



# AUBURNDALE SHOPPING CENTER SUITES FOR LEASE

5518 NEW CUT ROAD | LOUISVILLE, KY 40214

27,347 SF RETAIL SPACE



WILL DUNCAN

502.905.3107 | [wduncan@duncancre.com](mailto:wduncan@duncancre.com)

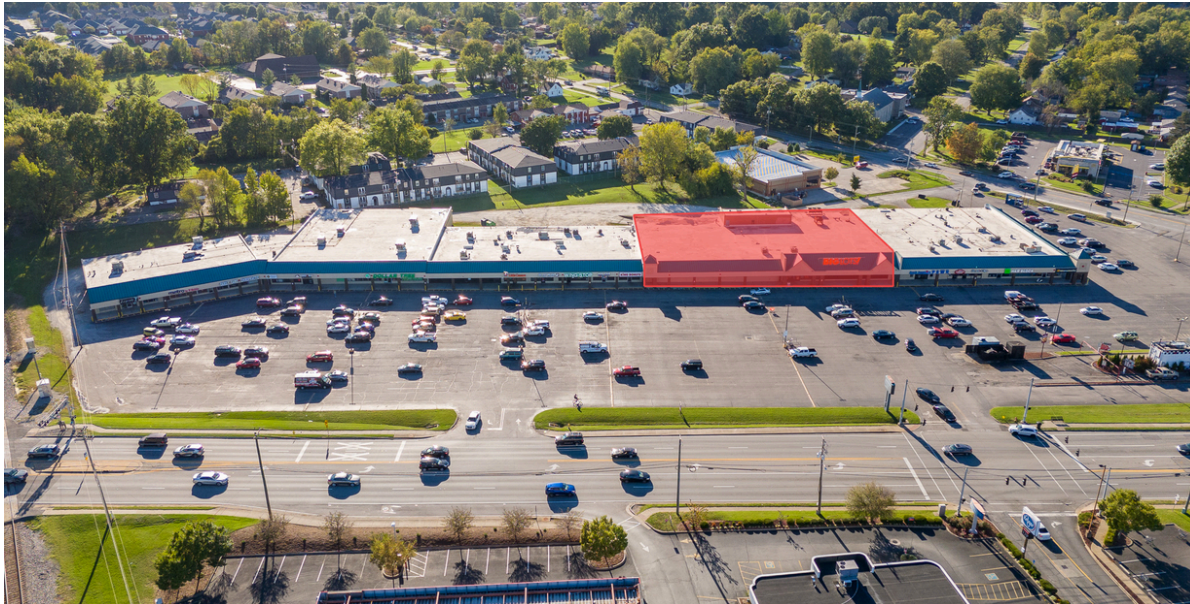
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## PROPERTY INFORMATION

5518 NEW CUT ROAD

### Property Description:

This well-established retail center at the intersection of New Cut Road and Third Street Road offers 165,000 square feet of total space and currently has a unit available that includes an additional 1,590 square foot mezzanine. The center is surrounded by a strong one-mile demographic with a population of 12,500, an average household income of \$60,000, and a daily traffic count of 25,000 vehicles. Notable tenants include Kroger, Dollar Tree, PNC Bank, Rally's, Little Caesars, Chase Bank, Wingstop, Benchmark Physical Therapy, and other neighborhood services, making it a prime location for retail and service-oriented businesses.



Lease Rate:	\$8.50 PSF
Property Size:	27,347 SF
Property Type:	Retail
Zoning:	C-2
Lease Type:	NNN
Year Built:	1964
Nearest Highway:	I-265
Visibility:	Excellent
Parking Type:	Surface
Parking Spots:	424
Tenancy:	Multiple
Number of Floors:	1
County:	Jefferson



**AVERAGES OVER  
900,000 VISTS PER  
YEAR**



**< 5 MIN DRIVE  
TO I-264**



150 Thierman Lane  
Louisville, KY 40207  
O: 502.292.5464  
[www.duncancre.com](http://www.duncancre.com)

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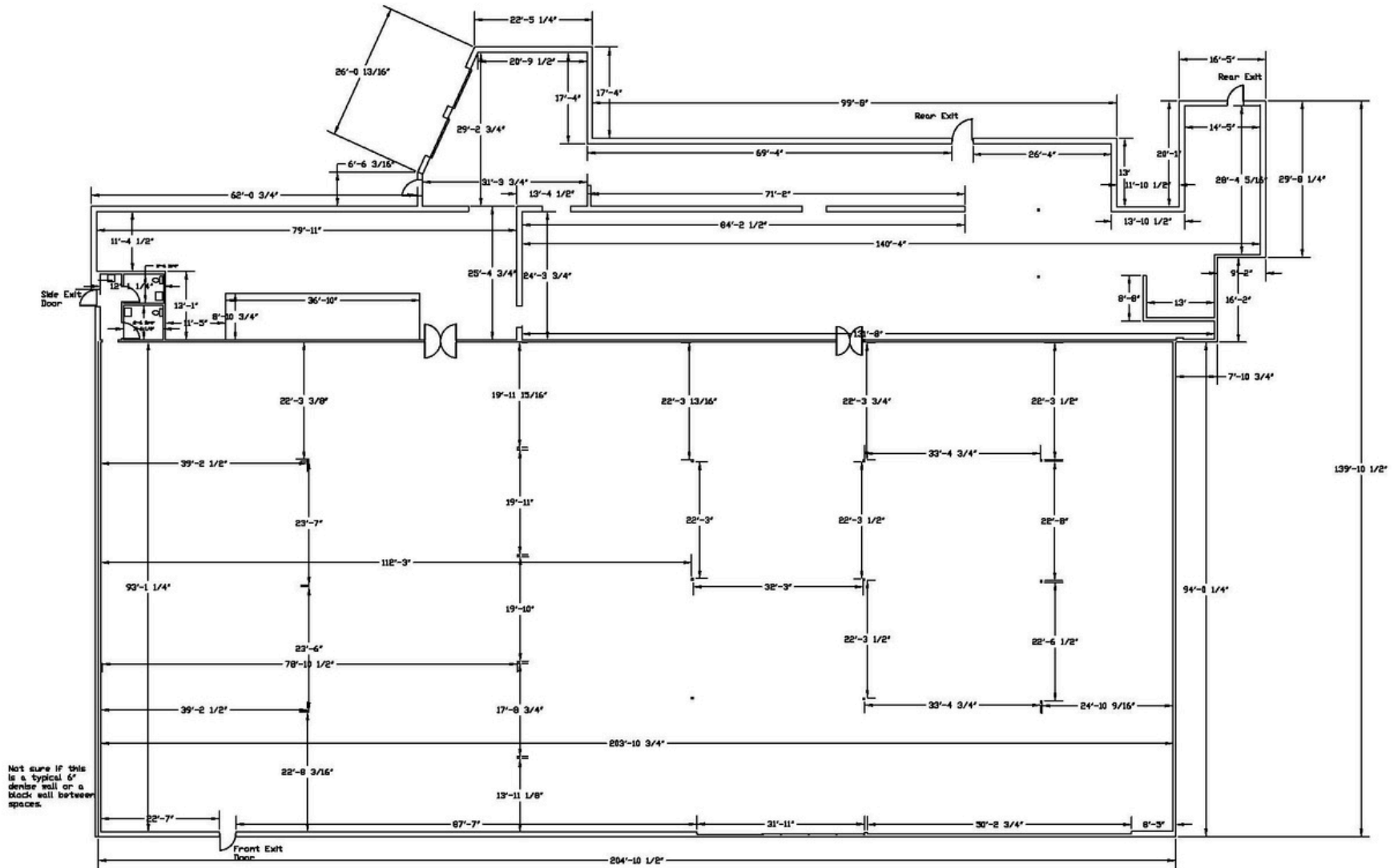
# AVAILABLE SUITES



Suite	Size	Address	Price
5518	27,347 SF	5518 New Cut Road	\$8.50 PSF
5530	5,600 SF	5530 New Cut Road	\$12.00 PSF

# FLOOR PLAN- MAIN LEVEL

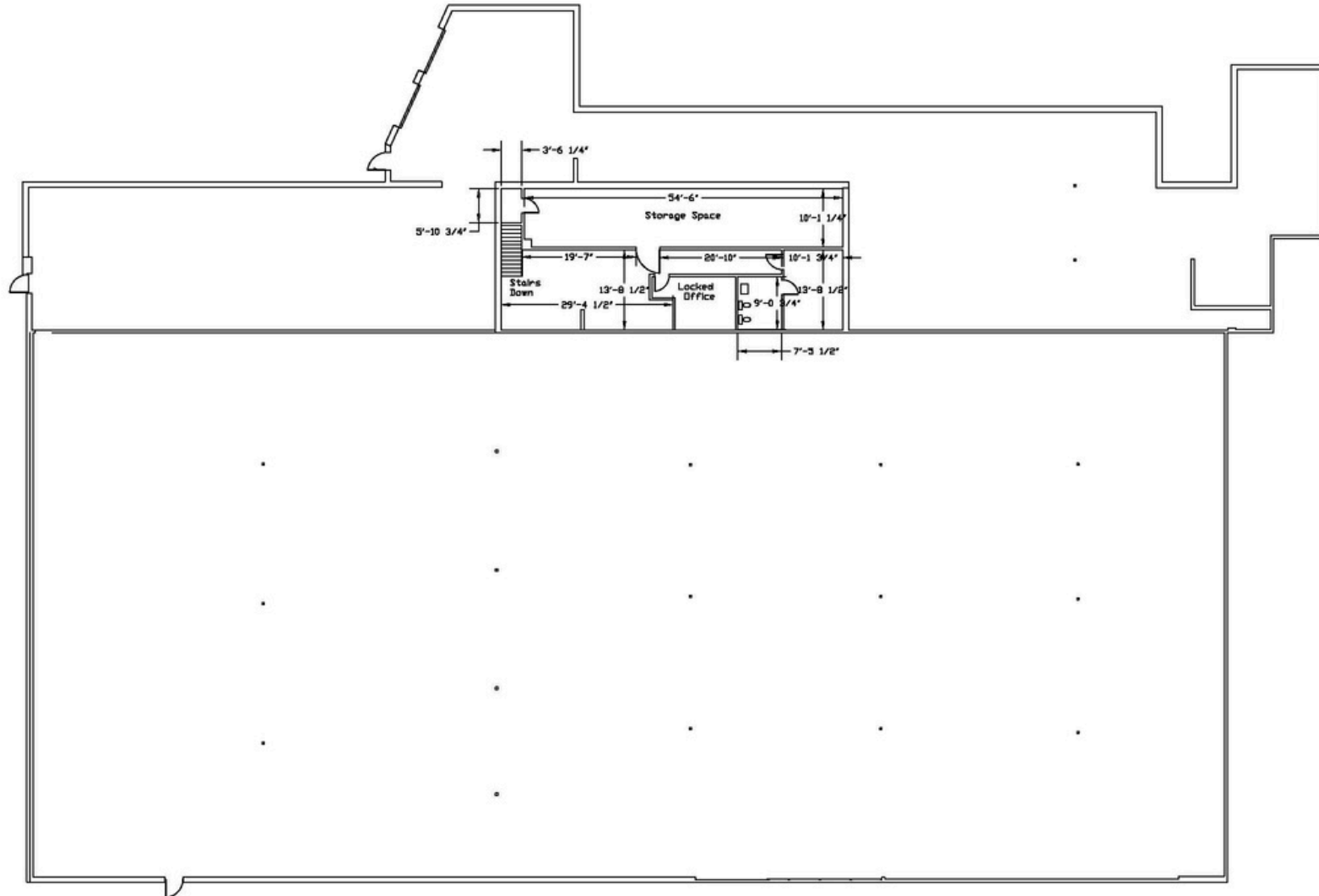
5518 NEW CUT ROAD



EXISTING DIMENSIONED FLOORPLAN  
 MAIN FLOORSPACE FOR 5518 THIRD STREET ROAD  
 AUBURNDALE SHOPPING CENTER - PREVIOUS BIG LOTS

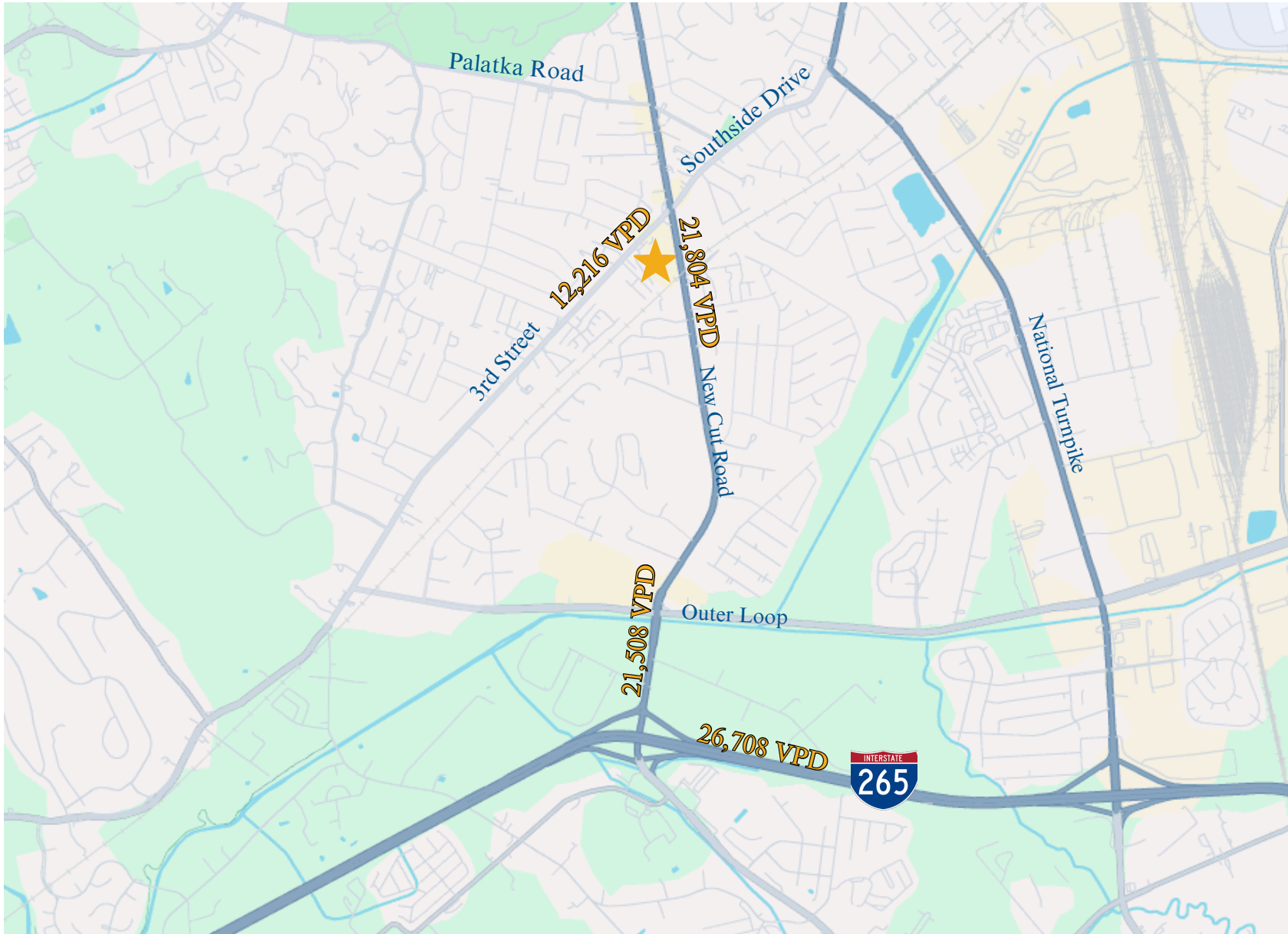
# FLOOR PLAN- MEZZANINE

5518 NEW CUT ROAD



EXISTING DIMENSIONED FLOORPLAN  
UPPER LEVEL FLOORSPACE FOR 5518 THIRD STREET ROAD  
AUBURNDALE SHOPPING CENTER - PREVIOUS BIG LOTS

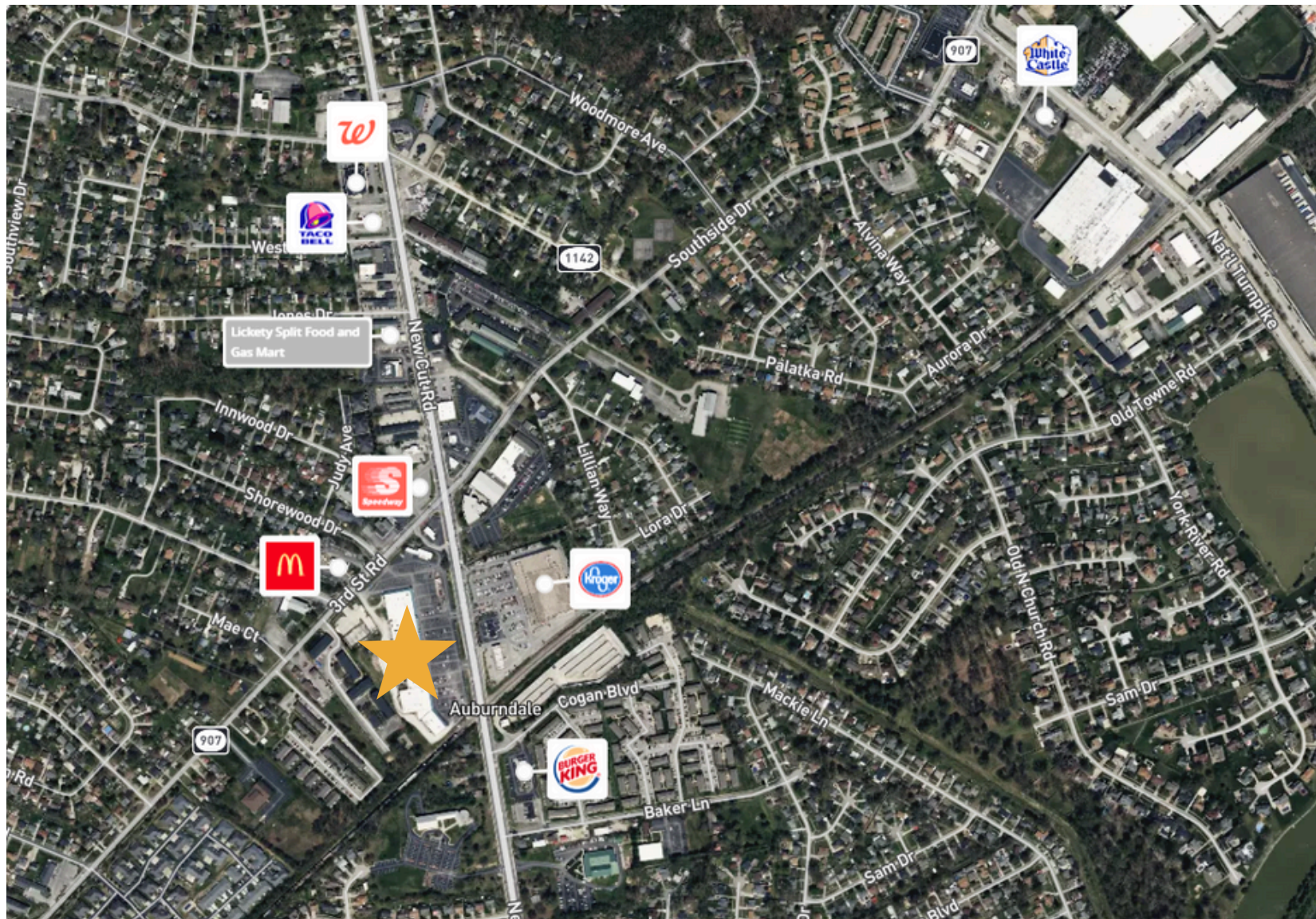
## LOCATION



150 Thierman Lane  
Louisville, KY 40207  
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[www.duncancre.com](http://www.duncancre.com)

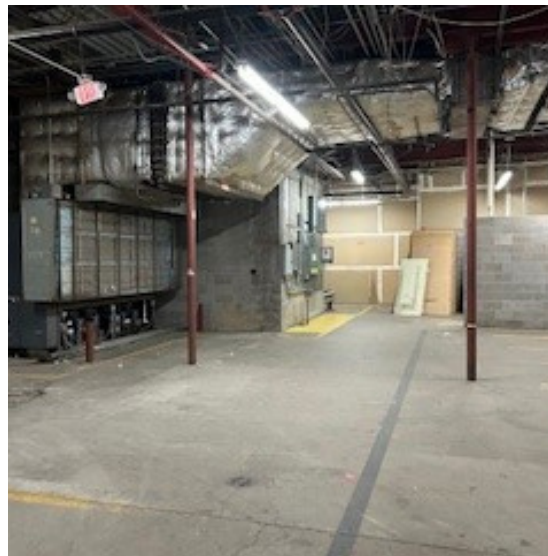
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# NEARBY RETAIL

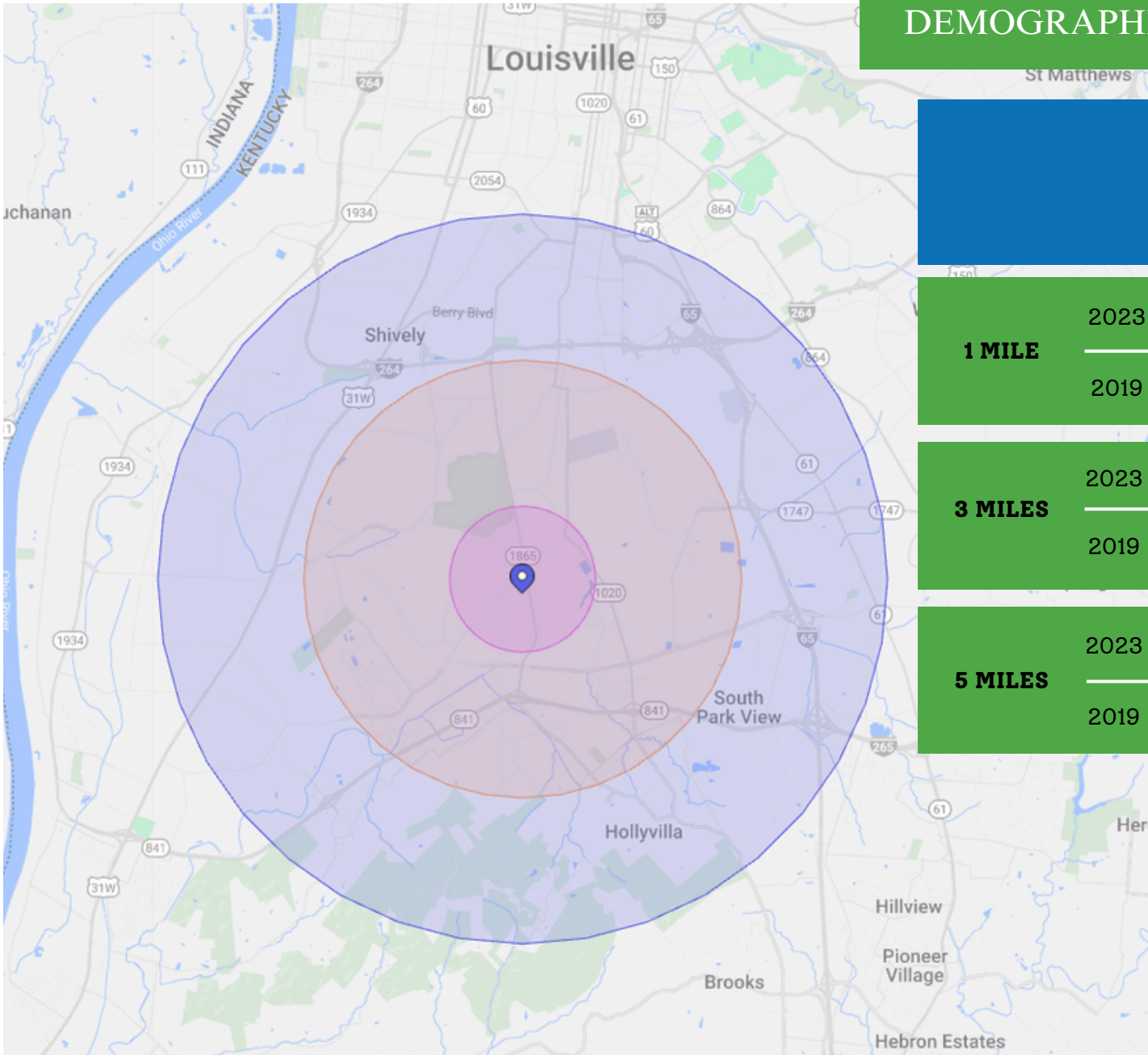






# ADDITIONAL PICTURES

5518 NEW CUT ROAD



# DEMOGRAPHICS

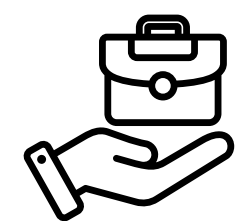


				
	Total Population	Total Families	Total Households	Average Household Income

<b>1 MILE</b>	2023	14,253	3,442	5,588	\$75,695
	2019	13,282	3,350	4,901	\$57,266

<b>3 MILES</b>	2023	59,487	14,766	23,609	\$71,530
	2019	57,718	13,963	22,162	\$61,003

<b>5 MILES</b>	2023	168,482	40,540	68,931	\$69,261
	2019	171,499	41,398	67,697	\$57,316



**94.3%  
EMPLOYMENT  
RATE**



**48.8% HAVE A  
COLLEGE DEGREE**



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