

Retail For Sale or Lease

Freestanding Building



6508 Preston Highway
Louisville, Jefferson County, KY, 40219

NAIisaac

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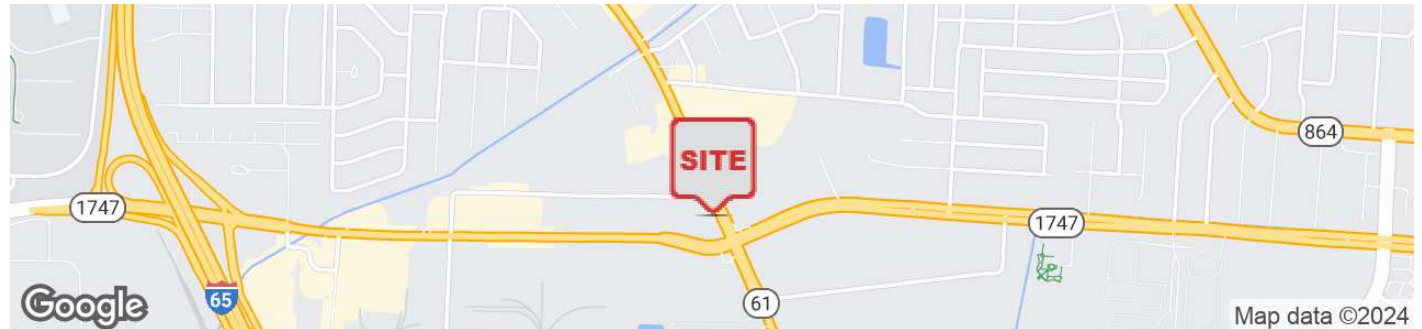
Executive Summary



Property Details

Sale Price	\$275,000
Lease Rate	NEGOTIABLE
Lot Size	0.39 Acres
Building Size	1,938 SF
Zoning	C-1, Commercial
Cross Streets	Preston Highway & Fern Valley Road

Location Map



Demographics

Total Households:
Total Population:
Average HH Income:
Median HH Income:

	1 Mile	3 Miles	5 Miles
Total Households:	3,869	14,074	26,775
Total Population:	9,917	36,170	68,753
Average HH Income:	\$62,384	\$60,683	\$60,236
Median HH Income:	\$53,667	\$51,762	\$51,600



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present a great opportunity located on Preston Highway in Louisville, Kentucky. This former auto service building consists of +/-1,938 SF and is situated on +/-0.39 AC with 2 drive-thru bays adjacent to the new MAPCO convenience store. Area retailers include Sam's Club, Liquor Barn and Big Lots.

LOCATION OVERVIEW

The property has great visibility on Preston Highway within close proximity to I-65. This is a busy retail area very close to Ford Assembly & UPS Hub.

Sale Price: \$275,000 / Lease Rate: \$12.00 PSF NNN



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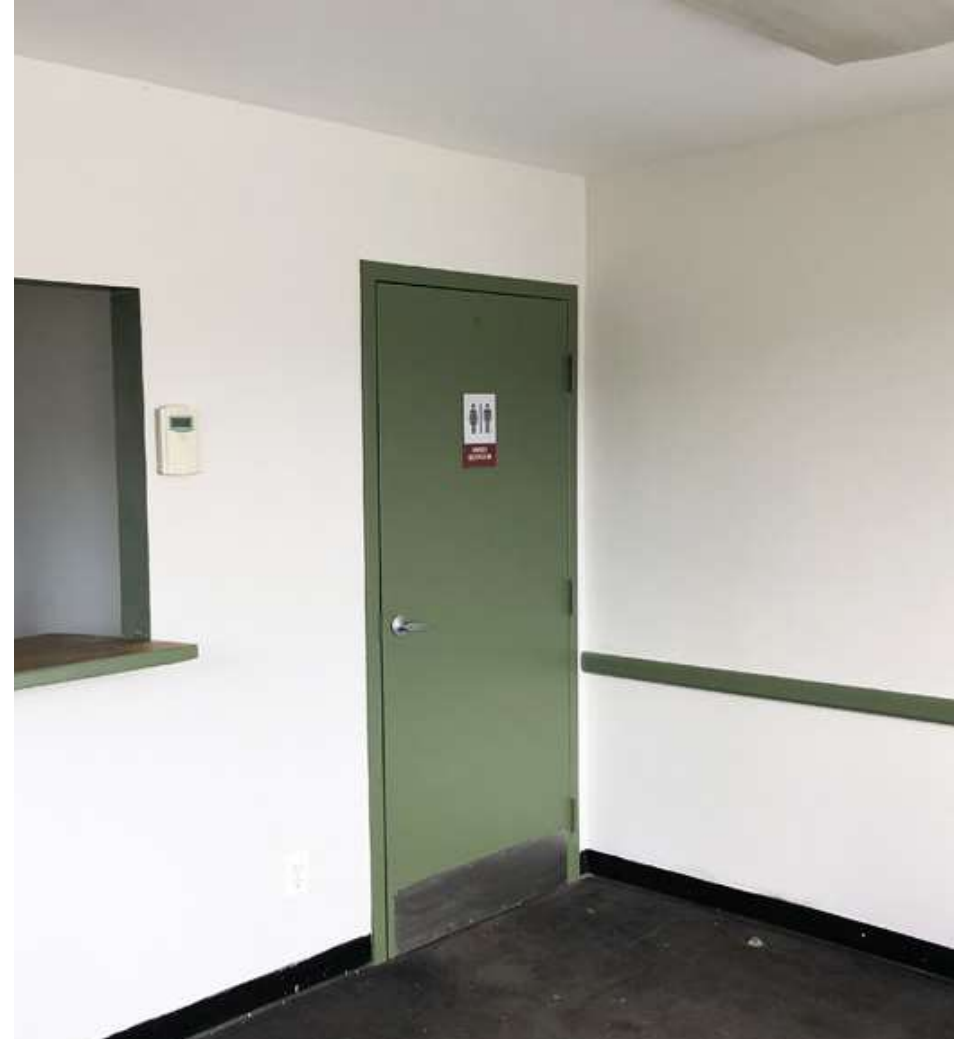
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Additional Photos



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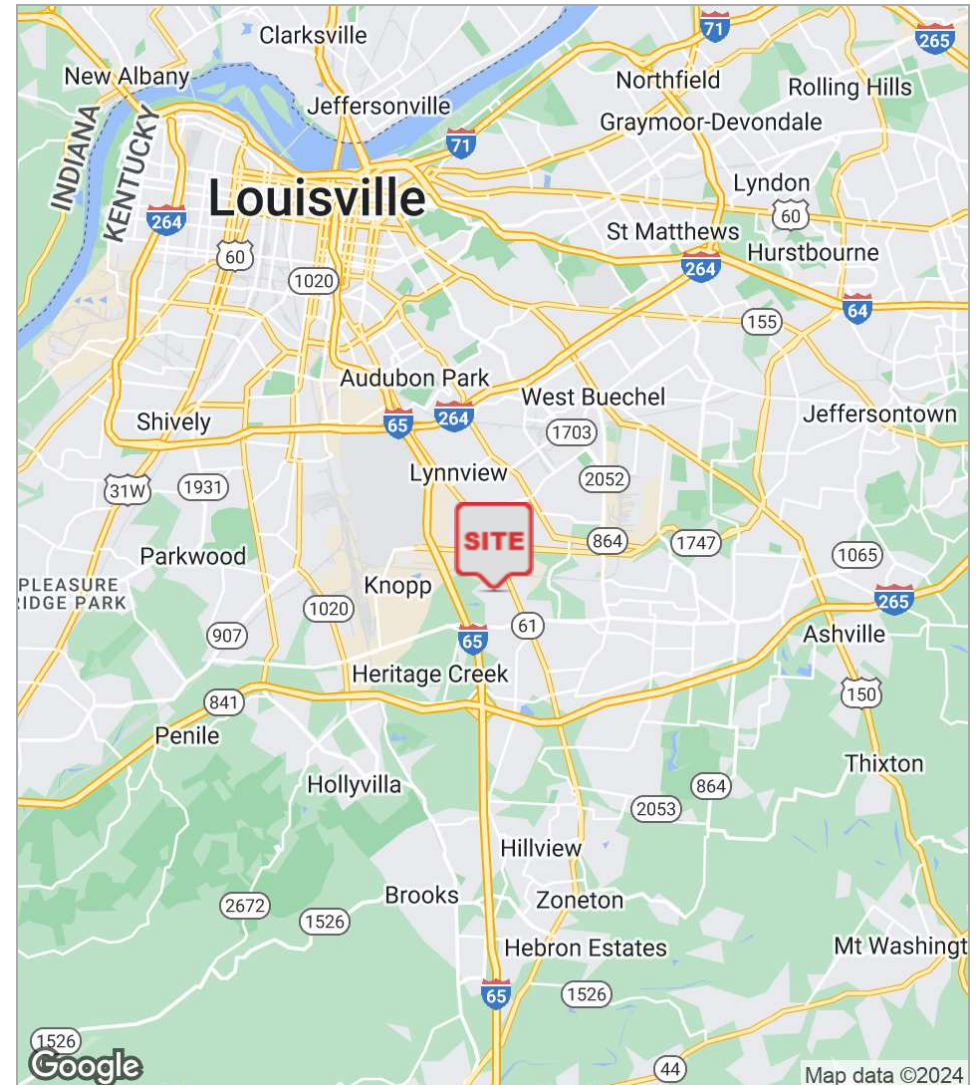
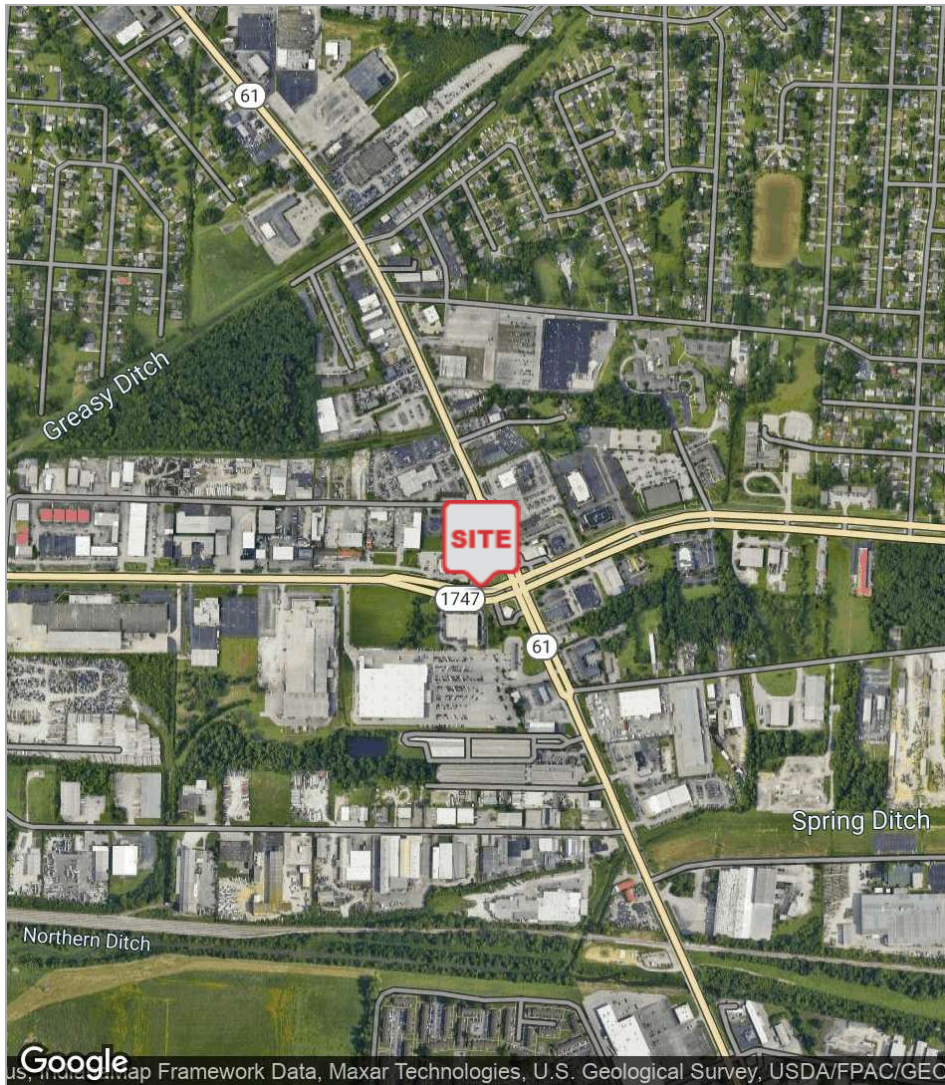
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Location Maps



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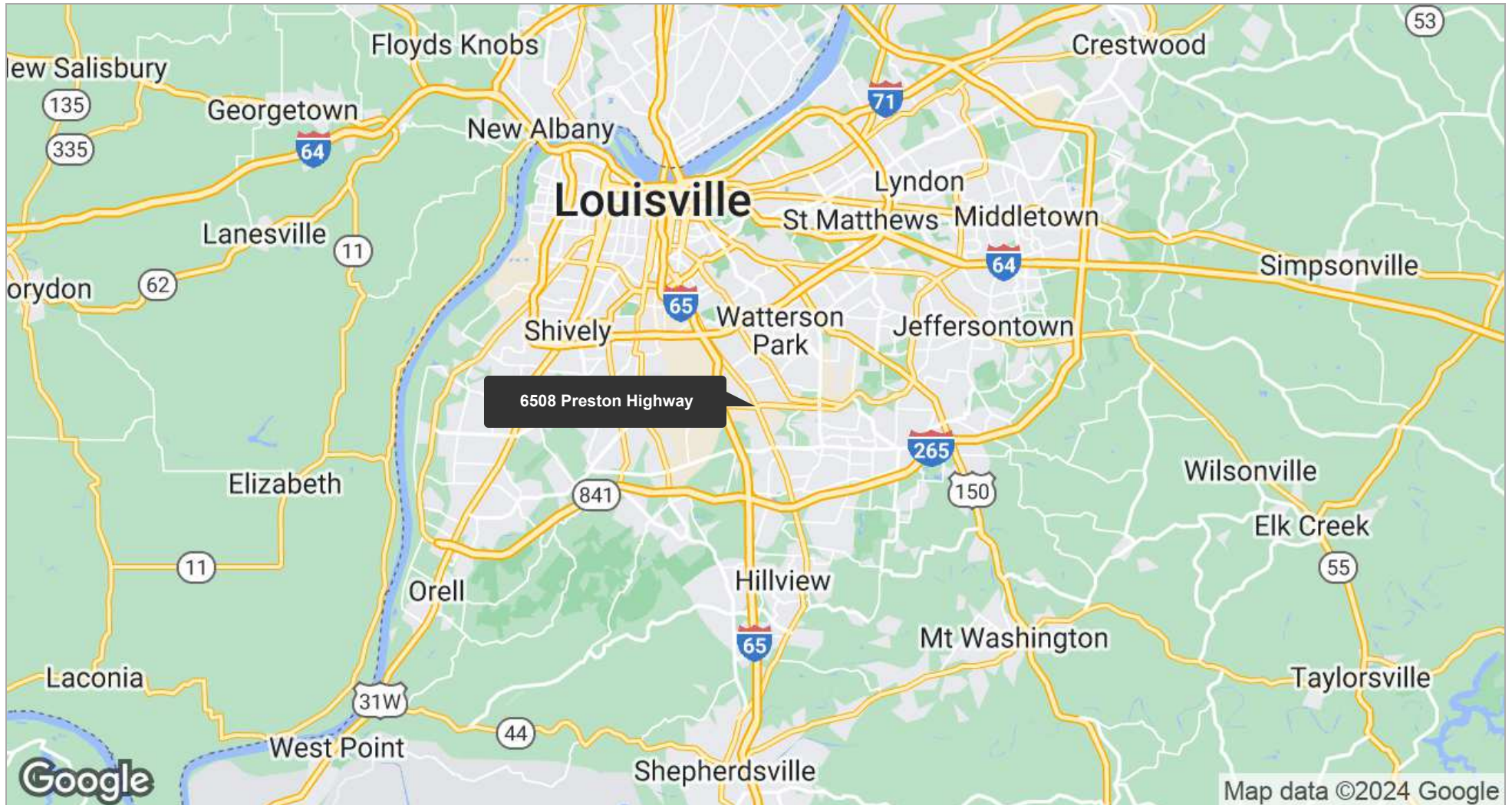
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Regional Map



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Retail Map



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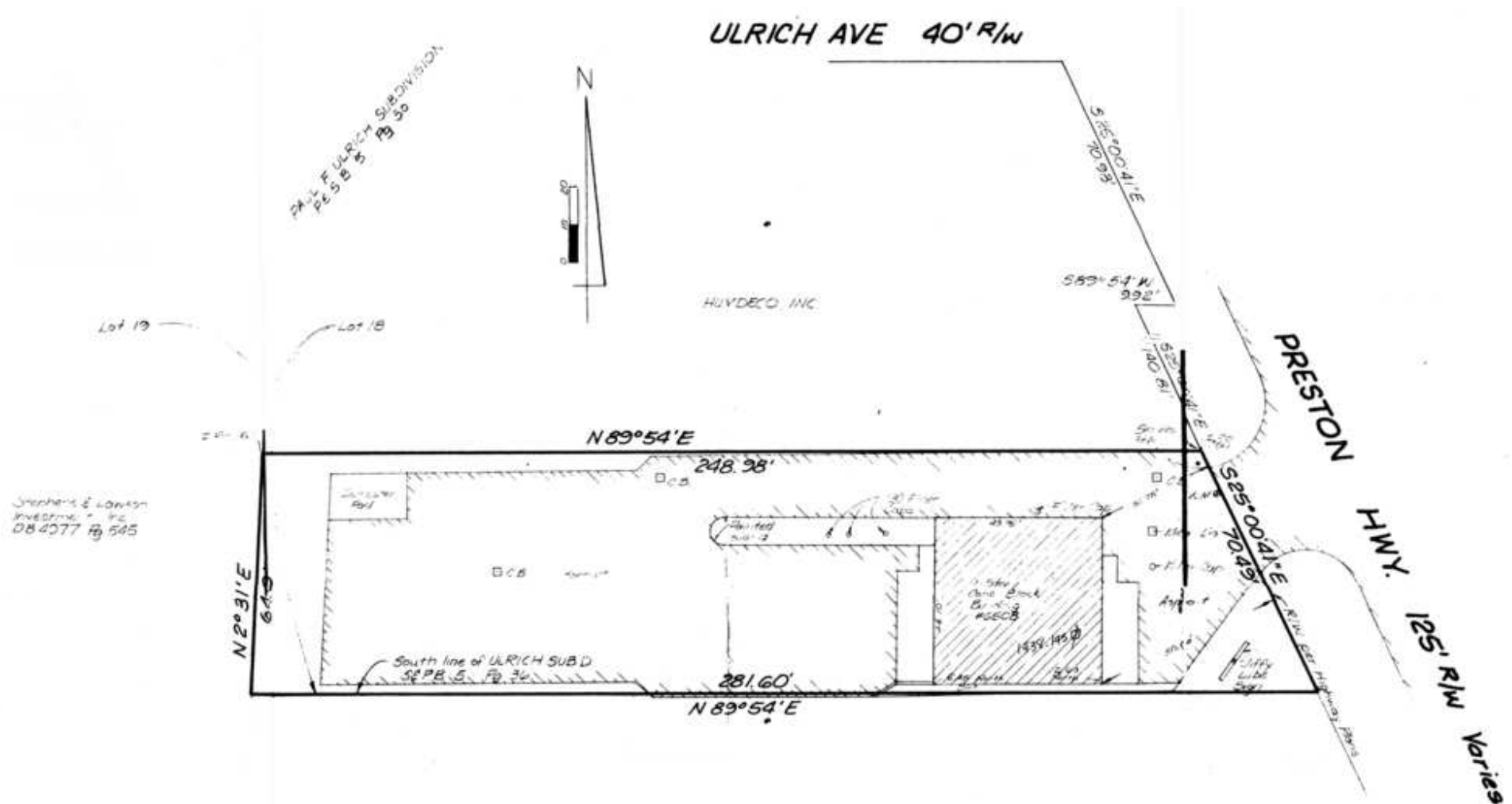
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Retailer Map



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Site Plan



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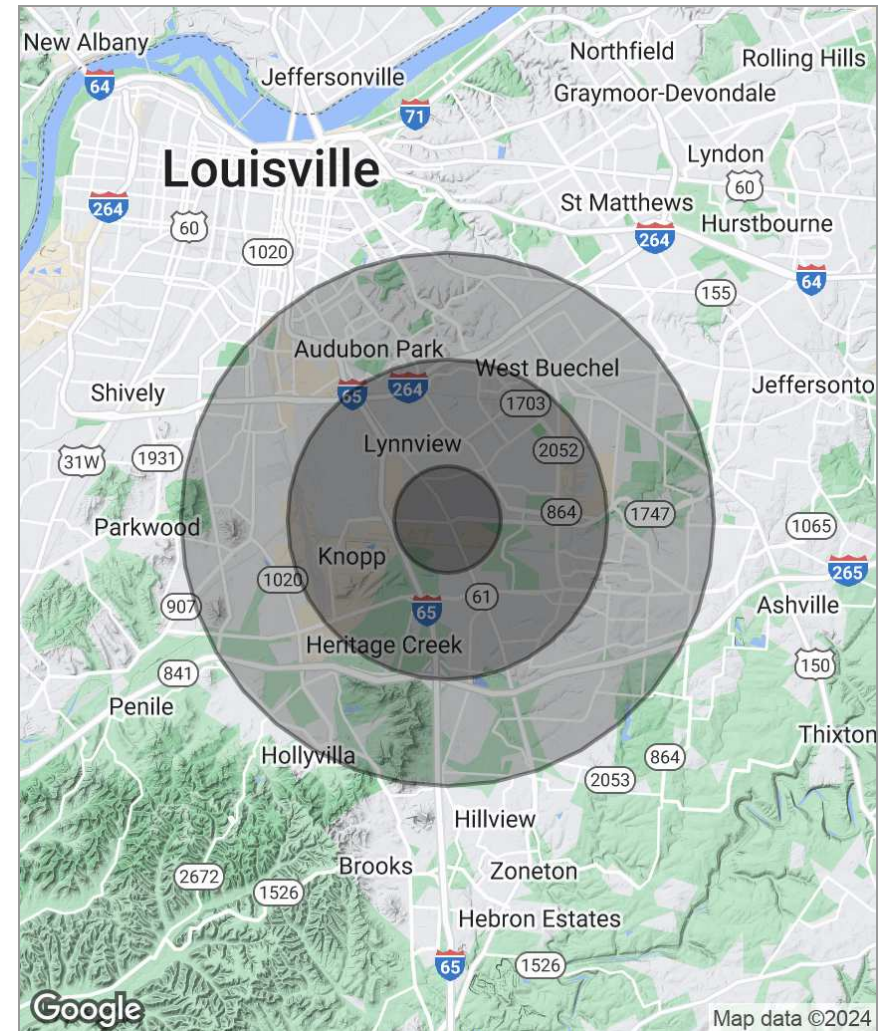
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Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,917	36,170	68,753
MEDIAN AGE	37.9	36.2	37.0
MEDIAN AGE (MALE)	35.8	33.8	35.0
MEDIAN AGE (FEMALE)	40.2	38.2	38.9

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,869	14,074	26,775
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$62,384	\$60,683	\$60,236
AVERAGE HOUSE VALUE	\$108,497	\$111,846	\$155,691



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