



AUBURNDALE SHOPPING CENTER SUITES FOR LEASE

5530 NEW CUT ROAD | LOUISVILLE, KY 40214

5,600 SF RETAIL SPACE



WILL DUNCAN

502.905.3107 | wduncan@duncanre.com

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.

PROPERTY INFORMATION

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:	\$12.00 PSF
Property Size:	5,600 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**



150Thierman Lane
Louisville, KY 40207
O: 502.292.5464
www.duncancre.com

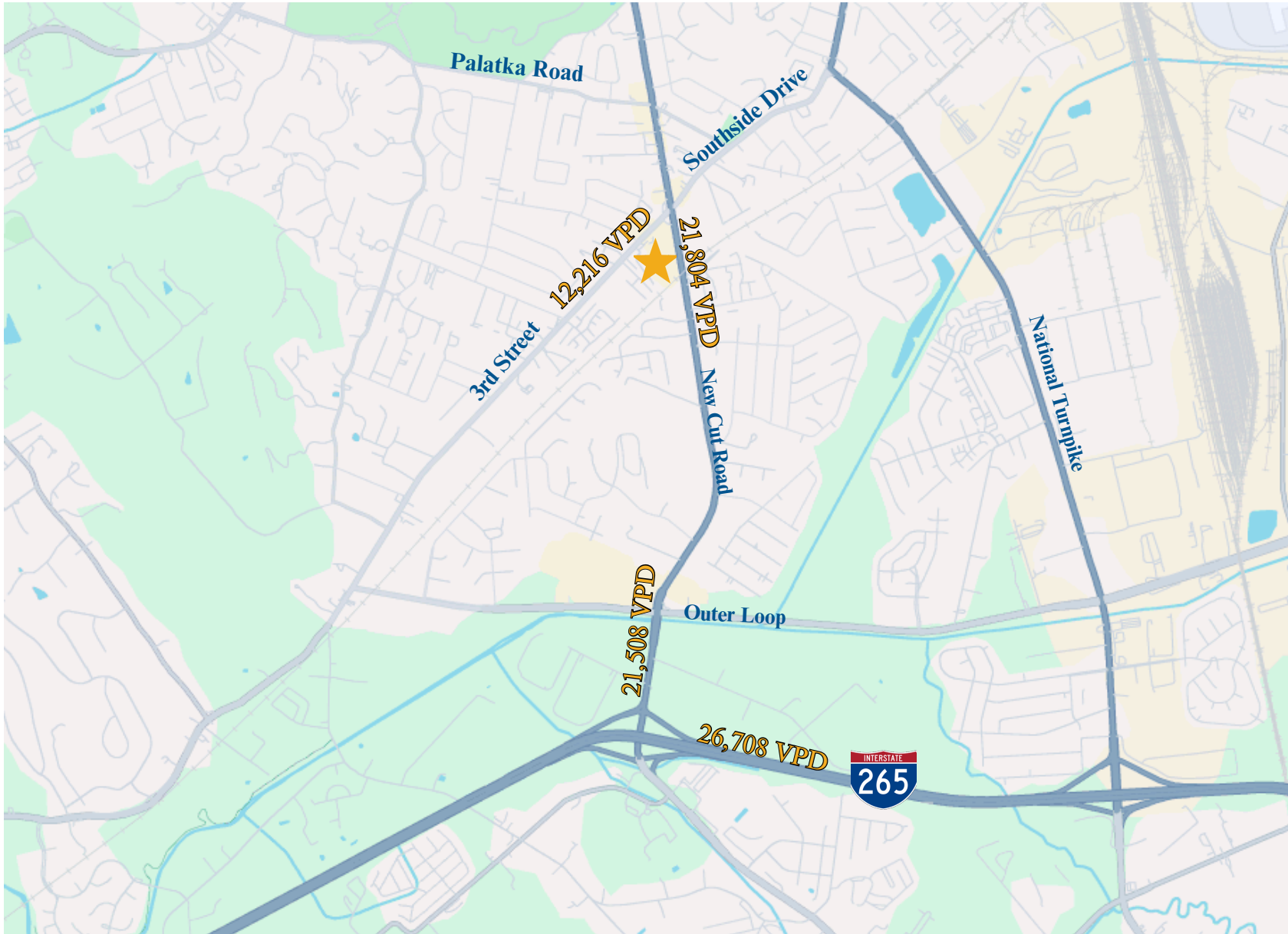
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AVAILABLE SUITES



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

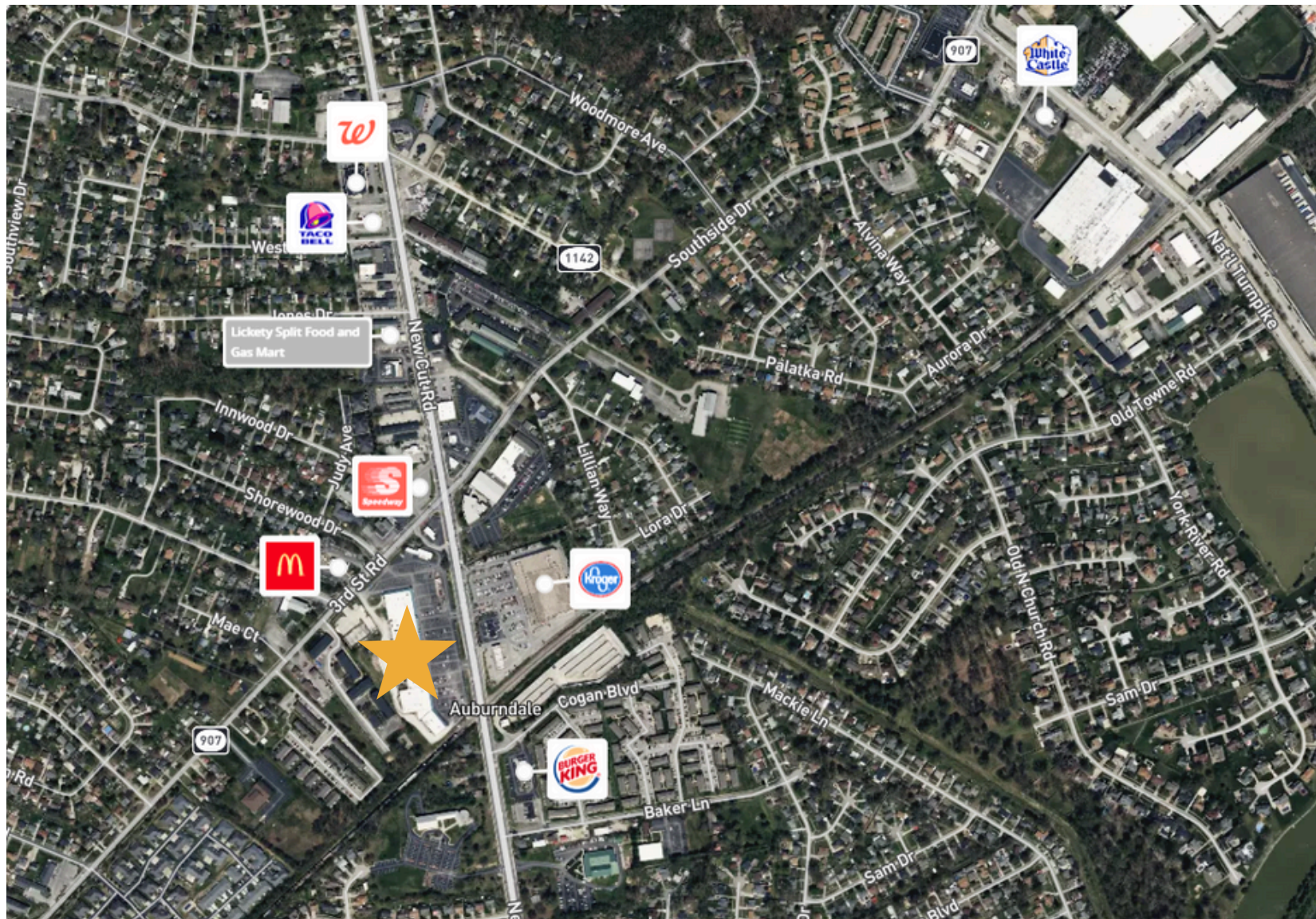
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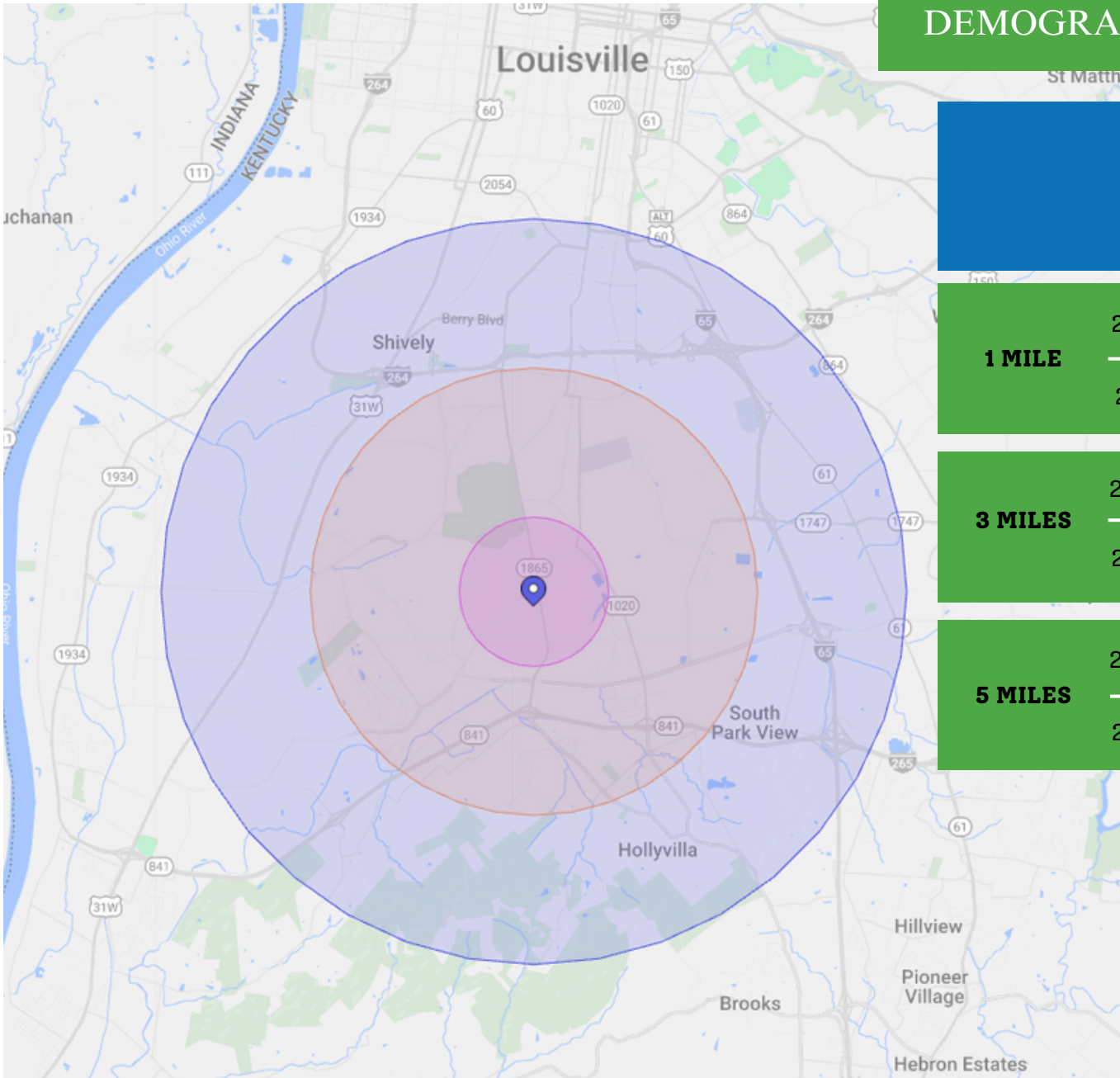
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NEARBY RETAIL



DEMOGRAPHICS



		 Total Population	 Total Families	 Total Households	 Average Household Income
1 MILE	2023	14,253	3,442	5,588	\$75,695
	2019	13,282	3,350	4,901	\$57,266
3 MILES	2023	59,487	14,766	23,609	\$71,530
	2019	57,718	13,963	22,162	\$61,003
5 MILES	2023	168,482	40,540	68,931	\$69,261
	2019	171,499	41,398	67,697	\$57,316

*INFORMATION IS SOURCED FROM PLACER AI



94.3%
EMPLOYMENT RATE
(WITHIN 5 MILES)



48.1% HAVE A
COLLEGE DEGREE
(WITHIN 5 MILES)



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