



View Property Video



725 E Market Street Louisville, KY

Restaurant Space Available New AC Hotel by Marriott **± 16,975 SF (total)** **3 Restaurant Spaces Available**

- Available Space:

Space 1 – Inside AC Marriott Hotel

- ± 5,132 SF (1st Floor 3,290 SF / Mezzanine Floor 1,842 SF)
- \$29.00/SF NNN

Space 2 – Market Hall

- ± 6,000 SF (1st Floor 3,500 SF / 2nd Floor 2,500 SF)
- \$23.00/SF NNN

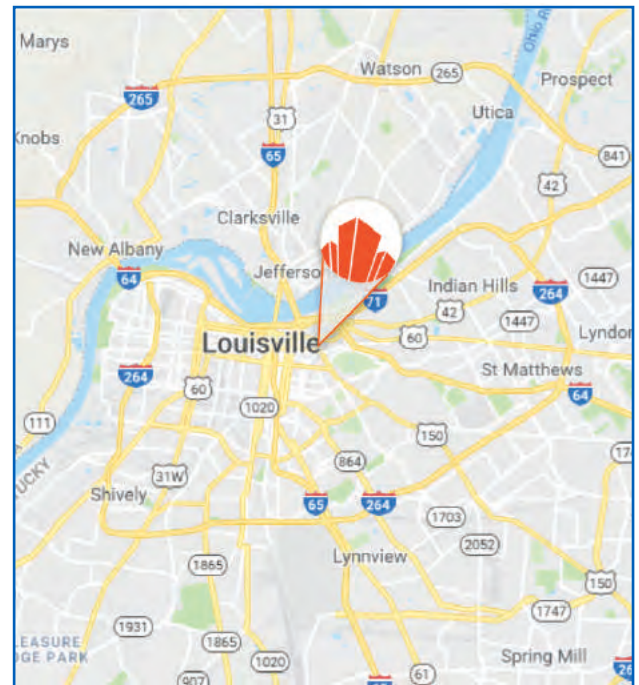
Space 3 – Carriage House

- ± 4,000 SF (1st Floor 2,500 SF / 2nd Floor 1,500 SF)
- \$16.00/SF NNN

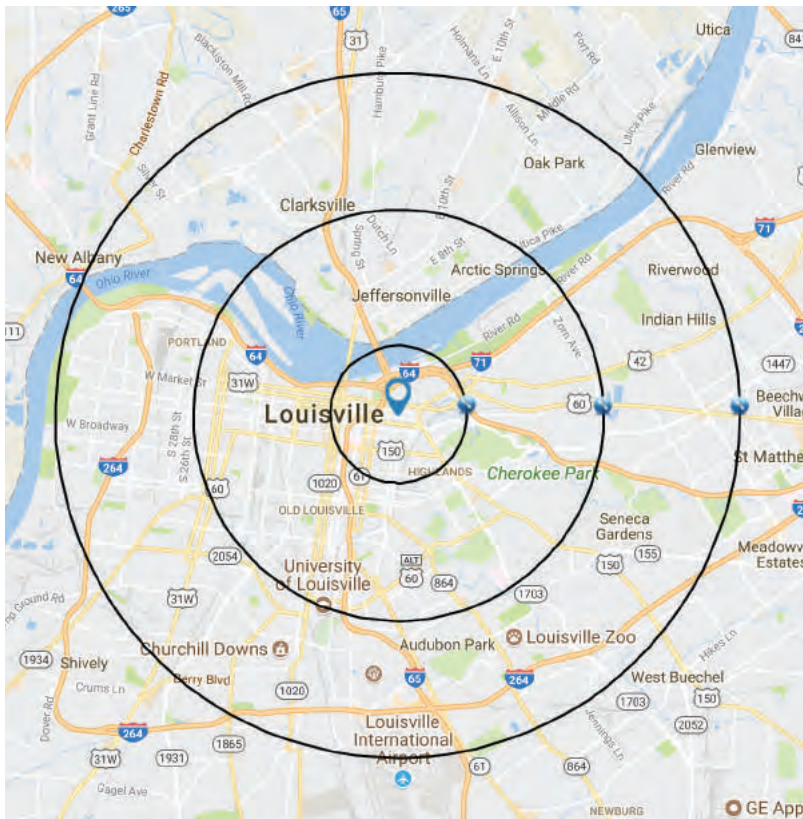
- 156 rooms, and 190 parking spots in garage

- Located near downtown Louisville in the center of the NULU district, near several Bourbon distilleries, upscale restaurants, specialty stores, multiple new residential developments and more.

- Major attractions in the immediate area include: KFC Yum! Center, 4th Street Live!, Louisville Slugger Field, Louisville Actors Theatre, Kentucky International Convention Center and The Kentucky Center for the Arts. Since 2011, tourism traffic has grown at an annual pace of approximately 8.0% from 12.7 million to 20.0 million.







DEMOGRAPHICS

5 Mile

Population (2017 est.): 261,000

Average HH Income (2017 est.): \$58,000

CONSUMER SPENDING DEMOGRAPHICS- 5 mi

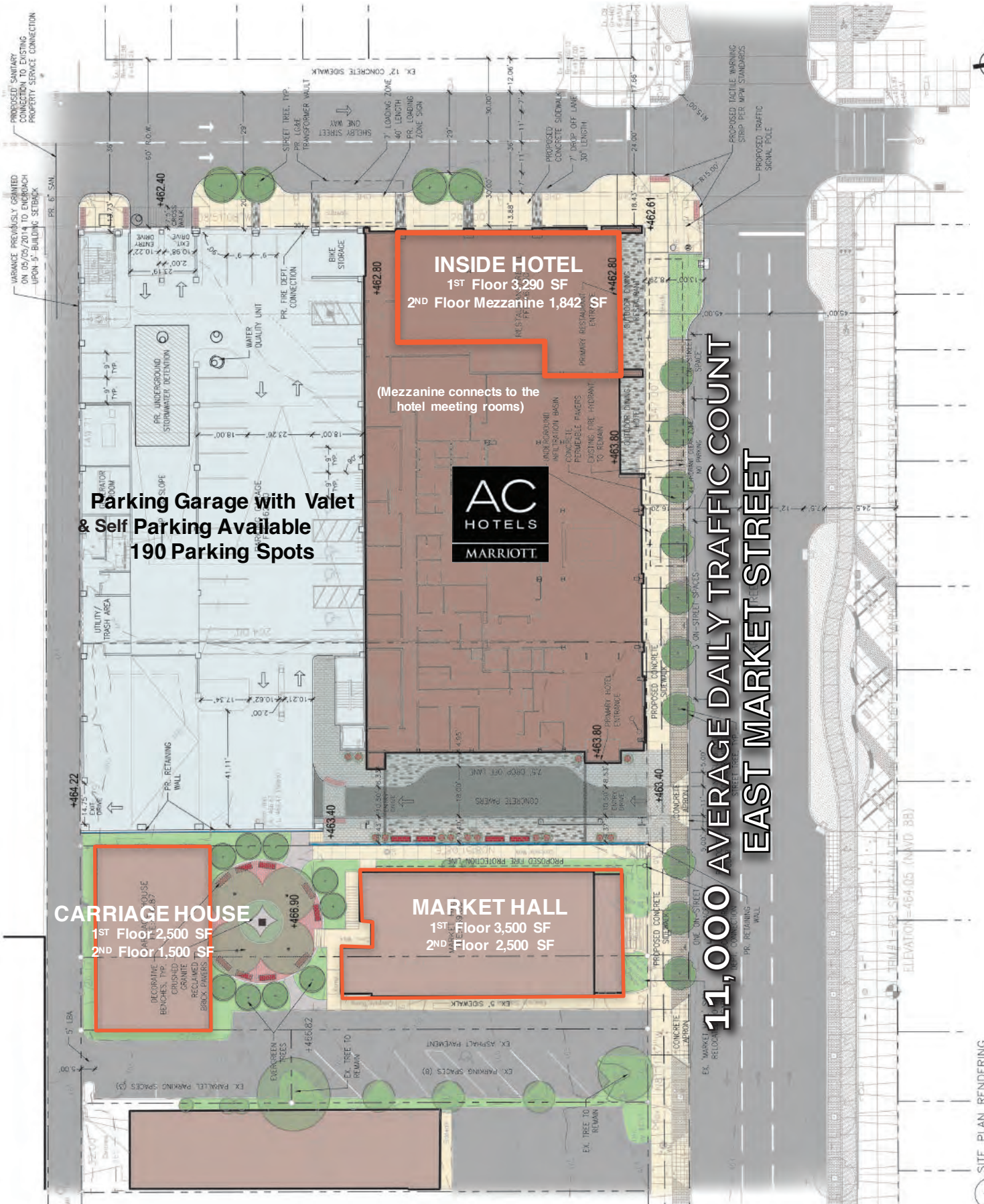
Food away from Home (2017 Estimate): \$239 million

Food away from Home (2022 Projection): \$268 million
(2.3% annual growth)

Alcoholic Beverages (2017 Estimate): \$42.1 million

Alcoholic Beverages (2022 Projection): \$44.7 million
(1.2% Annual growth)

SITE PLAN



INSIDE HOTEL
 1ST Floor 3,290 SF
 2ND Floor Mezzanine 1,842 SF

**Parking Garage with Valet
 & Self Parking Available
 190 Parking Spots**



(Mezzanine connects to the hotel meeting rooms)

CARRIAGE HOUSE
 1ST Floor 2,500 SF
 2ND Floor 1,500 SF

MARKET HALL
 1ST Floor 3,500 SF
 2ND Floor 2,500 SF

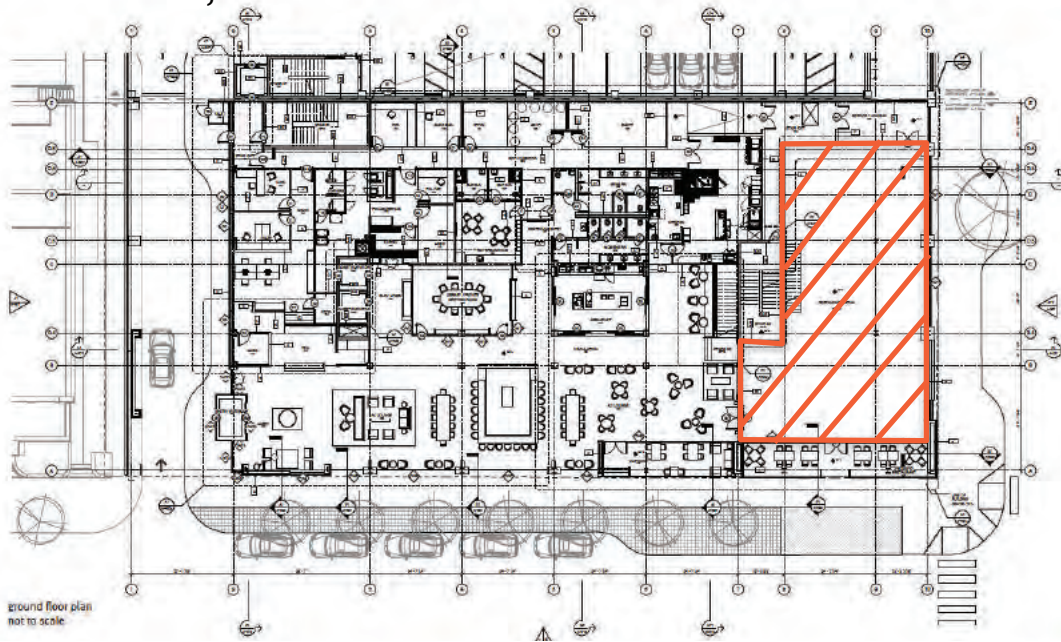
**11,000 AVERAGE DAILY TRAFFIC COUNT
 EAST MARKET STREET**

A SITE PLAN RENDERING

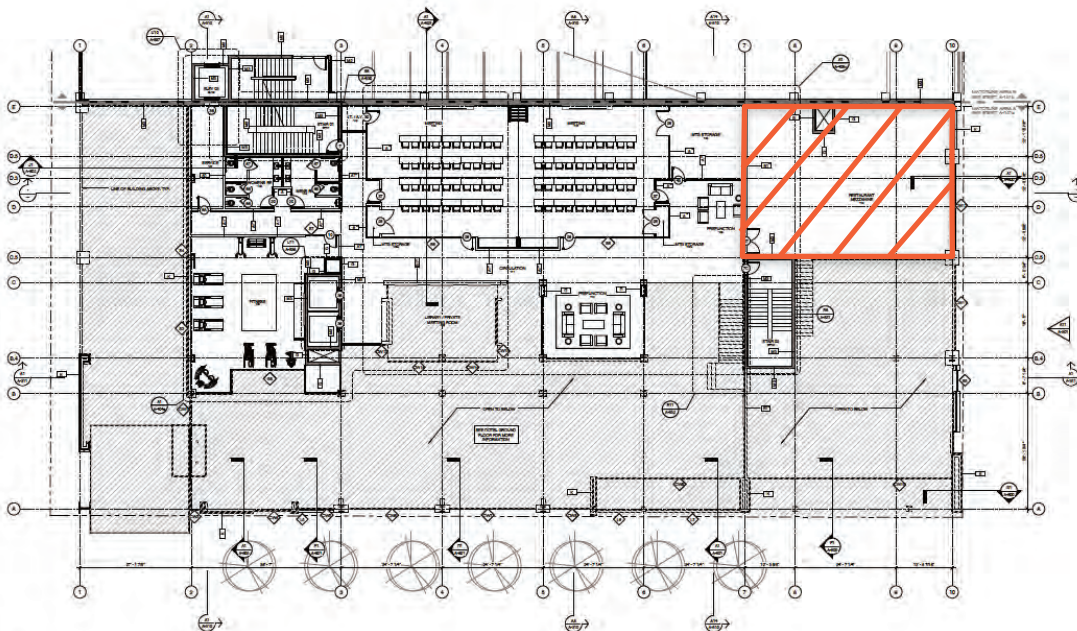
INSIDE HOTEL FLOOR PLAN



1ST Floor – 3,290 SF



2ND Floor Mezzanine – 1,842 SF



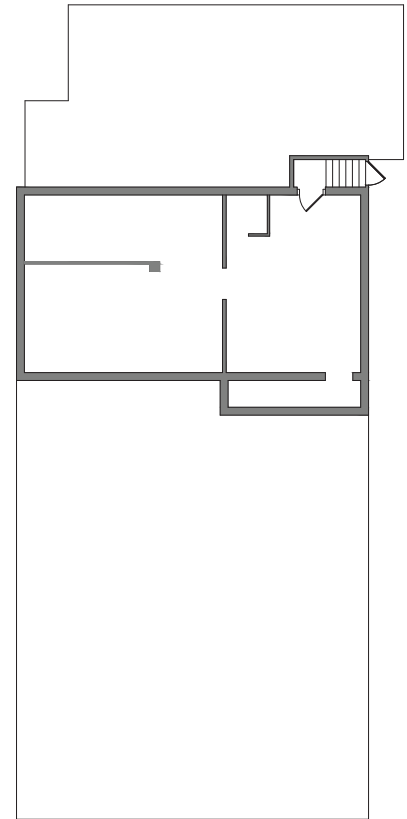
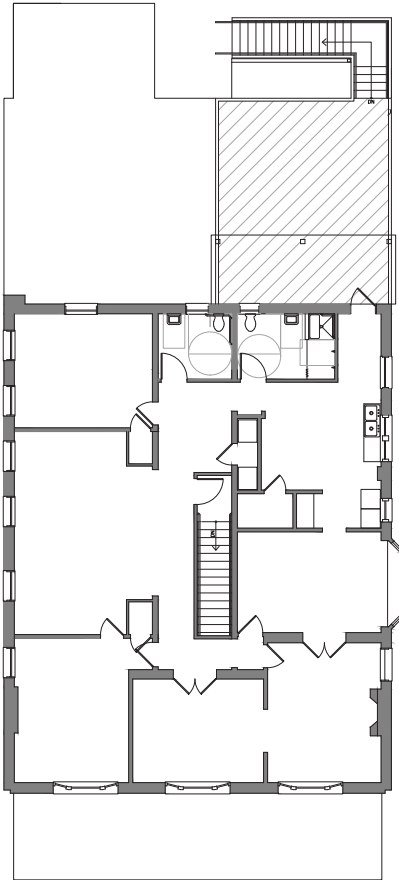
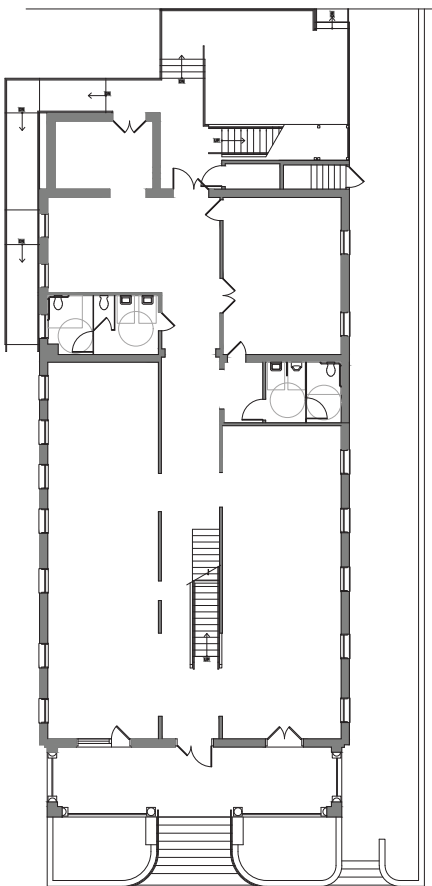
MARKET HALL FLOOR PLAN



1ST Floor – 3,500 SF

2ND Floor – 2,500 SF

Basement

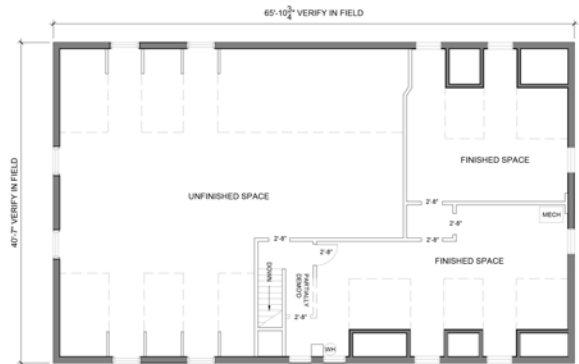


CARRIAGE HOUSE FLOOR PLAN



CARRIAGE HOUSE

2nd Floor- 1,500 SF

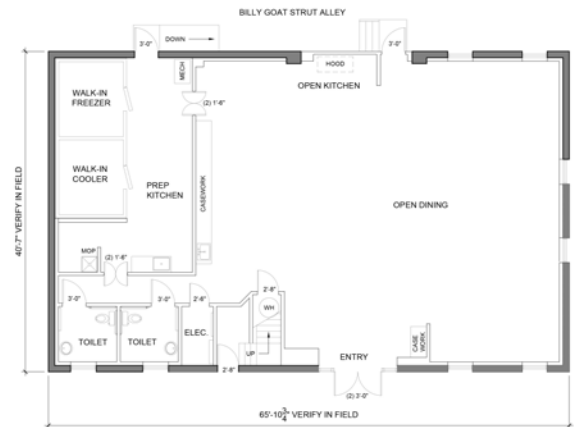


CARRIAGE HOUSE- SECOND FLOOR

SCALE: 1/4" = 1' - 0"



1st Floor- 2,500 SF



CARRIAGE HOUSE- FIRST FLOOR

SCALE: 1/4" = 1' - 0"

