

FOR LEASE

# Grocery | Retail Space

1148 SOUTH 4TH STREET, LOUISVILLE, KENTUCKY

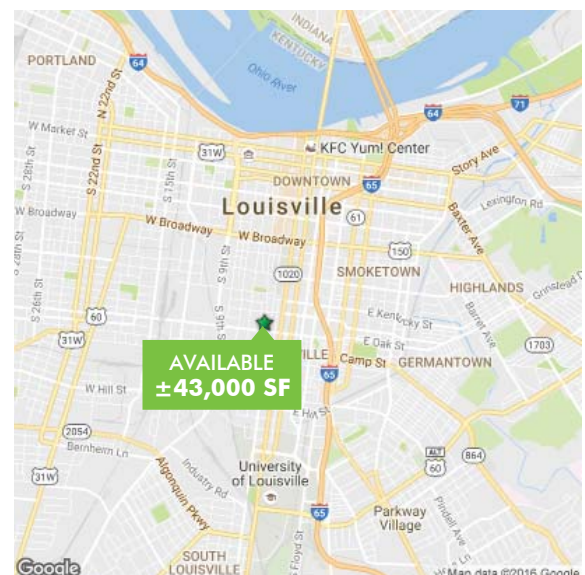
RETAIL



## FREESTANDING BIG BOX RETAIL

### NOW AVAILABLE

- + ±43,000 square foot building
- + ±3.0 acres
- + 3-pylon signs
- + 150-parking spaces
- + Centrally located in Louisville's densely populated Old Louisville Landmark District, midpoint between the CBD and the University of Louisville
- + A developed trade area with a strategic location in the center of commuter crossroads
- + Traditional neighborhood with the highest density of dwelling units to the acre in the state
- + Easy access to Interstates 65, 64, 71, 264 & 265
- + High daytime employee population with over 37,200 employees within one mile & over 114,000 within two miles



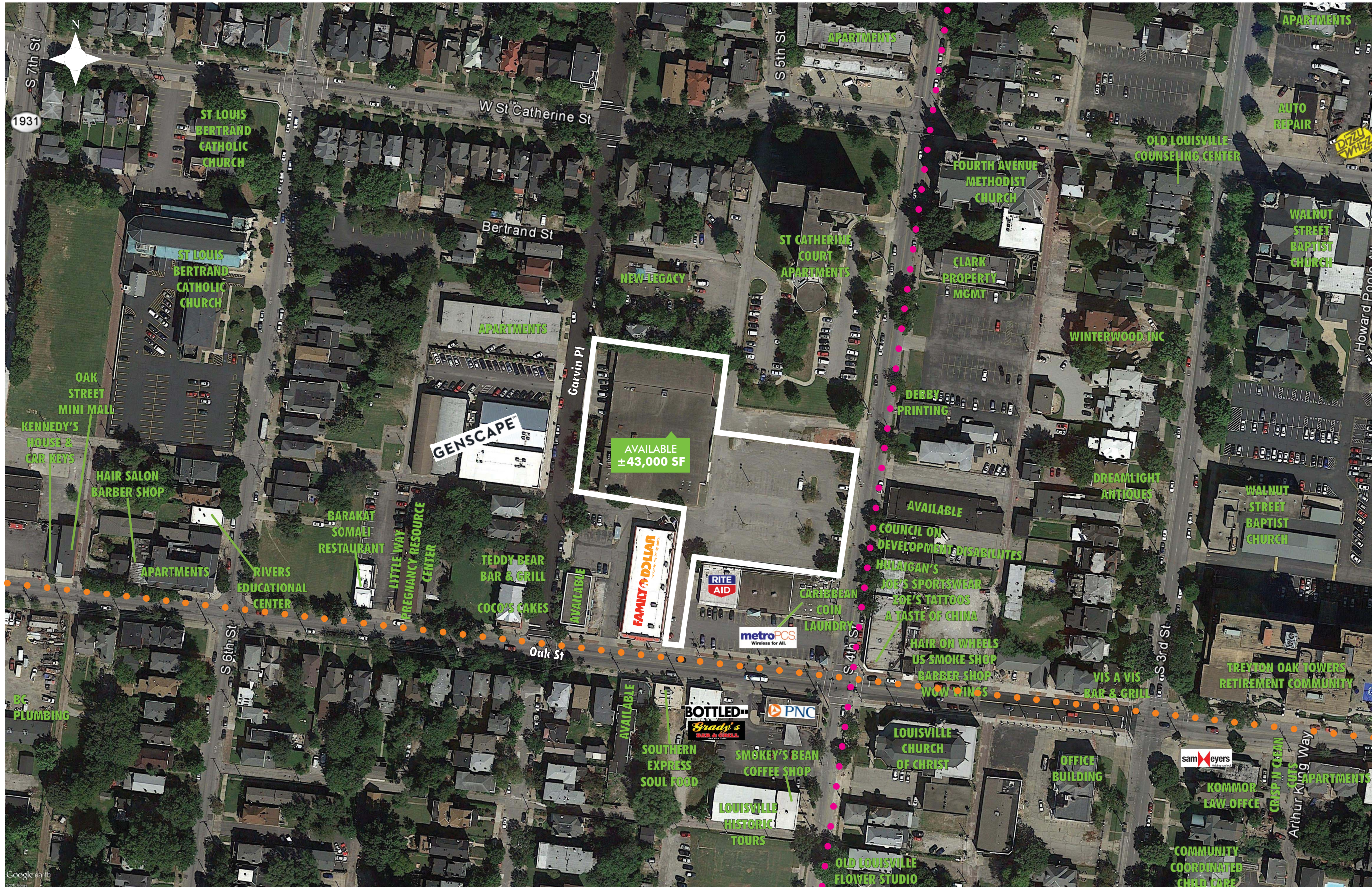
[www.landmarkdistrict.com](http://www.landmarkdistrict.com)

**CBRE**

FOR LEASE

# Grocery | Retail Space Available

RETAIL



**BUS ROUTE 4:**  
4TH STREET  
NORTH END TO  
SOUTH END OF  
THE COUNTY  
EVERY 15 MIN

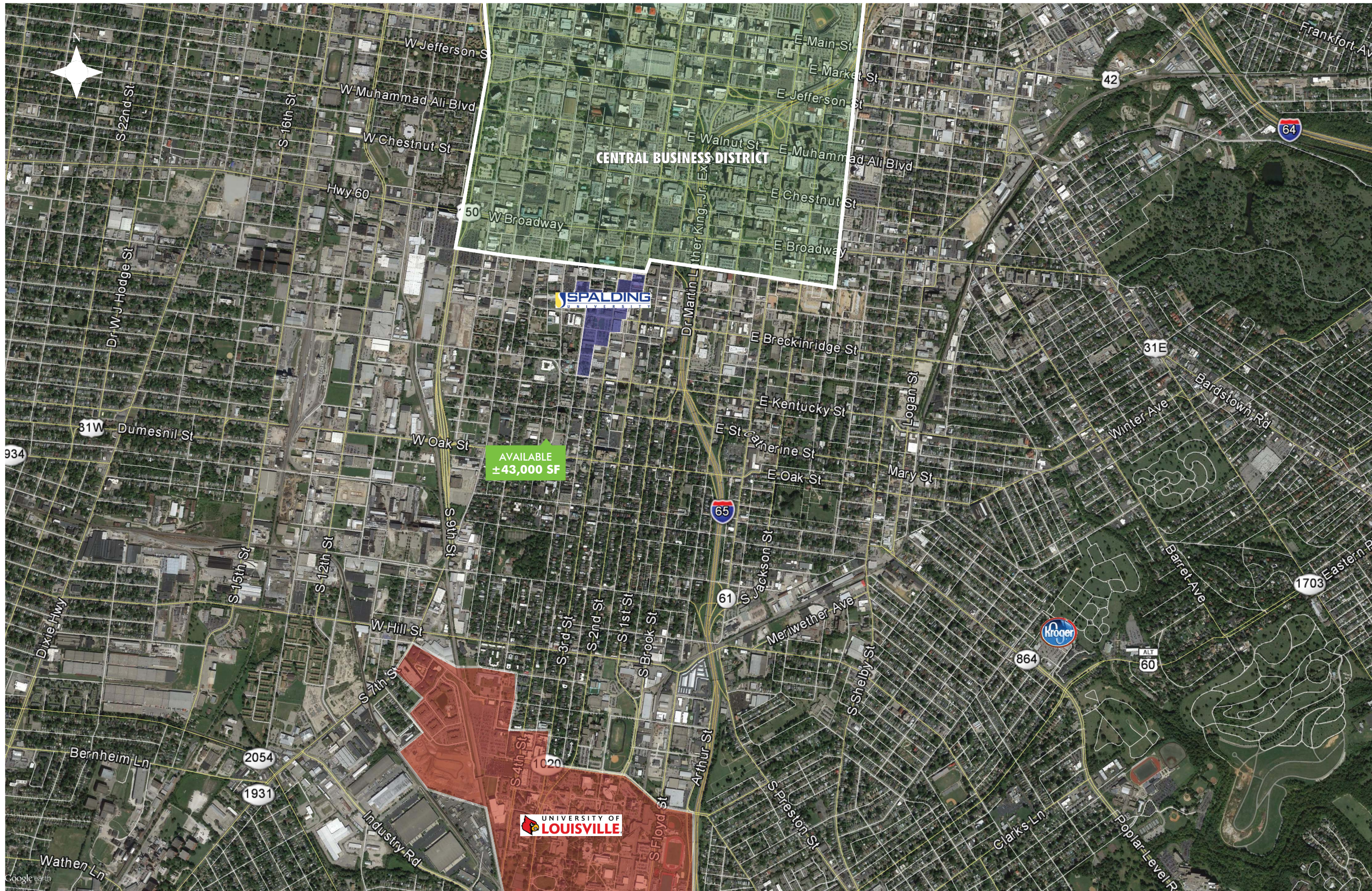
**BUS ROUTE 25:**  
OAK STREET  
WEST END TO  
EAST END OF  
THE COUNTY  
AT REGULAR  
INTERVALS



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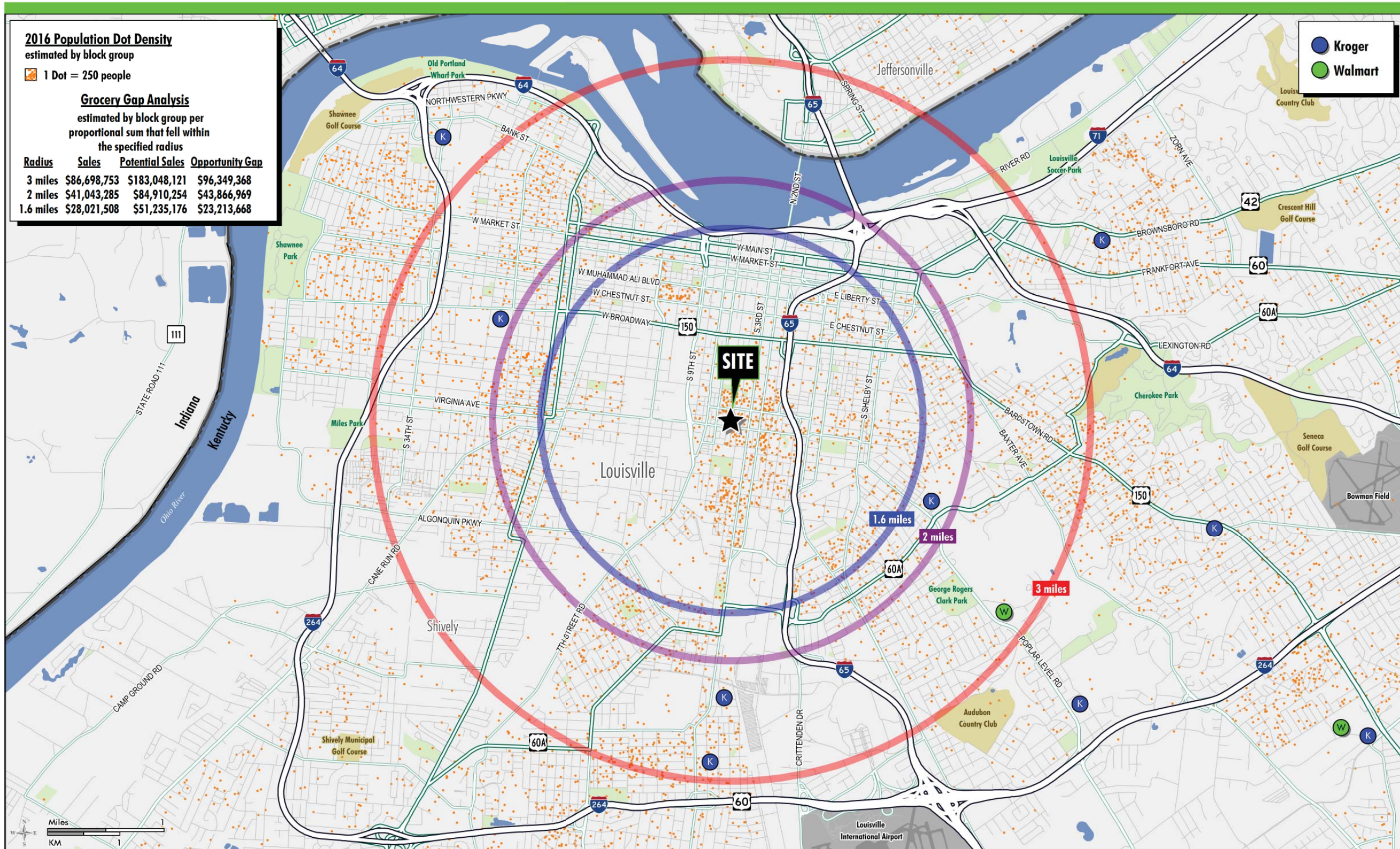
SITUATED BETWEEN LOUISVILLE'S CBD & THE UNIVERSITY OF LOUISVILLE



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GROcery GAP ANALYSIS

POTENTIAL SALES  
**3 MILE RADIUS:**  
 +\$183 MILLION  
**1.6 MILE RADIUS:**  
 +\$51 MILLION

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## 2016 Estimated Demographics

	1 Mile	2 Miles	3 Miles	4 Miles
Population	17,309	66,622	122,506	195,149
Number of Employees	38,456	142,468	176,593	215,080
Average Household Income	\$36,700	\$37,182	\$43,169	\$46,076

## CONTACT US

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**CBRE**