

FOR SALE  
**9.15 ACRES**



301 & 305 N. HURSTBOURNE PKWY  
**LOUISVILLE, KENTUCKY**

*EXCEPTIONAL RETAIL DEVELOPMENT SITE*

# PROPERTY HIGHLIGHTS

This site offers 9.15 acres of retail development land with a dedicated traffic light already in place. The property is located just north of the intersection of Shelbyville Road and North Hurstbourne Parkway, which is the dominant retail location in Louisville. There is over 1,000' of frontage, making the high visibility on N. Hurstbourne Pkwy unparalleled. The area benefits from high daytime population and income demographics, along with hospitality, retail and restaurant amenities in walking distance. There is also the potential to increase the property to a total of 25 acres.

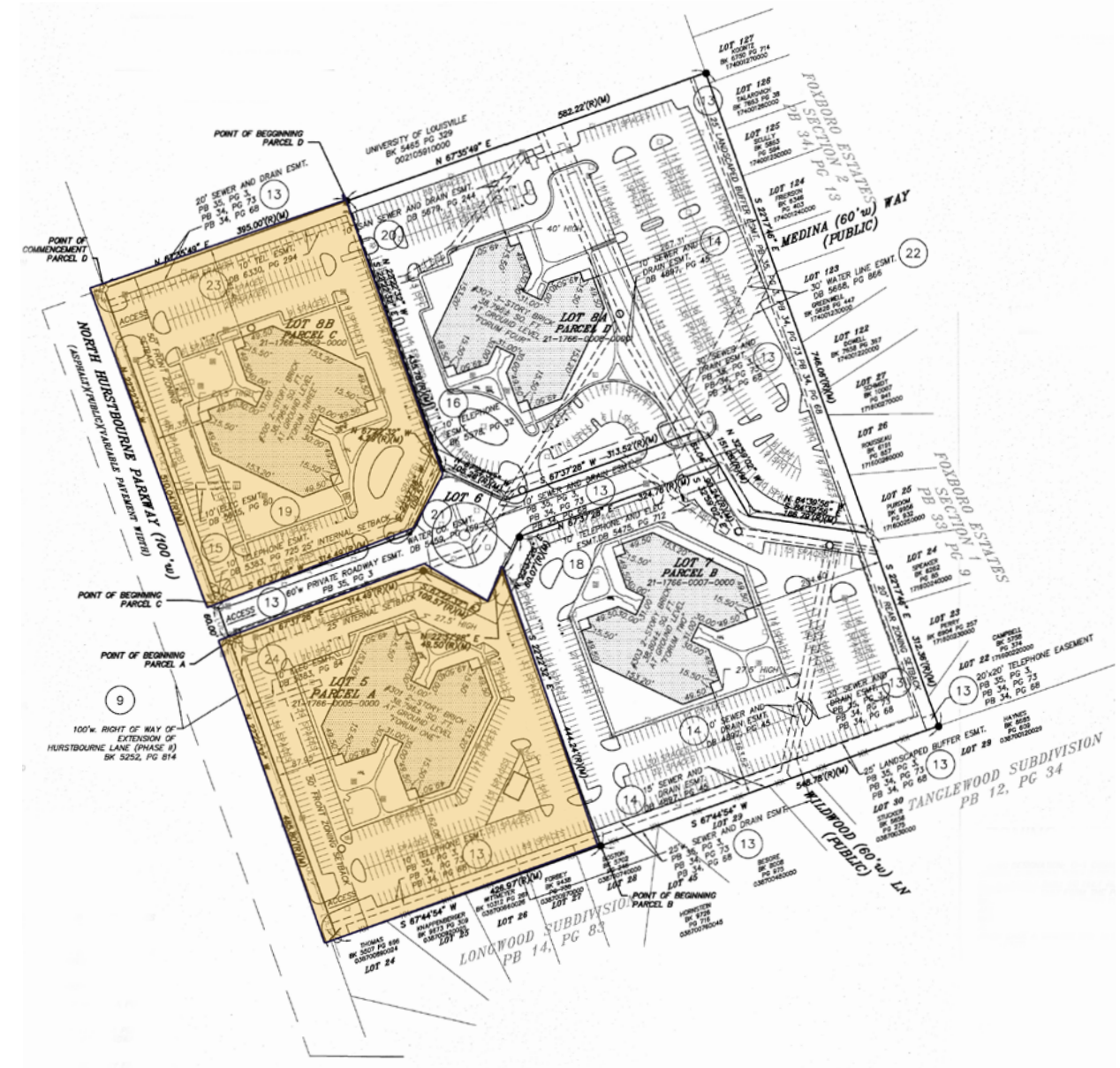
Acreage:	9.15 acres (with the potential to increase to a total of 25 acres)
Zoning:	C-1
Floodplain:	Not in floodplain
Highway Access:	I-64 - 1.9 mi. I-264 - 2.7 mi. I-265 - 4.4 mi.



SOUTHERN VIEW



WESTERN VIEW



SURVEY  
**9.15 ACRES**

# A DRIVING WORKFORCE

As well as the general population demographics, the area amenities draw a significant daytime population to this area. Additionally, 40% of the 1-mile population has at least a bachelor's degree.



7,891  
**POPULATION**  
*Within 1 Mile*



\$126,461  
**AVG. INCOME**  
*Within 1 Mile*

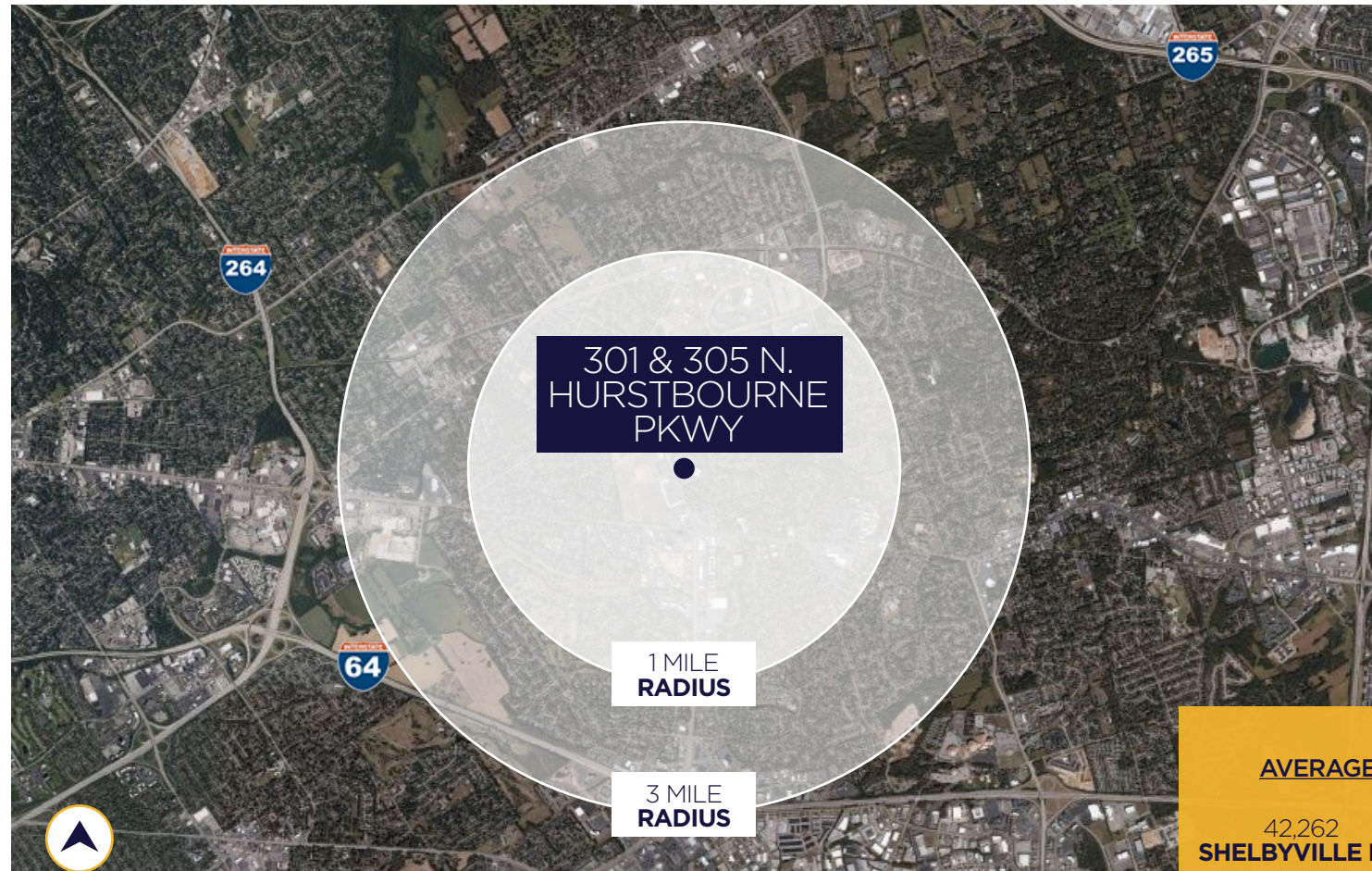


13,583  
**TOTAL EMPLOYEES**  
*Within 1 Mile*

72,965  
**POPULATION**  
*Within 3 Miles*

\$112,721  
**AVG. INCOME**  
*Within 3 Miles*

66,469  
**TOTAL EMPLOYEES**  
*Within 3 Miles*



- 1. Northeast YMCA
- 2. Embassy Suites
- 3. Hampton Inn
- 4. Bristol Bar & Grille
- 5. Smashburger
- 6. Shiraz Mediterranean Grill
- 7. Walgreens
- 8. Starbucks
- 9. P. F. Chang's
- 10. CoreLife Eatery
- 11. First Watch
- 12. Oxmoor Mall

## AREA AMENITIES

# CONTACT INFORMATION

## **CRAIG COLLINS**

ccollins@commercialkentucky.com  
+1 502 719 3221

## **BRENT BOLAND, CCIM**

bboland@commercialkentucky.com  
+1 502 384 4494

## **AUSTIN ENGLISH, MBA**

aenglish@commercialkentucky.com  
+1 502 719 3258

## **BRENT DOLEN, SIOR, CCIM**

bdolen@commercialkentucky.com  
+1 502 719 3262



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