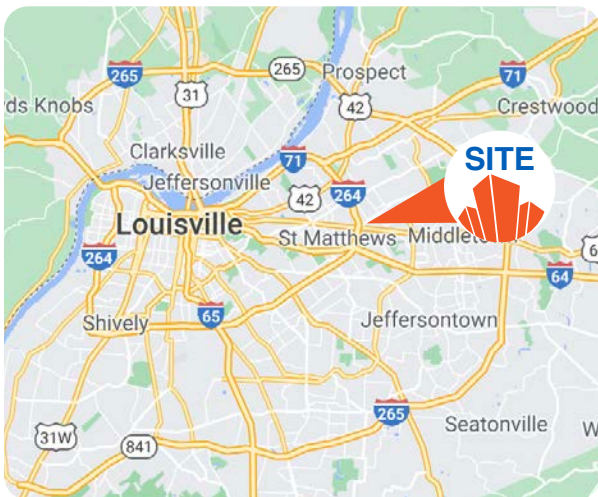


OFFICE SPACE FOR LEASE

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

SITE



KEN Tire & AutoCare
TOWERY'S

THORNTONS

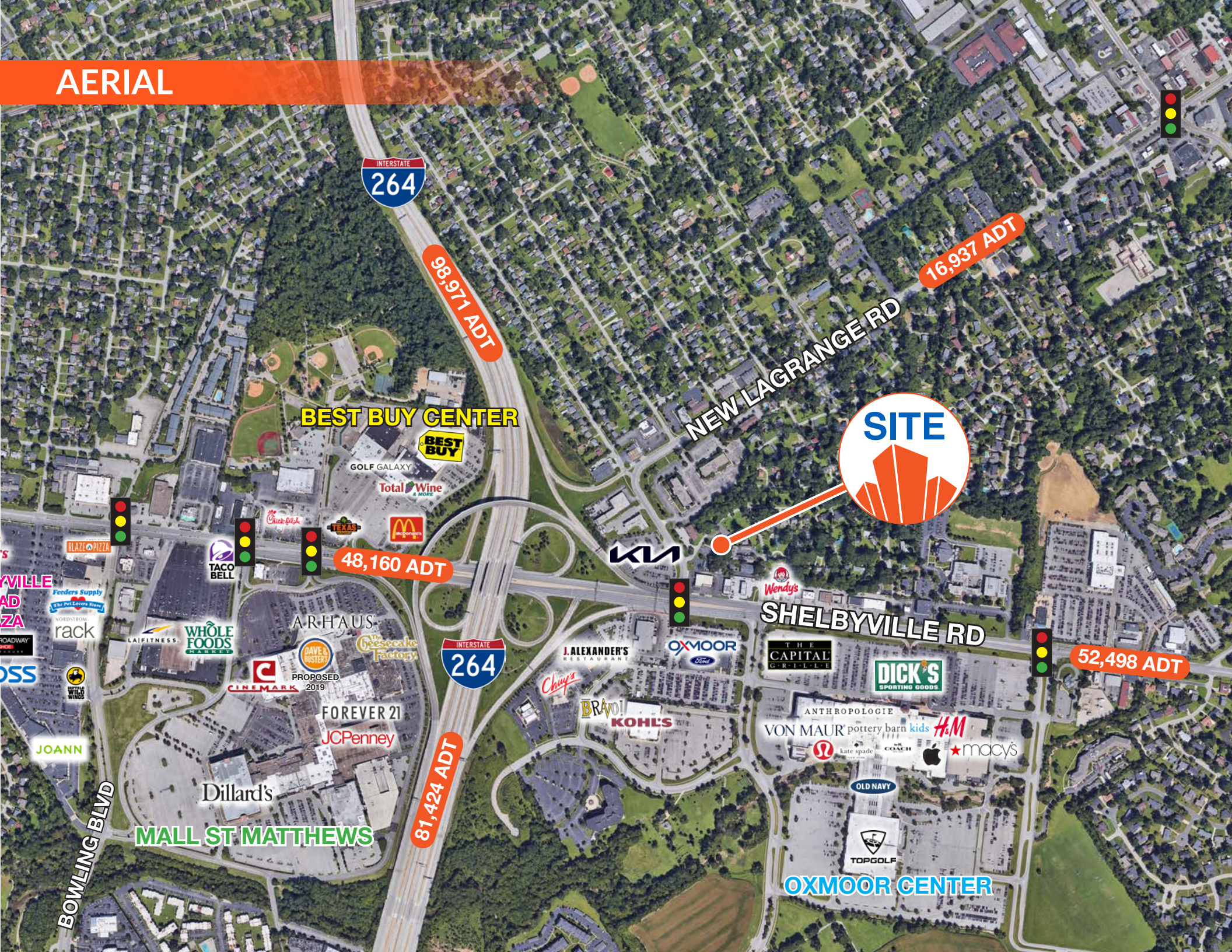


52,498 ADT

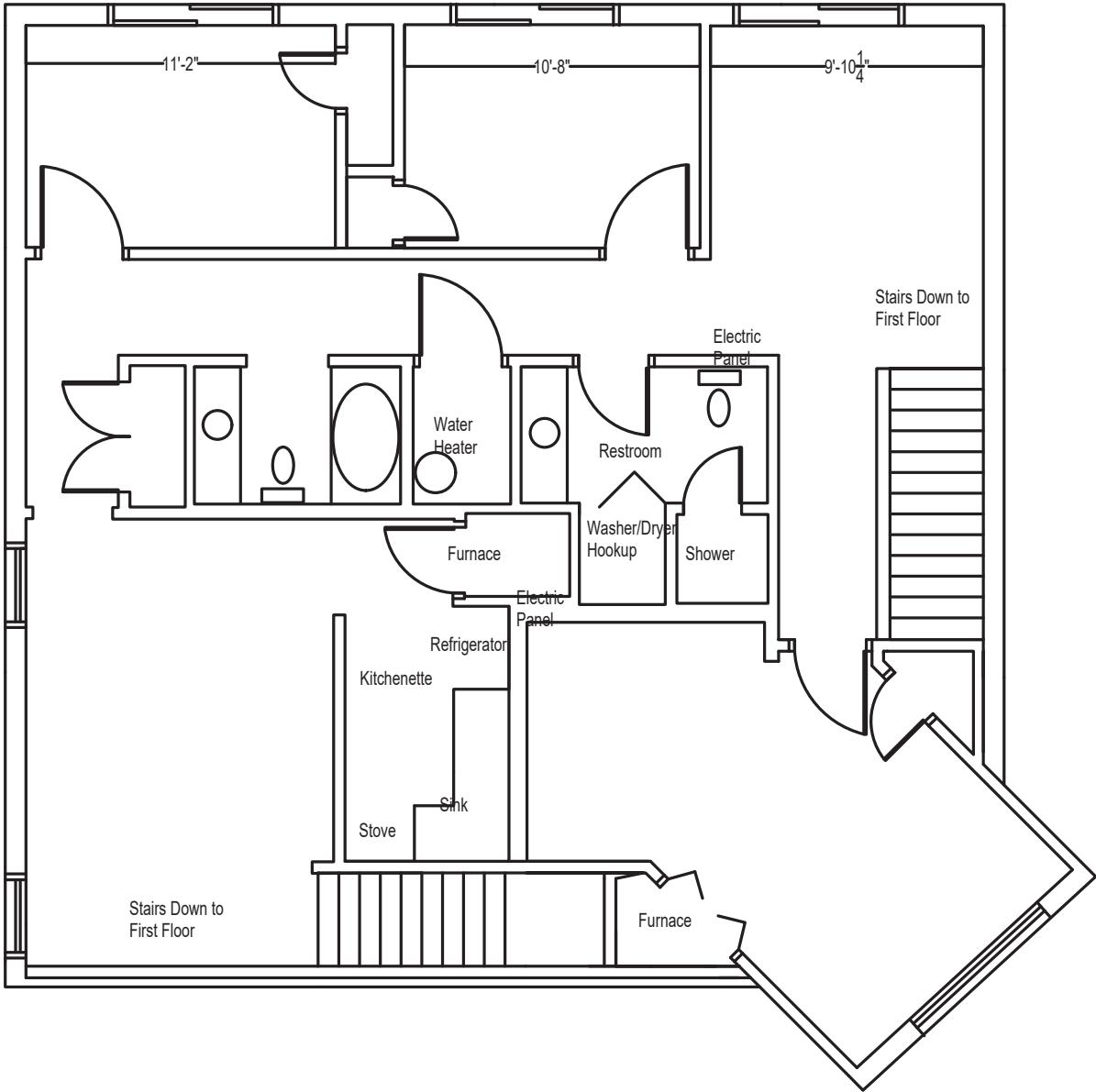
Shelbyville Rd



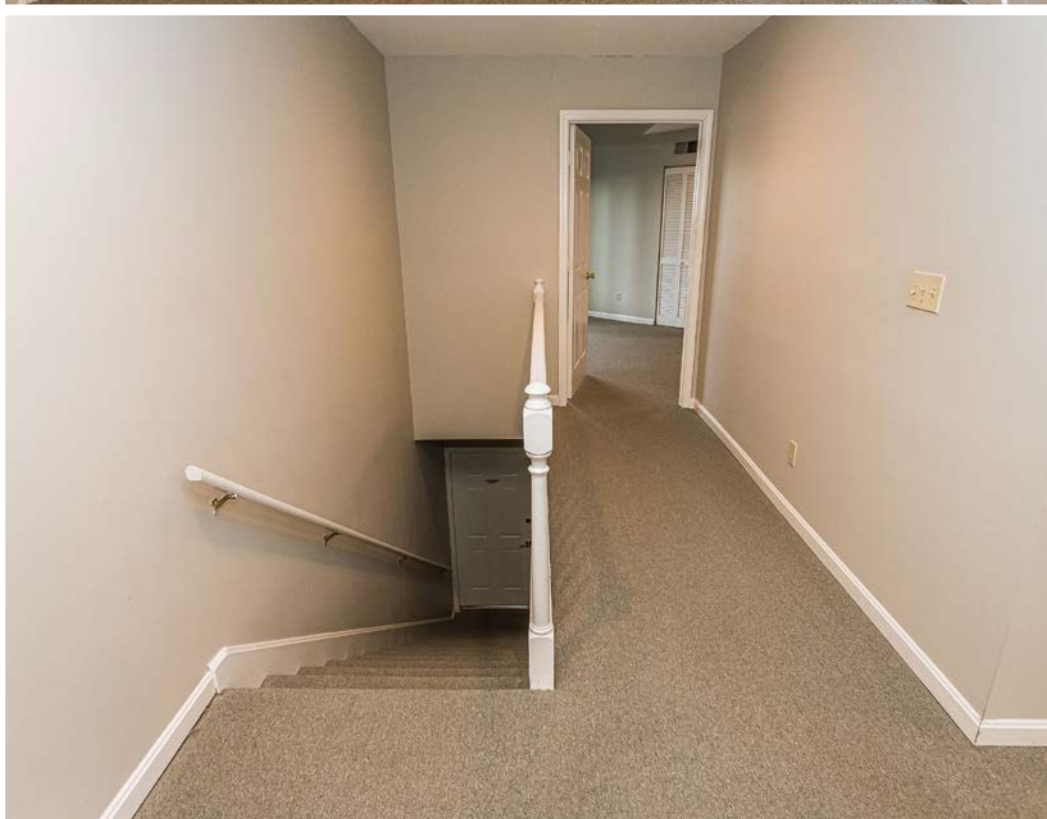
AERIAL



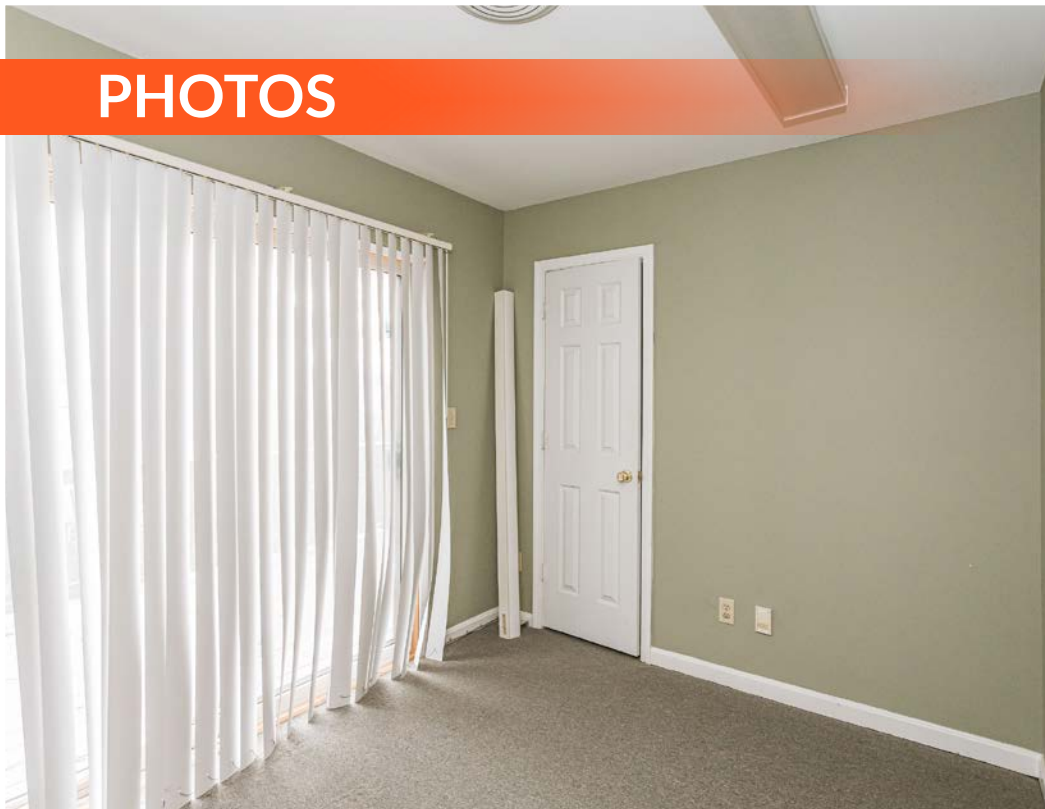
SITE PLAN



PHOTOS

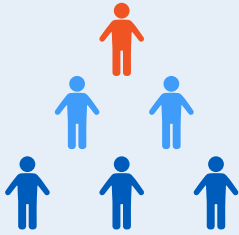


PHOTOS



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



TRAFFIC COUNTS

