

RETAIL/OFFICE FOR SALE

CLASS A RETAIL BUILDING IN EAST LOUISVILLE

13011 Factory Ln

Louisville, KY 40245

502-306-3635

Call for inquiries



GILEZAN
— GLOBAL —


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FREE-STANDING BUILDING IN EAST LOUISVILLE

Strategic Location

We are pleased to present a free standing building in a high-demand East Louisville corridor. This property is adjacent to The Shops of Forest Springs, a Kroger-anchored center, and is strategically positioned having more than 67,000 employees within a three-mile radius. This prime location offers financial institutions and medical or professional service converters an opportunity to establish a presence in an affluent market with significant growth potential.


Overview

 **4,003 SF**
Square Footage

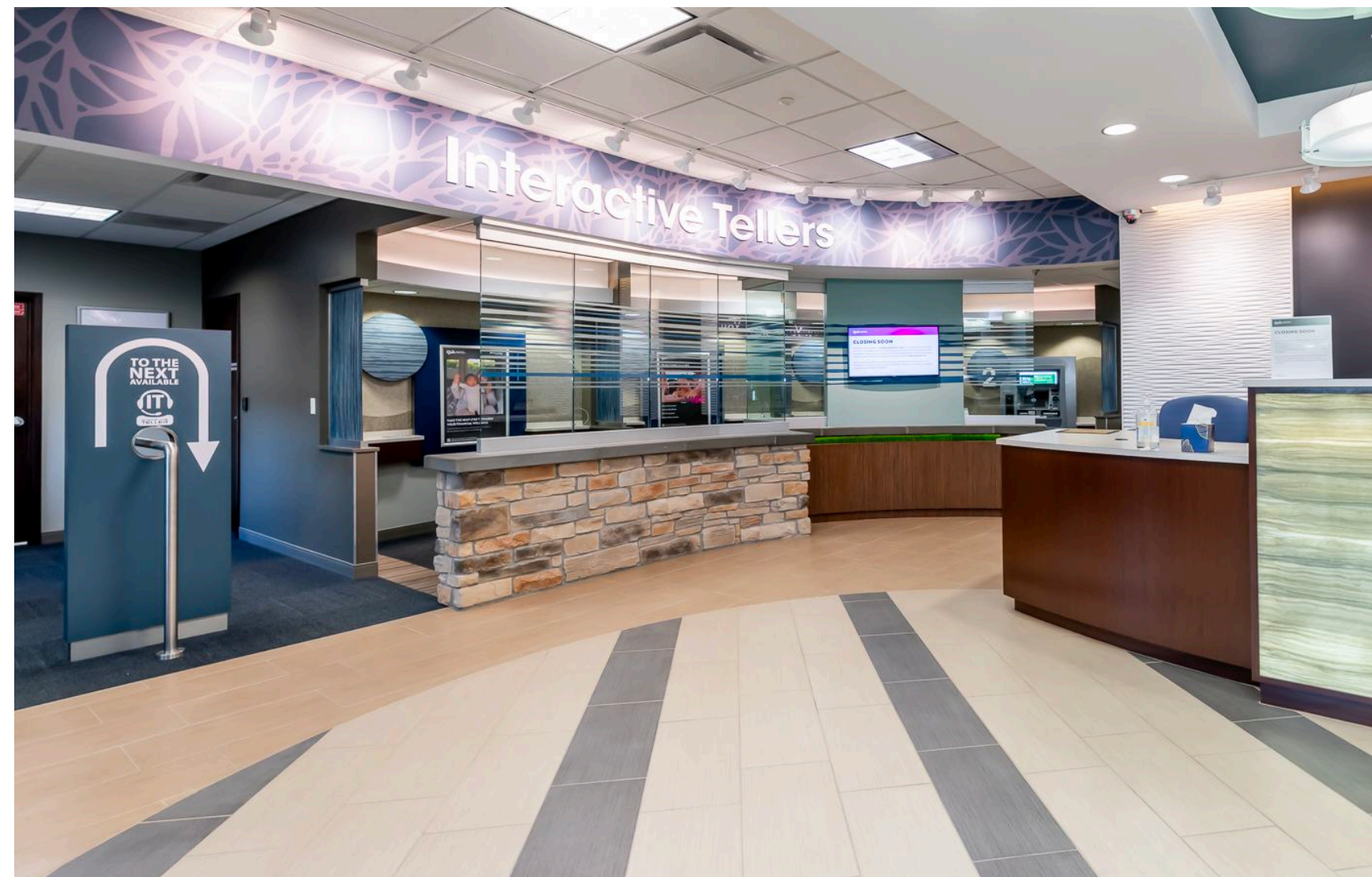
 **C-1**
Zoning

 **2014**
Year Built

 **27**
Private Parking Spaces

 **.54**
Acres

 **Financial
Institution**
Current Use



FEATURES

- Drive-Thru Available
- Up-To-Date Mechanicals
- Class A Interior Finishes
- Open Floor plan with 5 existing office rooms
- Frontage w/ Sign on Factory Ln
 - AADT: 8,312
- Nearest Arterial Hwy - New La Grange Rd
 - AADT: 16,266 (KYTC Traffic Count)
- Nearby employers
 - KY Ford Truck Plant
 - Eastpoint Business Park
 - Galen College of Nursing
- Nearby Development
 - The Ivy (274 Apartments)
 - Terra Apartments (307 Apartments)
 - Bellingham Park (95 Single Family Homes)
- Strong Demographics
 - Population within five-mile radius: 133,400
 - Household Income within one-mile radius: \$133,252
 - Household Income within five-mile radius: \$146,88
- FF&E Can Convey





NEARBY POINTS OF INTEREST



SITE

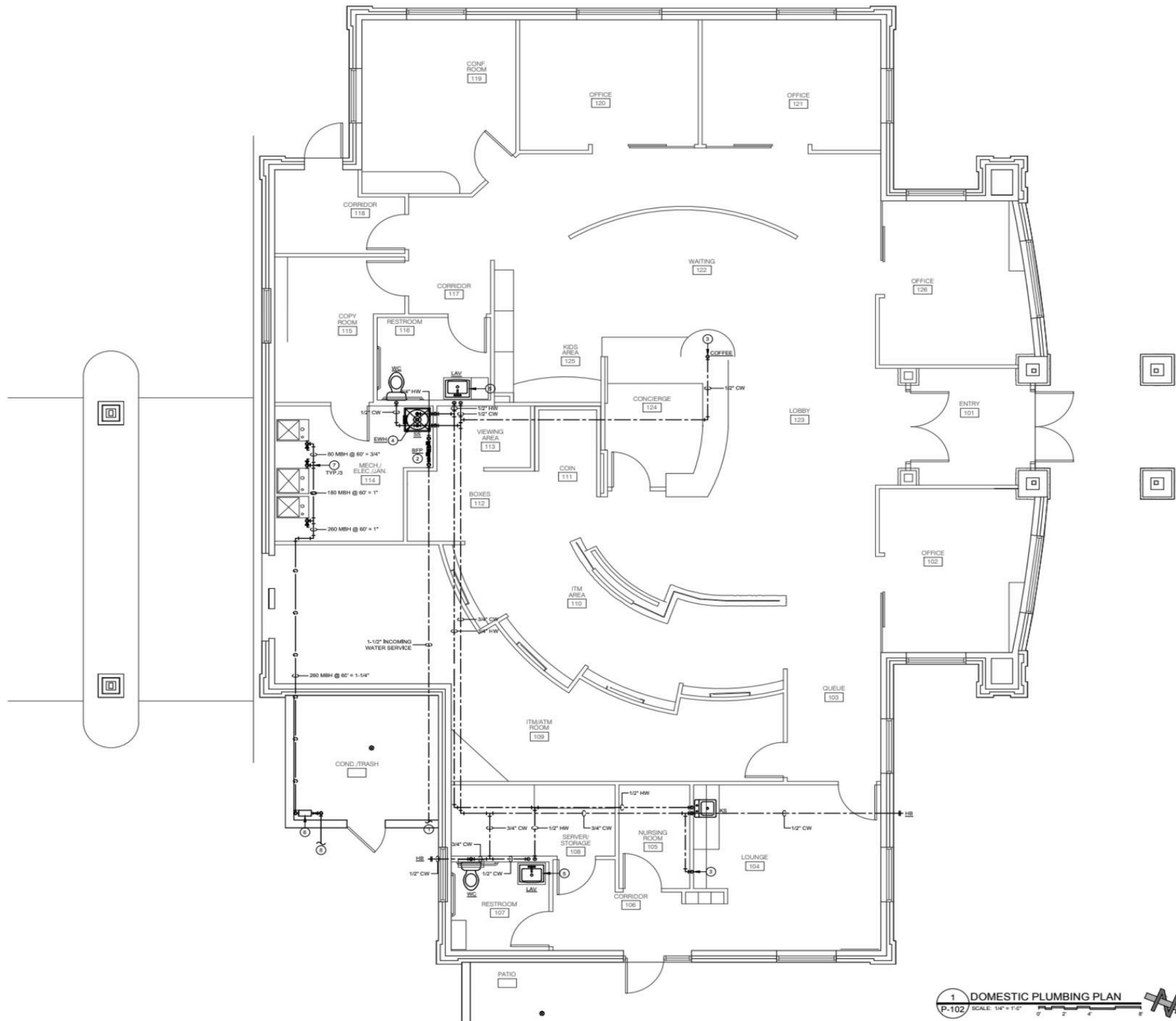


Class A Retail Building in East Louisville
13011 Factory Ln, Louisville, KY 40245 | For Sale | Negotiable



Gilezan Global
1419 Story Ave, Louisville, KY 40206

FLOOR PLAN



PLAN NOTES	
①	REFER TO SITE UTILITIES DRAWING FOR CONTINUATION FOR 1-1/2" DOMESTIC WATER SERVICE.
②	1" REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
③	EXTEND 3/8" CW SUPPLY TO REFRIGERATOR WITH SHUT OFF VALVE ABOVE CEILING.
④	WATER HEATER TO BE INSTALLED ON SHELF ABOVE JANITORS SINK. REFER TO DETAIL ON P-201.
⑤	PROVIDE TEMPERING VALVE (TV) AT FIXTURE. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
⑥	PROVIDE GAS METERING PER LOCAL UTILITY COMPANY SPECIFICATIONS.
⑦	PROVIDE 3/4" GAS CONNECTION TO GAS FURNACE. PROVIDE WITH UNION, GAS COCK AND 4" DRIP LEG.
⑧	REFER TO CIVIL DRAWINGS FOR CONTINUATION OF GAS PIPING.

1 DOMESTIC PLUMBING PLAN
P-102 SCALE: 1/4" = 1'-0"

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MEET THE TEAM

KENTUCKY, USA

ABOUT US

We're a next-generation commercial real estate team driving results through innovation and market intelligence. Our approach combines energetic deal-making with deep analytical rigor. We believe exceptional outcomes emerge from true partnerships - which is why we selectively engage with clients who share our vision for value creation.

Disclaimer: This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

MAKE ONE DAY TODAY



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