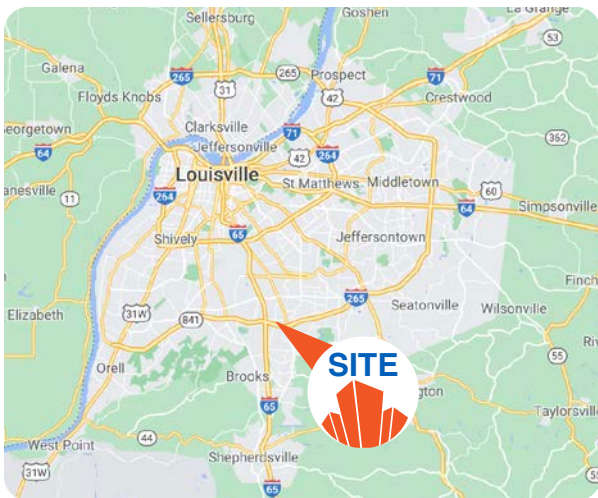




RETAIL BUILDING FOR SALE

9201 Blue Lick Rd | Louisville, KY 40229



SALE PRICE: \$1,400,000

8,810± SF / 5.74± ACRES

- Industrial/Warehouse property with 8,810 ± SF total building area.
- Consists of **two buildings**:
 - Building 1 – approx. 6,810 SF
 - Building 2 – approx. 2,000 SF
- **Five drive-in doors** providing functional loading access.
- Situated on 5.74 ± acres with an **outdoor parking/fenced yard area**.
- Located just 1.1 miles to I-265 and 2.5 miles to I-65, offering strong regional connectivity.
- **Zoning is C-2**, supporting a range of commercial/industrial uses subject to local code.

JUSTIN BAKER, SIOR
SETH EDENS, SIOR

JBAKER@TRIOCPG.COM
SEEDENS@TRIOCPG.COM

(502) 454-0911
(502) 553-4180



AERIAL

CIRCLE K

SUNOCO

S PARK RD

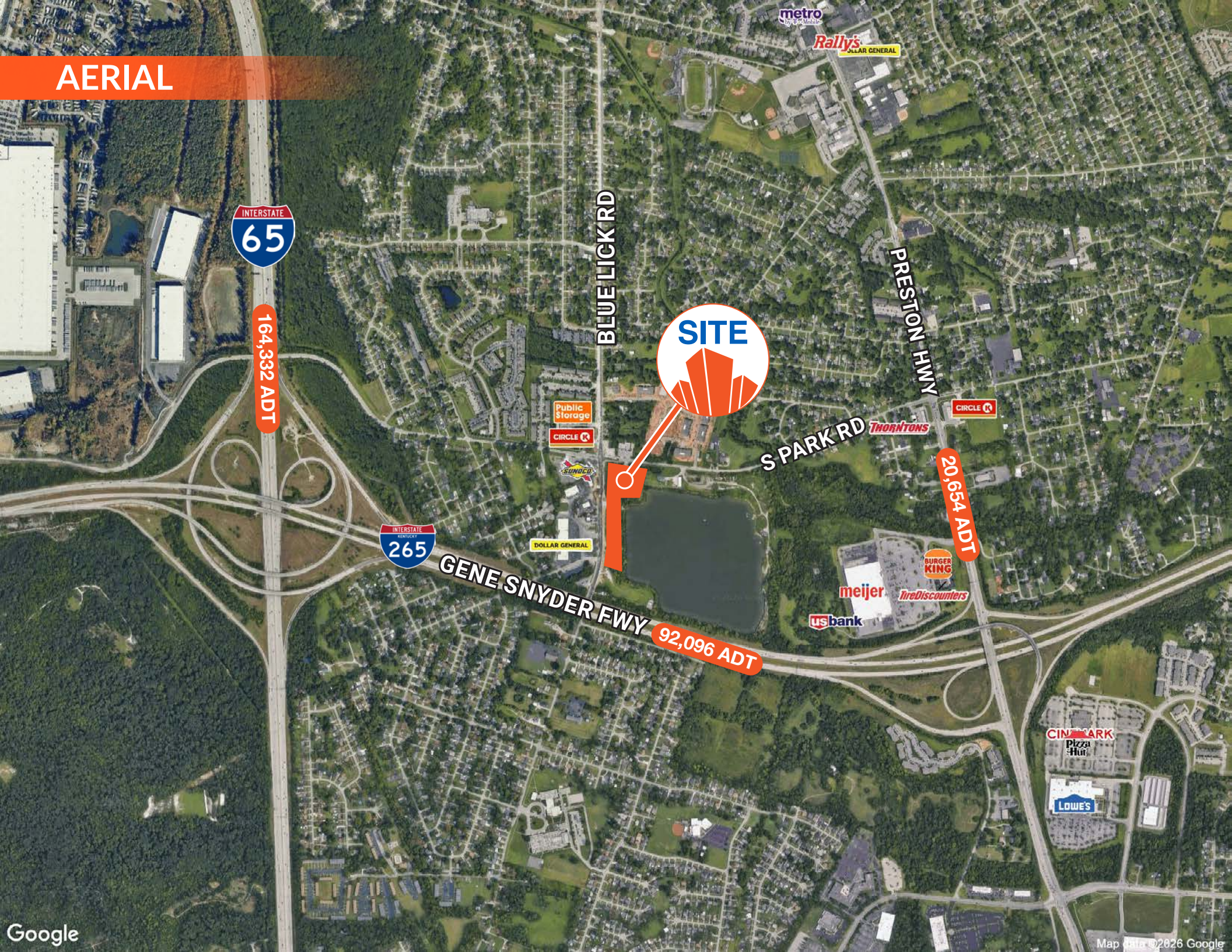
8,677 ADT

14,244 ADT

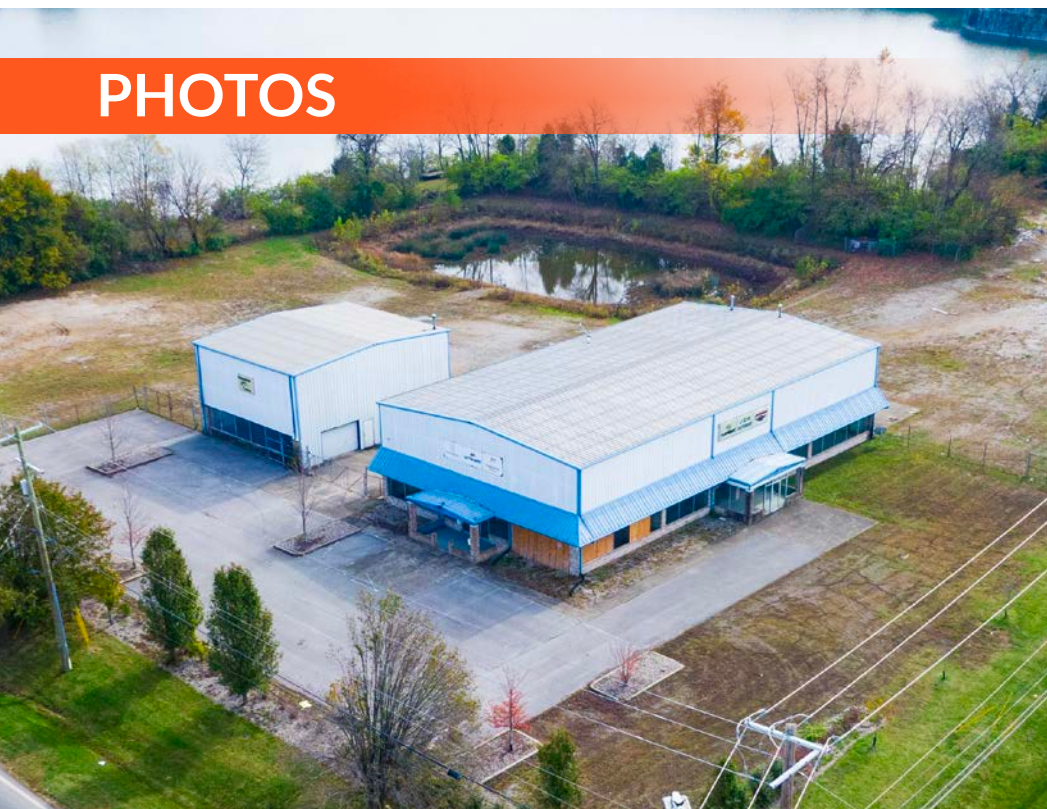
BLUE LICK RD

DOLLAR GENERAL

AERIAL

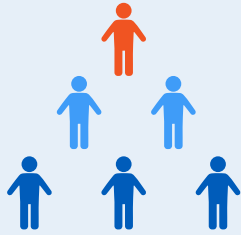


PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,885**
3 MILES **62,651**
5 MILES **145,817**

HOUSEHOLDS



1 MILE **3,874**
3 MILES **24,855**
5 MILES **57,770**

BUSINESSES



1 MILE **203**
3 MILES **1,893**
5 MILES **4,723**

EMPLOYEES



1 MILE **2,401**
3 MILES **22,841**
5 MILES **51,806**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

