



MC | MARSHALL COMMONS

FOR LEASE | PUBLIX ANCHORED RETAIL DEVELOPMENT

BROWNSBORO RD & BALLARDSVILLE RD
LOUISVILLE, KY

HOGAN
REAL ESTATE

HIGHLIGHTS

BROWNSBORO ROAD & BALLARDSVILLE ROAD
LOUISVILLE, KENTUCKY



**2.83% ANNUAL
POPULATION
GROWTH**
within one mile
of the site



Prime Location
IN AFFLUENT TRADE AREA
home to Norton Commons, a lively
600-acre mixed-use community



1.59-Acre
OUTPARCEL TO PUBLIX
anchored Shopping Center
development available for lease



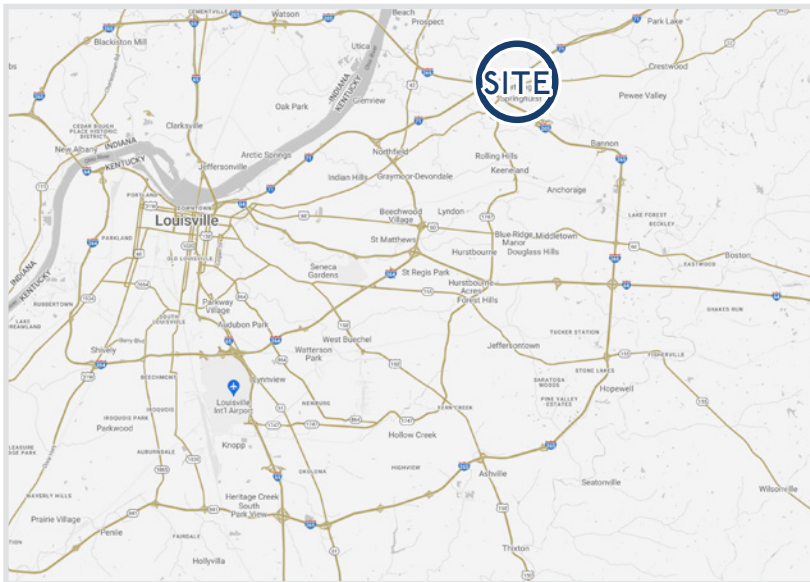
Optimal Visibility
AND CONVENIENT ACCESS
from the two main thoroughfares
serving the area

PROPERTY DESCRIPTION

BROWNSBORO ROAD & BALLARDSVILLE ROAD
LOUISVILLE, KENTUCKY

Trade Area Overview

Hogan Real Estate is pleased to present the opportunity to be part of a new Publix anchored shopping center, located in affluent northeastern Jefferson County along Brownsboro Road (US Highway 22) just east of the I-265 exchange near I-71. The immediate area has experienced major residential and commercial growth over the past two decades with the development of Louisville’s only lifestyle center. The Paddock Shops, Old Brownsboro Crossing (Cabela’s, Lowe’s, Costco, Norton Hospital, Norton Children’s Hospital), Louisville’s only “New Urbanism” planned community Norton Commons, and various other shopping centers, Class A multi-family developments, professional office buildings, and single-family residence neighborhoods. Fast growing population, affluent demographics, and interstate access to both I-265 and I-71 have made the Brownsboro Road trade area one of Louisville’s premier commercial corridors.



Property Highlights

- + Prime 1.59 acre outparcel to new Publix-anchored Shopping Center
- + High visibility and ease of access with multiple points of ingress/egress from the two main thoroughfares serving the area
- + Situated at signalized, hard corner intersection of two major thoroughfares, Brownsboro Road (Hwy 22) & Hwy 1694, which supports over 28,000 vehicles passing per day
- + Demographics within the area are amongst the strongest in Kentucky, with a combination of density and wealth
- + Premier trade area anchored by the most vibrant retail, medical, and residential development in the region driving significant traffic

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,578	52,773	123,225
Average HH Income	\$141,379	\$142,759	\$147,999
Business Establishments	666	1,760	5,702
Total Daytime Population	12,088	51,393	138,299

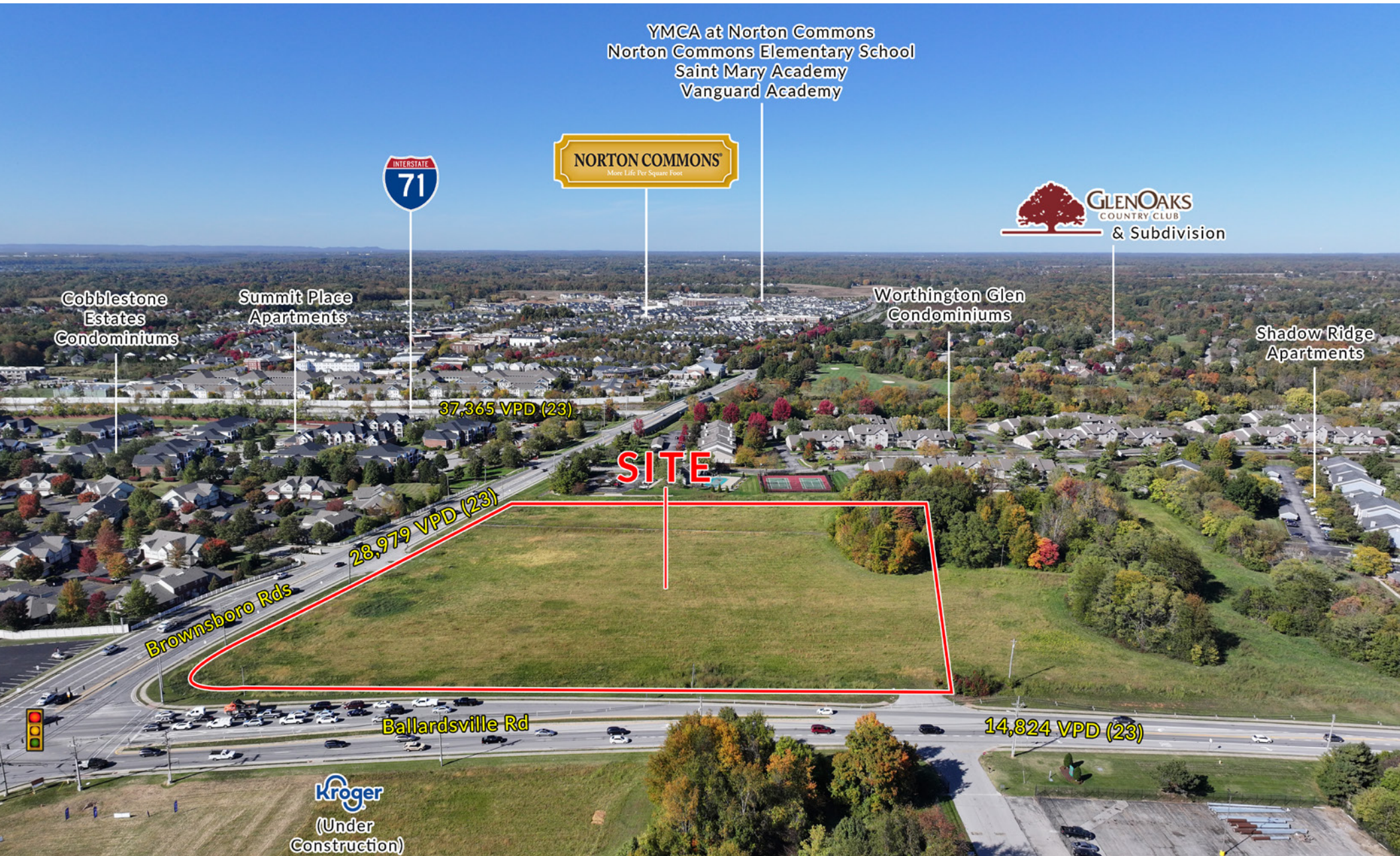
AERIAL

BROWNSBORO ROAD & BALLARDSVILLE ROAD
LOUISVILLE, KENTUCKY



AERIAL

BROWNSBORO ROAD & BALLARDSVILLE ROAD LOUISVILLE, KENTUCKY



YMCA at Norton Commons
Norton Commons Elementary School
Saint Mary Academy
Vanguard Academy

NORTON COMMONS
More Life Per Square Foot

GLENOAKS
COUNTRY CLUB
& Subdivision

Cobblestone
Estates
Condominiums

Summit Place
Apartments

Worthington Glen
Condominiums

Shadow Ridge
Apartments

37,365 VPD (23)

SITE

28,979 VPD (23)

Brownsboro Rds

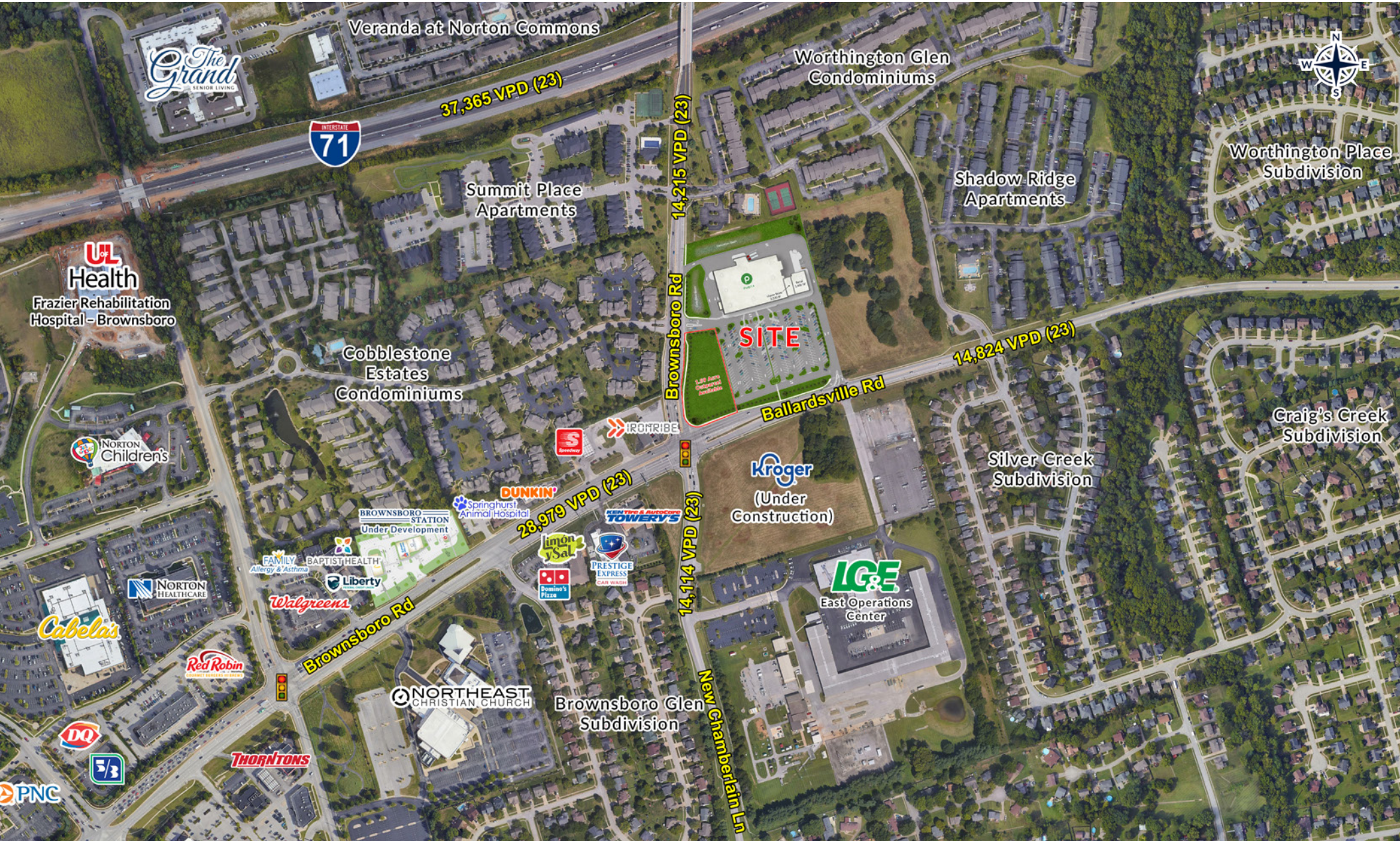
Ballardsville Rd

14,824 VPD (23)

Kroger
(Under
Construction)

IMMEDIATE AREA AERIAL

BROWNSBORO ROAD & BALLARDSVILLE ROAD
LOUISVILLE, KENTUCKY



SITE PLAN

BROWNSBORO ROAD & BALLARDSVILLE ROAD
LOUISVILLE, KENTUCKY



HOGAN REAL ESTATE

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