; tenant and broker to independently verify all details.

# Availability & Leasing Structure

Four 2,925 SF suites can be leased individually or combined up to 11,700 SF.

## — Suite Availability

Suite	Available SF	Asking Rate	Service Type	Notes
Ste 1	2,925 SF	\$50.00/SF/YR	NNN	End-cap; drive-through capable
Ste 2	2,925 SF	\$25.00/SF/YR	NNN	Interior suite
Ste 3	2,925 SF	\$25.00/SF/YR	NNN	Interior suite
Ste 4	2,925 SF	\$50.00/SF/YR	NNN	Premium end-cap position

### Broker Note

Asking rates, availability timing, final dimensions, and building delivery scope are subject to final documentation and tenant verification.

## — Conceptual Site / Suite Plan



## — Target Tenant Uses

QSR / drive-through

Coffee / beverage

Full-service restaurant

Specialty food

Boutique retail

Medical office

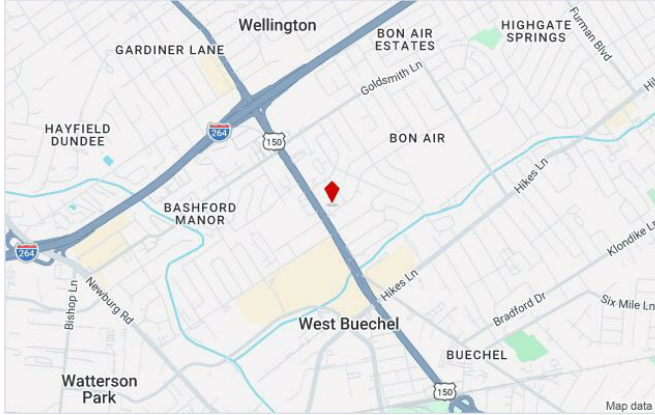
Professional services

Service commercial

# Location & Trade Area

Prime Bardstown Road corridor positioning with immediate national retail adjacency.

## Regional Access



## Location Advantages

- Directly across from Costco on the Bardstown Road corridor.
- Immediate proximity to Lowe's, Walmart, Target, Kroger, and other established retailers.
- Connectivity to I-264 and I-65 through the surrounding corridor network.
- Strong co-tenancy appeal for food, retail, service, and medical users.

## Nearby Retail Anchors

Costco Wholesale

Lowe's Home Improvement

Walmart

Target

Kroger

Chick-fil-A / KFC / Starbucks nearby

## Traffic Counts

Roadway	Position	Traffic Count	Source
Bardstown Road	Adjacent to site	45,222+ vehicles per day	2024 KYTC
Hikes Lane	East of site	18,706 vehicles per day	2024 KYTC

### Broker positioning

The site combines a proposed modern retail format with the practical advantage of an already established trade area, which can reduce market-entry uncertainty for tenants.

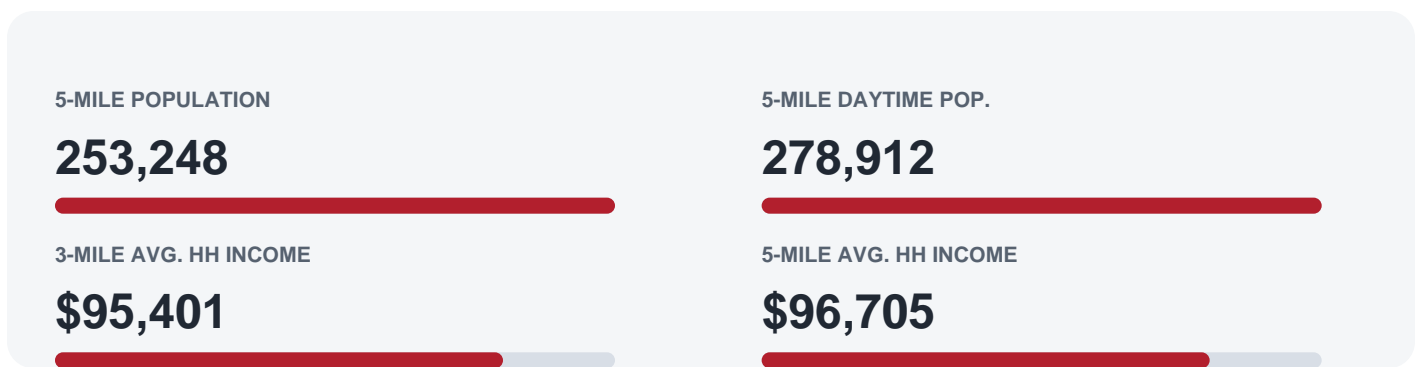
# Demographics & Demand Drivers

Trade area demographics for 2209 Meadow Drive, Louisville, KY 40218.

## Trade Area Demographics

Radius	Population	Households	Daytime Population	Avg. HH Income
1 Mile	14,377	6,286	12,984	\$76,646
3 Miles	98,920	42,205	120,125	\$95,401
5 Miles	253,248	113,286	278,912	\$96,705

## Demand Indicators



## Why the Demographics Matter

- Large 5-mile residential base supports recurring consumer demand for food, retail, and service uses.
- Daytime population exceeds residential population at the 3-mile and 5-mile radii, supporting lunch, convenience, and service traffic.
- Average household income is near the mid-\$90K range at 3 and 5 miles, which can support discretionary retail and dining concepts.
- Costco and nearby national retailers create destination trips that can benefit adjacent and nearby tenants.

Source note: Demographic figures were listed in the attached materials as 2025 Esri demographic data. Traffic counts were listed as 2024 KYTC. All figures should be independently verified prior to final publication or tenant reliance.

# Landlord Delivery & Buildout Readiness

Planned vanilla box delivery with tenant-friendly infrastructure for restaurant and retail users.

## — Landlord Delivery Scope

- Completed exterior and structural components.
- Drive-through end-cap configuration.
- HVAC system installed based on reasonable space requirements.
- Electrical service, including 200-amp panel and minimum required lighting.
- Flooring in gravel condition to facilitate tenant plumbing installation.
- No interior partitions, allowing tenant-specific layout planning.
- 1,000-gallon grease trap installed.
- Water and sewer end caps provided.
- Exit signs installed.
- One 42-inch rear door installed.
- Approximately 16 feet or higher clear height from bottom of trusses.
- Demising walls installed but unfinished to allow routing of electrical lines and fixtures.

## — Conceptual Site Plan



## Buildout Positioning

The delivery package is structured to preserve tenant flexibility while addressing major infrastructure considerations early. This is especially relevant for restaurant and food-service users that need utility, grease trap, plumbing, and drive-through planning coordinated before occupancy.

### TENANT DUE DILIGENCE ITEMS

Final utilities and capacity

Permitting and zoning confirmation

Parking and drive-through circulation

Tenant improvement budget and timing

Signage approvals

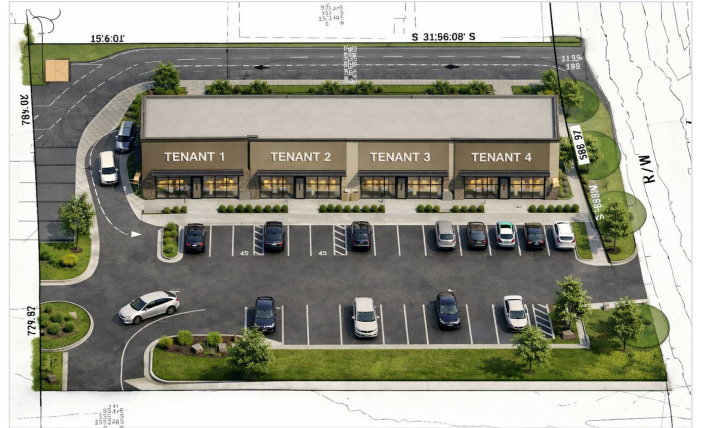
# Renderings, Site Imagery & Contact

Concept images and broker contact information for tenant outreach.

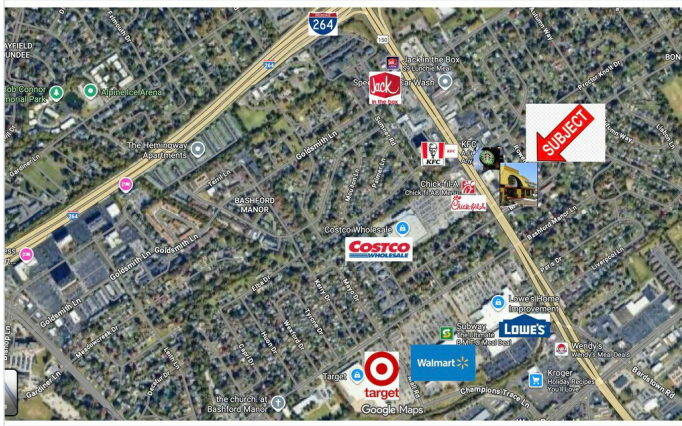
## Property Image Gallery



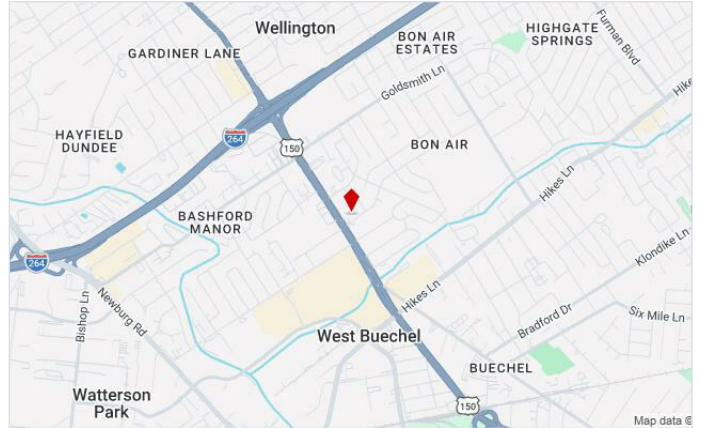
Front elevation rendering



Conceptual four-suite layout



Retail aerial with nearby anchors



Regional location map



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**Full Online Listing**

Visit the Crexi listing for current availability and additional leasing information.

**OPEN LISTING**

Disclaimer: This marketing package is based on materials provided in the attached listing draft. Renderings, plans, suite dimensions, rates, availability, delivery scope, traffic counts, demographics, and other property information are subject to change and must be independently verified by tenant, tenant representatives, and broker prior to lease execution.