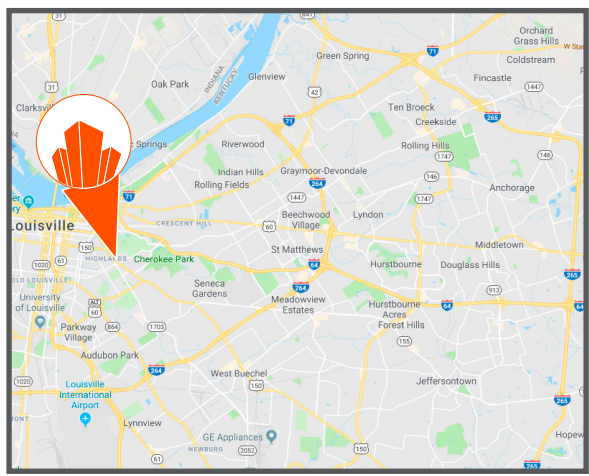




**Former Restaurant**  
 1023 Bardstown Rd | Louisville, KY 40204

## RETAIL FOR LEASE | SALE 6,560 SF±

- **Sale Price :** \$2,200,000
- **Lease Rate:** \$30 SF NNN
- Located in the popular Highlands neighborhood by many restaurants and bars, Steel City Pops, Hopcat, Yang Kee Noodle and more
- Spacious 2nd floor patio
- 25K ADT on Bardstown Rd
- Built in 2014
- 16 parking spots belong to property, plus off-street parking

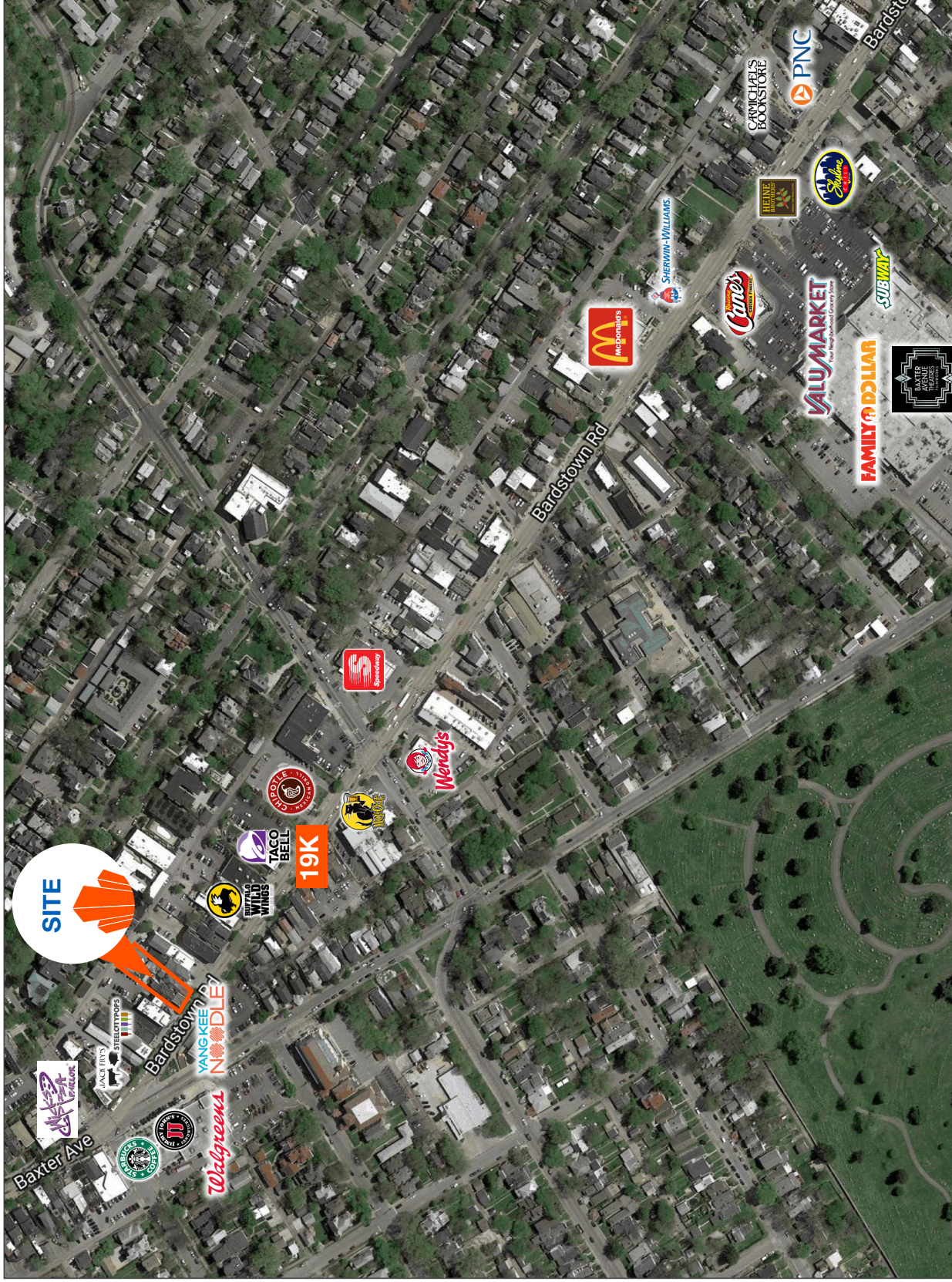


**Justin Baker**  
 502.454.0911  
 jbaker@triocp.com

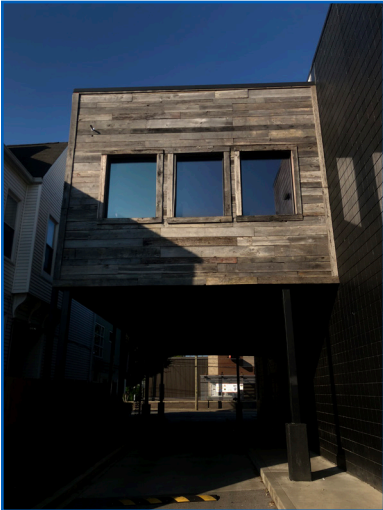
**Theresa Carnes**  
 502.454.6064  
 tcarnes@triocp.com



# AERIAL MAP



PHOTOS



PHOTOS



# DEMOGRAPHICS

1023 Bardstown Rd		1 mi radius	3 mi radius	5 mi radius
Louisville, KY 40204				
POPULATION	2018 Estimated Population	14,677	109,629	269,056
	2023 Projected Population	14,970	111,571	278,214
	2010 Census Population	14,356	105,635	259,001
	2000 Census Population	15,866	107,137	267,445
	Projected Annual Growth 2018 to 2023	0.4%	0.4%	0.7%
	Historical Annual Growth 2000 to 2018	-0.4%	0.1%	-
	2018 Median Age	36.7	36.7	37.1
HOUSEHOLDS	2018 Estimated Households	7,940	52,924	122,573
	2023 Projected Households	8,271	55,127	129,427
	2010 Census Households	7,549	49,339	114,696
	2000 Census Households	7,935	50,127	118,264
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	1.1%
	Historical Annual Growth 2000 to 2018	-	0.3%	0.2%
RACE AND ETHNICITY	2018 Estimated White	82.4%	72.5%	63.6%
	2018 Estimated Black or African American	12.6%	21.4%	29.6%
	2018 Estimated Asian or Pacific Islander	1.9%	2.4%	2.1%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2018 Estimated Other Races	2.9%	3.4%	4.5%
	2018 Estimated Hispanic	2.6%	3.0%	4.4%
INCOME	2018 Estimated Average Household Income	\$79,625	\$70,752	\$65,076
	2018 Estimated Median Household Income	\$54,684	\$51,352	\$49,176
	2018 Estimated Per Capita Income	\$43,305	\$34,862	\$30,002
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.8%	3.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.1%	7.2%	9.1%
	2018 Estimated High School Graduate	16.4%	20.3%	25.5%
	2018 Estimated Some College	21.7%	22.1%	23.3%
	2018 Estimated Associates Degree Only	5.8%	6.2%	7.0%
	2018 Estimated Bachelors Degree Only	26.9%	21.9%	17.9%
	2018 Estimated Graduate Degree	21.9%	19.4%	13.6%
BUSINESS	2018 Estimated Total Businesses	1,177	9,660	17,305
	2018 Estimated Total Employees	10,300	151,813	248,298
	2018 Estimated Employee Population per Business	8.7	15.7	14.3
	2018 Estimated Residential Population per Business	12.5	11.3	15.5

