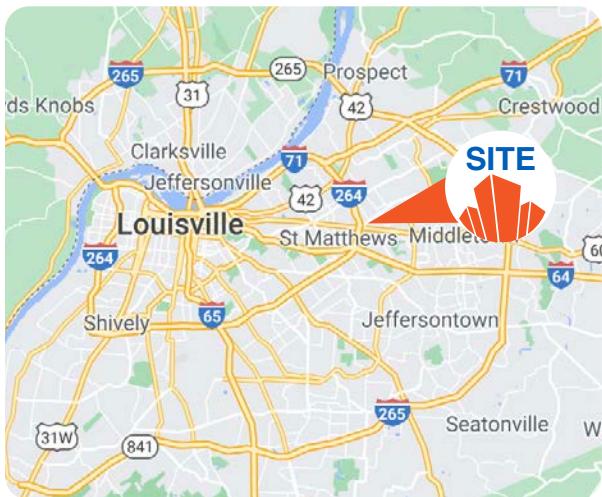




OFFICE SPACE FOR LEASE

7400 S Park Place, Suite 3 | Louisville, KY, 40222



FOR LEASE: \$16/SF NNN 1,296± SF AVAILABLE

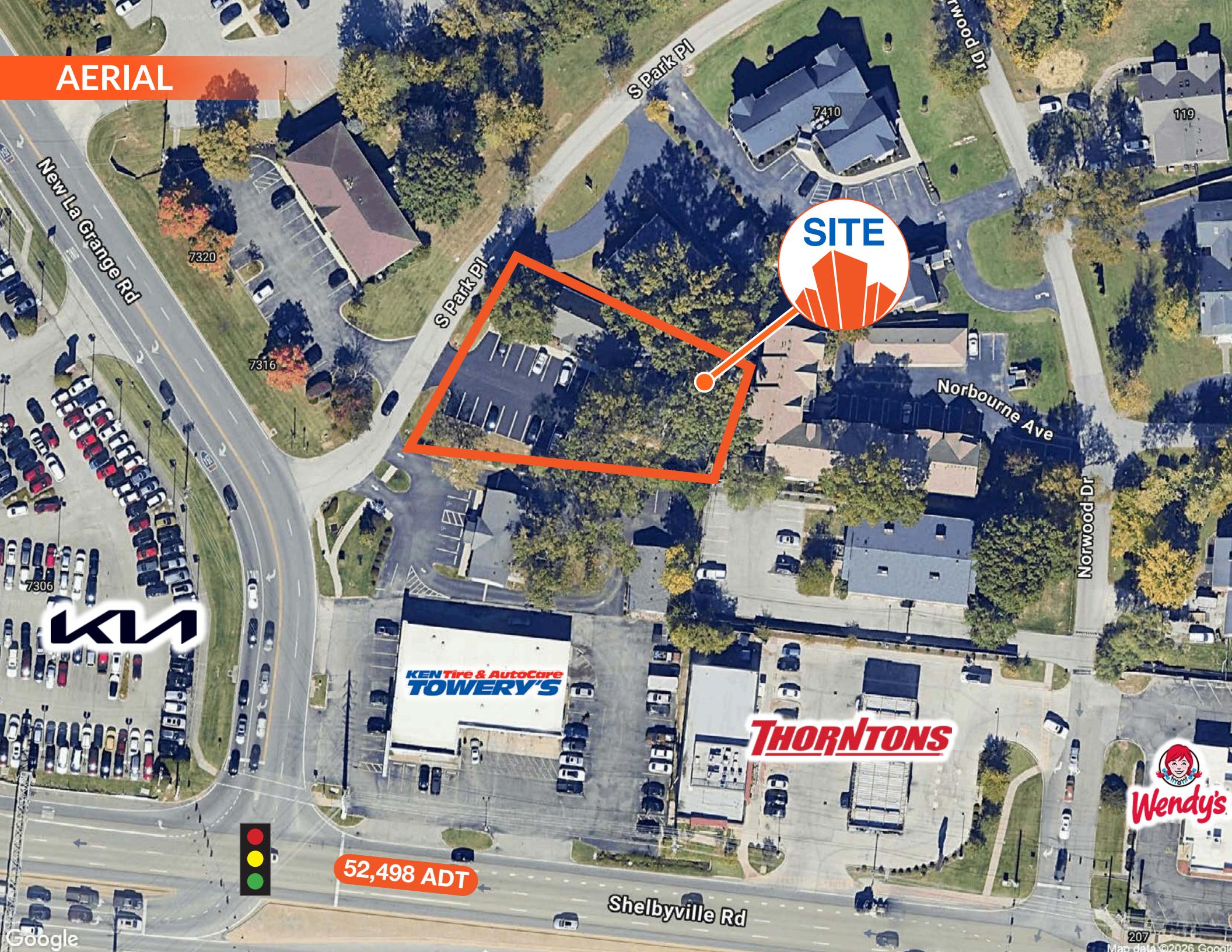
- **Prime Location:** Strategically situated in Louisville's East End, offering excellent visibility and access from New La Grange Road
- **Layout:** Versatile office space suitable for a wide range of businesses
- **Interior Features:** Includes a reception/sitting area, two restrooms, and a kitchenette
- **Proximity to Amenities:** Adjacent to Shelbyville Road corridor, including Oxmoor Mall, Mall St. Matthews, restaurants, and retail
- **Accessibility:** Convenient for tenants and visitors with easy vehicular access and nearby public transportation
- **Opportunity:** Ideal for professional, medical, or service-oriented office users seeking an East End presence

PHIL RADCLIFF
MICHAEL TABOR

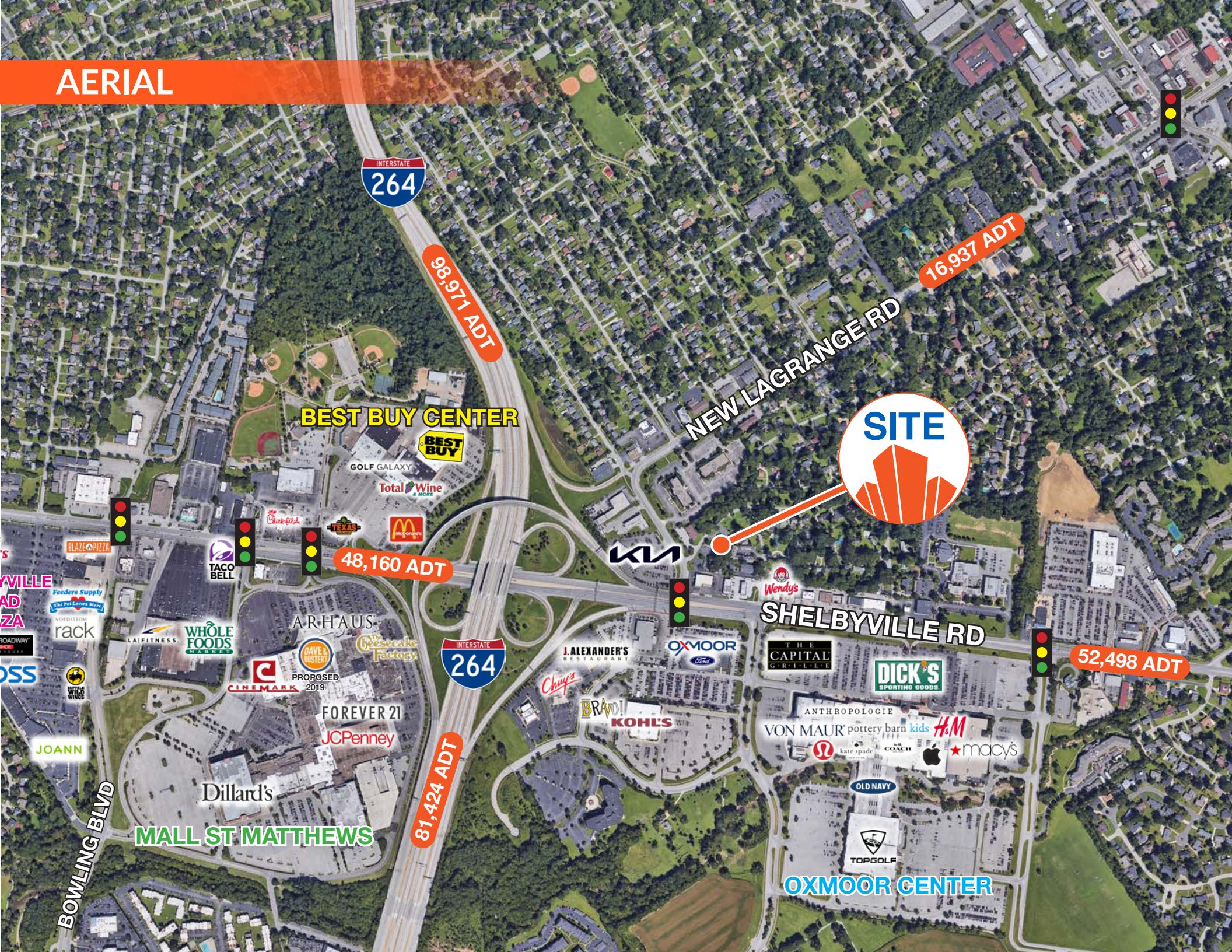
PRADCLIFF@TRIOCPG.COM
MTABOR@TRIOCPG.COM

(502) 386 5446
(502) 454-4557

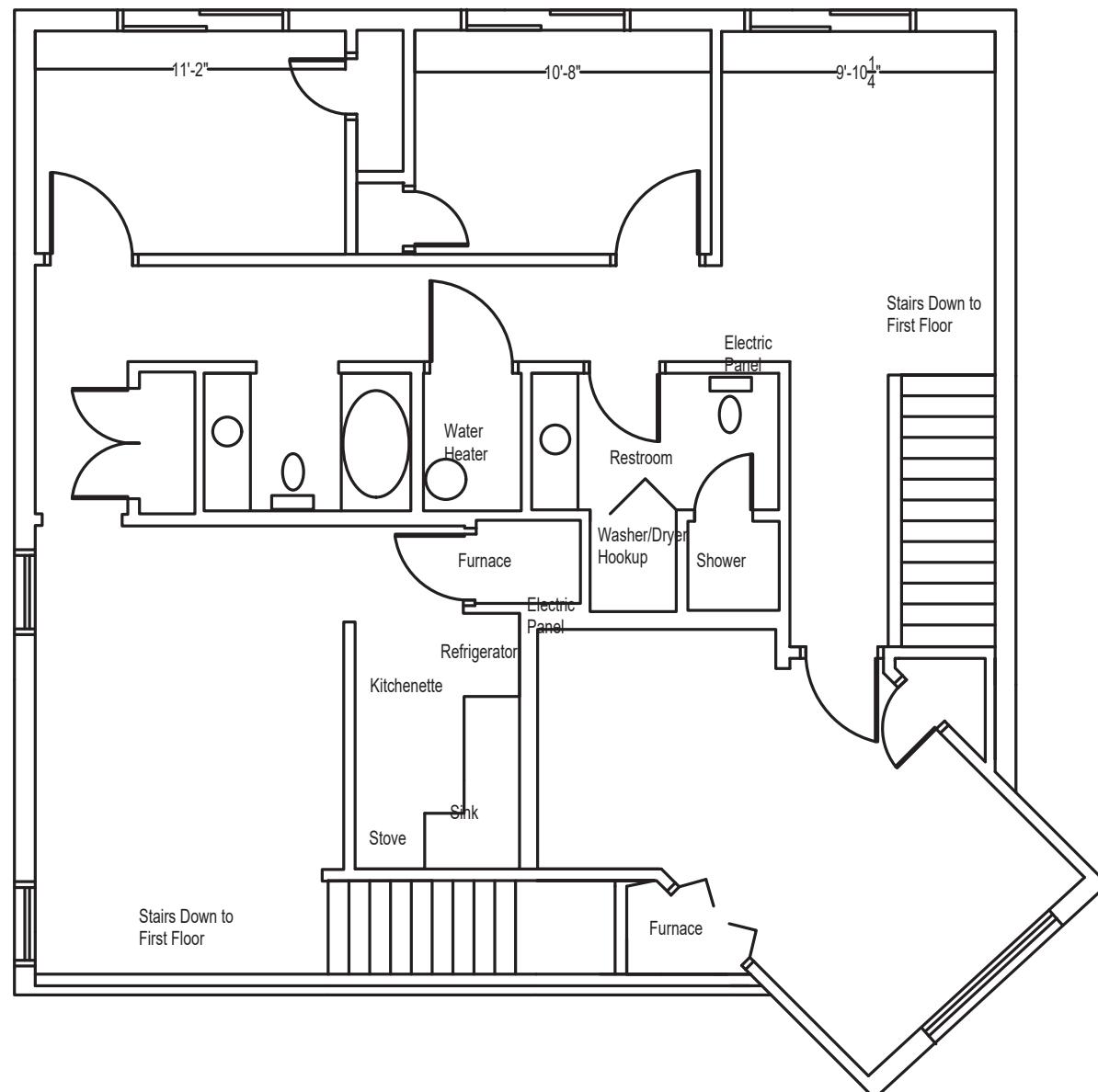
AERIAL



AERIAL



SITE PLAN



PHOTOS

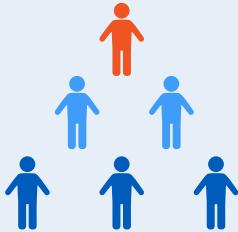


PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **8,160**
3 Miles: **88,178**
5 Miles: **220,540**

HOUSEHOLDS



1 Mile: **4,260**
3 Miles: **40,968**
5 Miles: **99,083**

BUSINESSES



1 Mile: **891**
3 Miles: **6,825**
5 Miles: **14,018**

EMPLOYEES



1 Mile: **10,701**
3 Miles: **73,745**
5 Miles: **135,445**

AVERAGE HOUSEHOLD INCOME



1 MILE

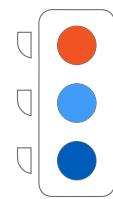


3 MILES



5 MILES

TRAFFIC COUNTS



Shelbyville Rd
52,498 ADT
I-264
98,971 ADT

