

FOR LEASE

RETAIL | OFFICE | DISTRIBUTION

SOUTHLAND TERRACE

3923 S. Seventh Street Road, Louisville, Kentucky



PROPERTY FEATURES

- + Up to 51,460± square feet available for retail, office or distribution space
- + Signalized entrance and ample parking
- + Centrally located with easy access to I-264 & Dixie Highway
- + Building & pylon signage available
- + Public transportation available
- + Wet sprinkler system
- + 14' clear height
- + 3 dock doors with levelers
 - (1) 8' x 8' door
 - (2) 8' x 10' doors
- + 2 roll up doors
- + 2 drive-in doors
 - (1) 5' x 7'
 - (1) 6' x 8'
- + Existing power 208V, 3,000 AMP



CONTACT US

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Senior Associate

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CBRE

FOR LEASE RETAIL | OFFICE | DISTRIBUTION SPACE



LABOR ANALYTICS - OFFICE SPACE

SHIVELY, KY

PROFILE: GEOSKILL - OFFICE

10.0 Mile Radius

97

TOTAL INDEX

Prepared for: -

Prepared by: Scott Gilmore



DEMOGRAPHICS

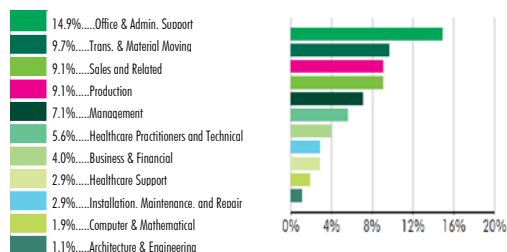
Key Metrics	Market	National
Population (vs. nat'l metro avg)	565,746	735,789
Labor Force (vs. nat'l metro avg)	292,070	372,838
Proj. Pop Growth	2.3%	4.2%
Unemployment (Monthly)	4.4%	3.7%
Median Household Income - USD	\$40,839	\$56,124
Proj. Income Growth	8.4%	10.6%
Cost of Living	94.9%	100.0%
% Population 21-34 (Millennials)	20.4%	19.3%
Median Home Value	\$ 127,581	\$ 207,344

MEDIAN WAGES BY MARKET (USD)

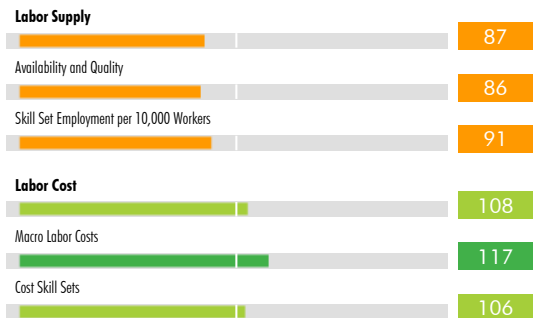


Job Title - Year of Experience	Market	National
A Accounts Payable and Receivable Clerk - 1 Year	\$30,260	\$32,233
B Administrative Assistant - 1 Year	\$33,977	\$36,319
C Bookkeeping Clerk - 1 Year	\$30,546	\$32,512
D Data Entry Operator - 1 Year	\$25,326	\$27,190
E File Clerk - 1 Year	\$25,136	\$27,027

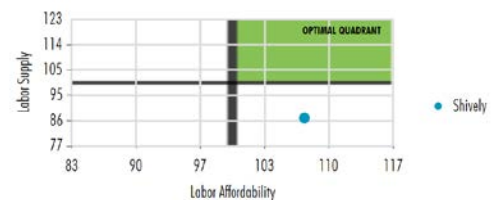
EMPLOYMENT BY OCCUPATION



MARKET INDEXES



OPTIMAL BALANCE

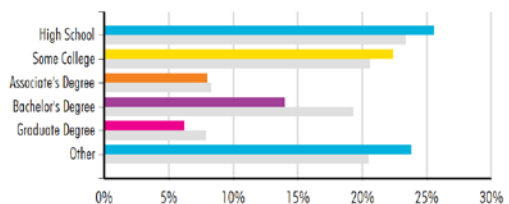


POST SECONDARY SCHOOLS

Post Secondary Schools	Type	Enrollment
Univ. of Louisville	4-Year Public University	21,561
Jefferson Community and Techn...	2-Year Community College	13,550
Indiana Univ.-Southeast	4-Year Public University	6,442
Sullivan Univ.	4-Year Private University	4,394
Bellarmine Univ.	4-Year Private University	3,609

2-Yr Colleges:	13	2-Yr Enrollment:	15,801	Total # of Colleges:	31
4-Yr Colleges:	18	4-Yr Enrollment:	45,214	Total Enrollment:	61,015

EDUCATIONAL ATTAINMENT



* National Average denoted in Gray



LABOR ANALYTICS - DISTRIBUTION SPACE

SHIVELY, KY

PROFILE: GEOSKILL - DISTRIBUTION
10.0 Mile Radius

114

TOTAL INDEX

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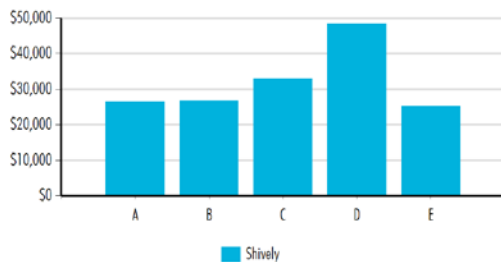


Powered By CBRE Labor Analytics

DEMOGRAPHICS

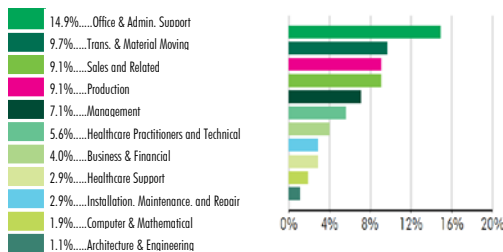
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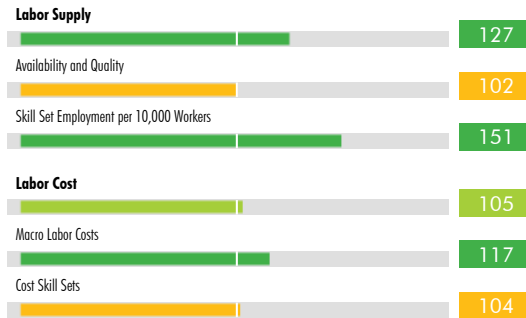


Job Title - Year of Experience	Market	National
A Forklift Operator - 1 Year	\$26,439	\$27,340
B Materials Handler - 1 Year	\$26,703	\$27,611
C Shipping and Receiving Clerk - 1 Year	\$32,952	\$34,711
D Warehouse Supervisor - 3 Year	\$48,406	\$49,844
E Warehouse Worker - 1 Year	\$25,263	\$26,107

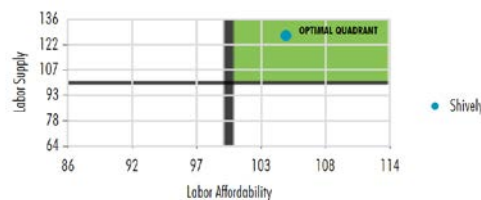
EMPLOYMENT BY OCCUPATION



MARKET INDEXES



OPTIMAL BALANCE

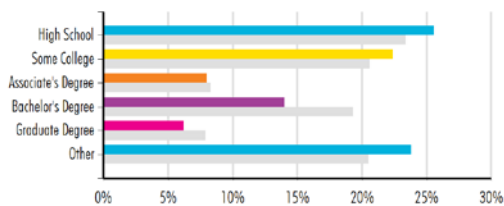


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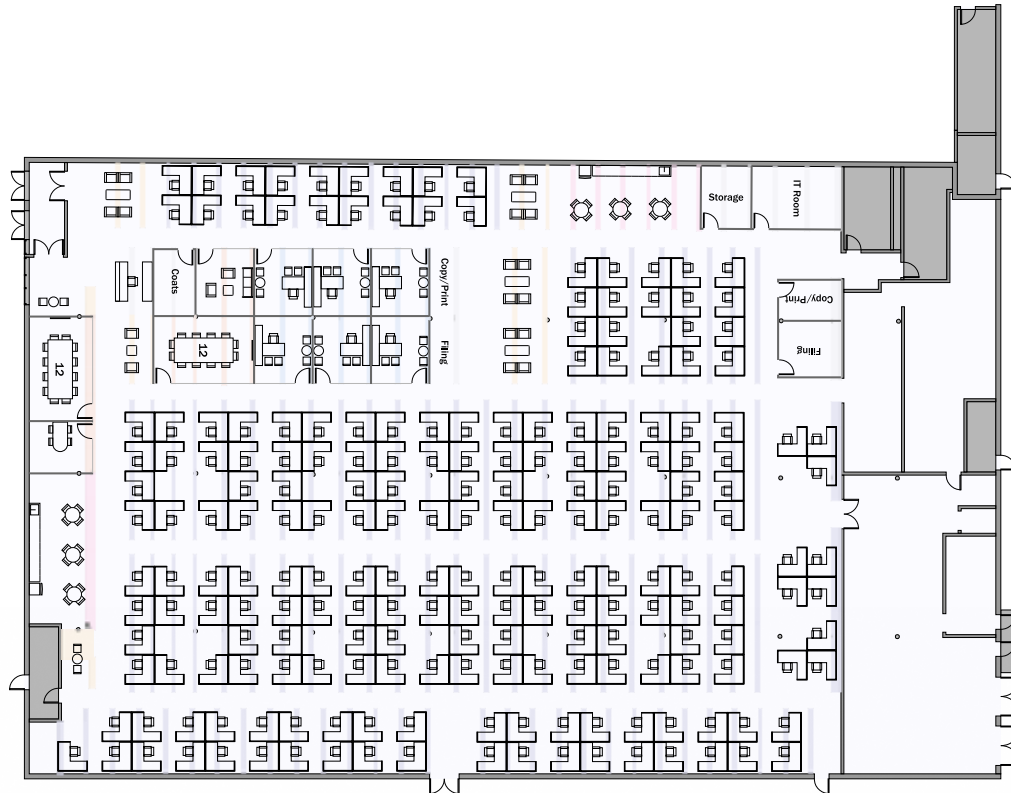
* National Average denoted in Gray

FOR LEASE

RETAIL | OFFICE | DISTRIBUTION SPACE



CONCEPTUAL SPACE LAYOUT $\pm 25,000$ SQUARE FEET



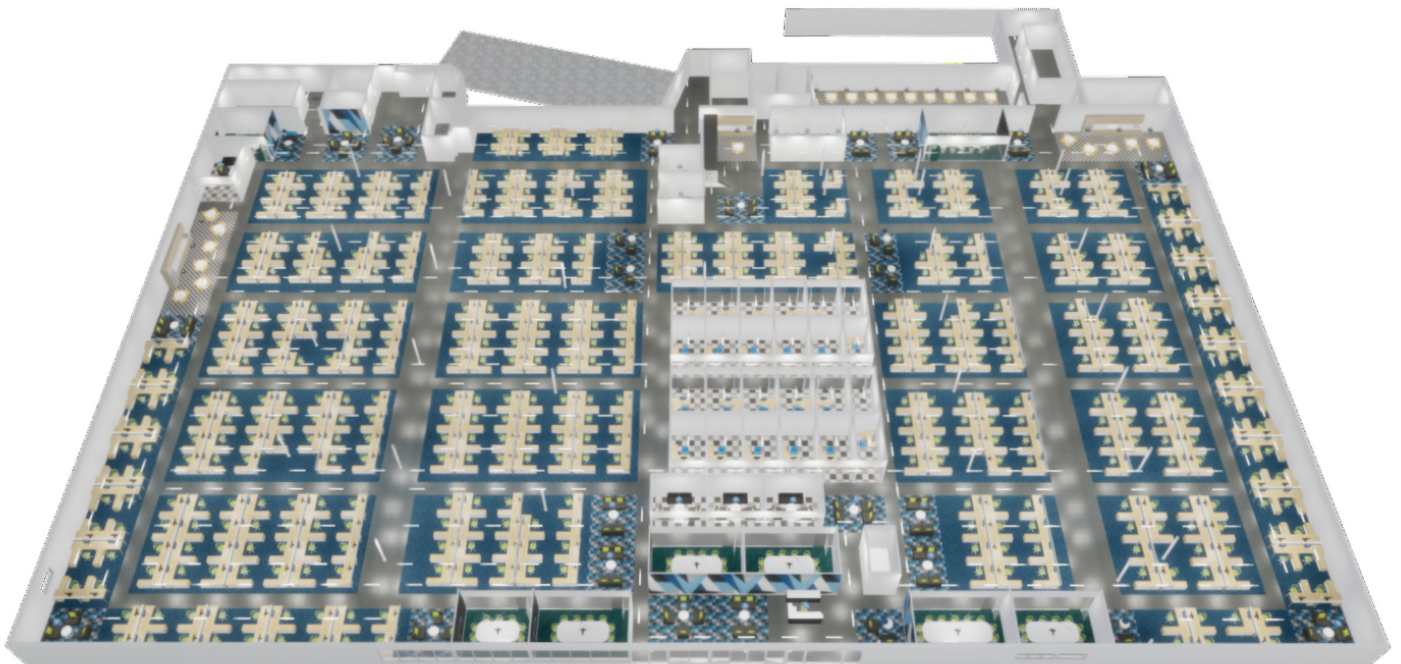
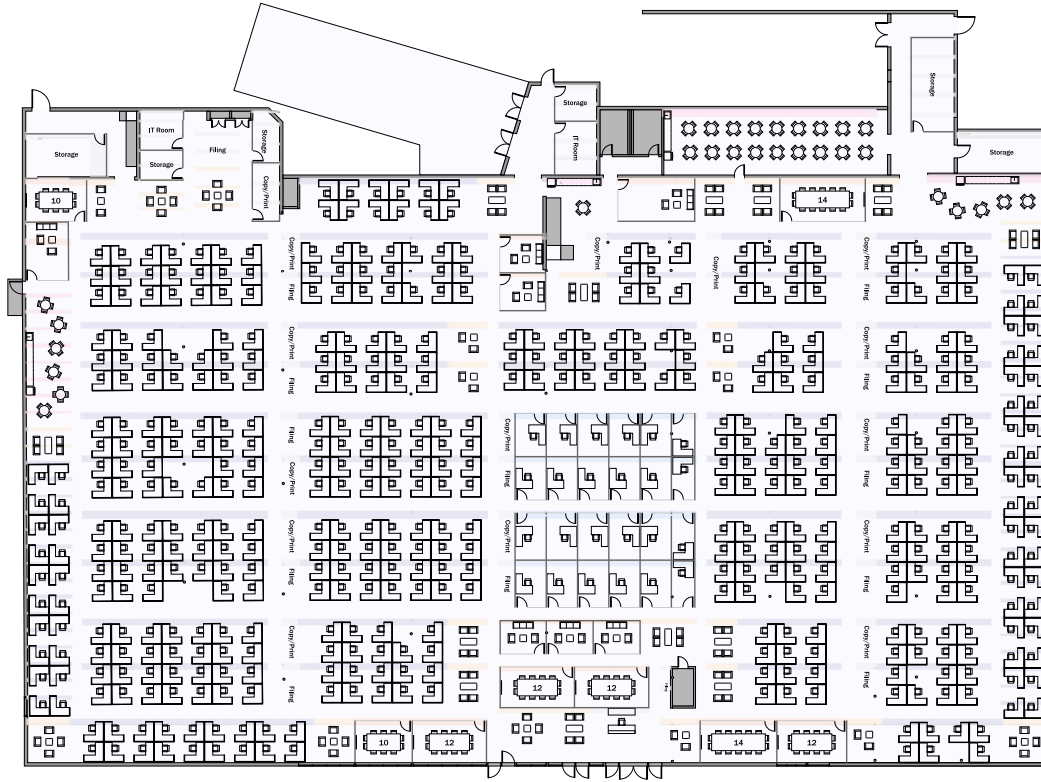
LAYOUT HEADCOUNT: **214** | MAX. OCCUPANCY: **250**

SOUTHLAND TERRACE

3923 S. SEVENTH STREET ROAD
Louisville, Kentucky



CONCEPTUAL SPACE LAYOUT ±51,460 SQUARE FEET



LAYOUT HEADCOUNT: 490 | MAX. OCCUPANCY: 514

FOR SALE OR LEASE PREMIER OFFICE SPACE

SOUTHLAND TERRACE
3923 S. SEVENTH STREET ROAD
Louisville, Kentucky



SITE PLAN



2017 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Population	14,537	106,061	235,087	583,692
Average Household Income	\$41,394	\$46,831	\$47,947	\$57,618
Unemployed Population + 16	9.7%	9.1%	8.8%	6.4%

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