

Retail For Lease

3505 POPLAR LEVEL ROAD, LOUISVILLE, KY 40213

Executive Summary



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	16,800 SF
Available SF:	Fully Leased
Lot Size:	1.88 Acres
Year Built:	1961
Zoning:	C-1
Traffic Count:	35,100

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,515	44,003	118,079
Total Population	8,889	96,043	269,879
Average HH Income	\$84,398	\$74,568	\$65,777



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Property Description



PROPERTY DESCRIPTION

Excellent retail/office opportunity along Poplar Level Road, formerly leased by a staffing company. The other tenants featured in this center include: Shiraz Mediterranean Grill, Audubon Pharmacy, Jimmy John's, Edward Jones, Advanced ENT and Allergy, Louisville Family & Cosmetic Dentistry, and Derb E Cigs.

Located in the strip center in-between Audubon Pharmacy and Jimmy John's, this space is approximately 1,795 sq ft.

This rare, high exposure retail/office space could be used for a multitude of purposes. The current floor plan features: an oversized, open reception area/lobby; two private offices; a kitchenette/break room; an open, shared workspace; a closet; a restroom and a rear door.

This high beautifully constructed strip center overlooking Poplar Level Road and Quarry Hill Road the ideal space for any user.

Great location, just off the Watterson Expressway, within close proximity to Norton Audubon Hospital and St. X High School. This center has access to more than 69,175 employees within a three-mile radius.

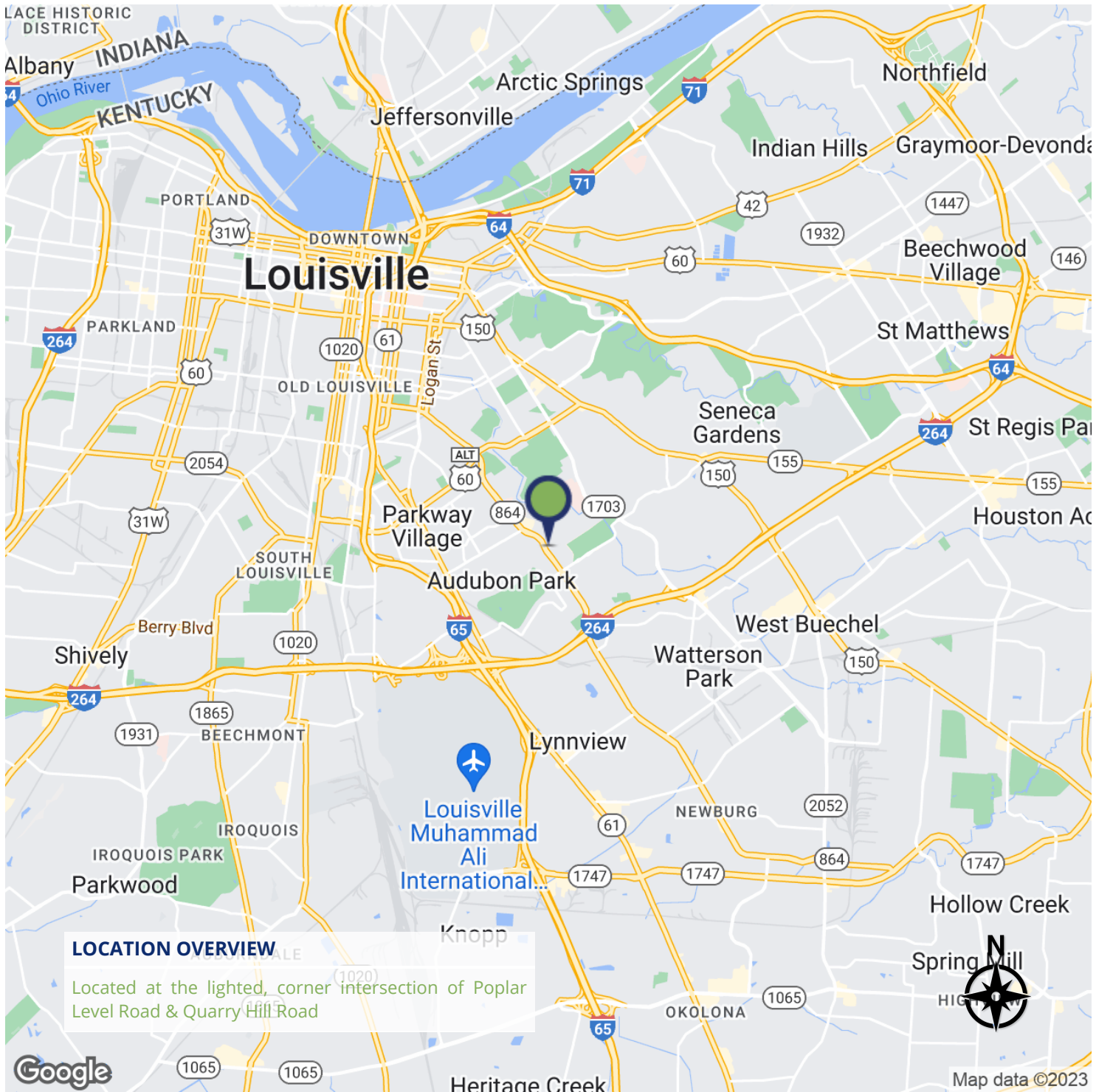
Ample exposure and signage along Poplar Level Road and Quarry Hill Road. There are over 35,100 vehicles per day on this section of Poplar Level Road, with numbers on the rise every day. The intersection of Poplar Level Road and Quarry Hill Road also features a lighted intersection, allowing excellent ingress and egress.



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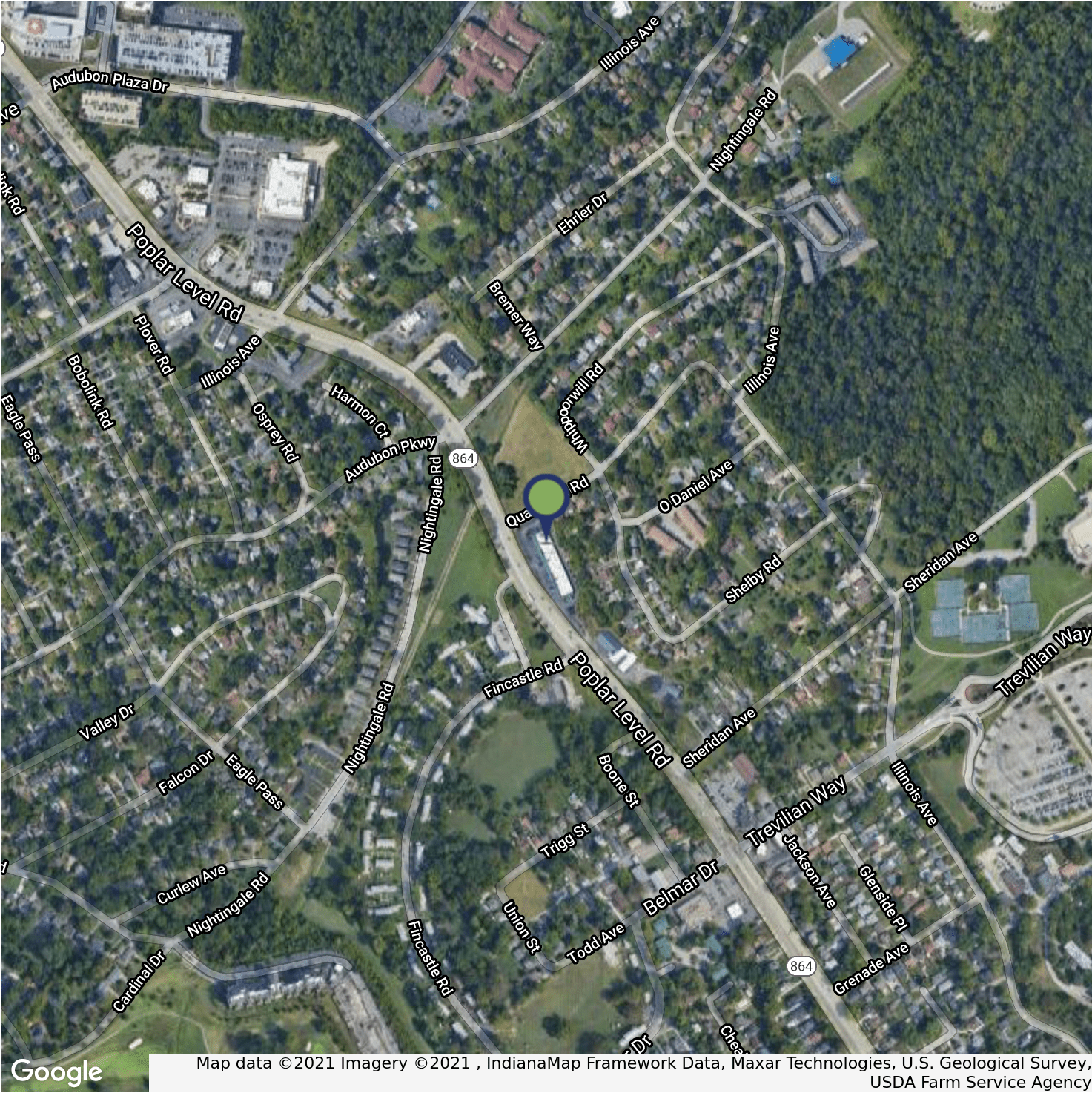
Location Map



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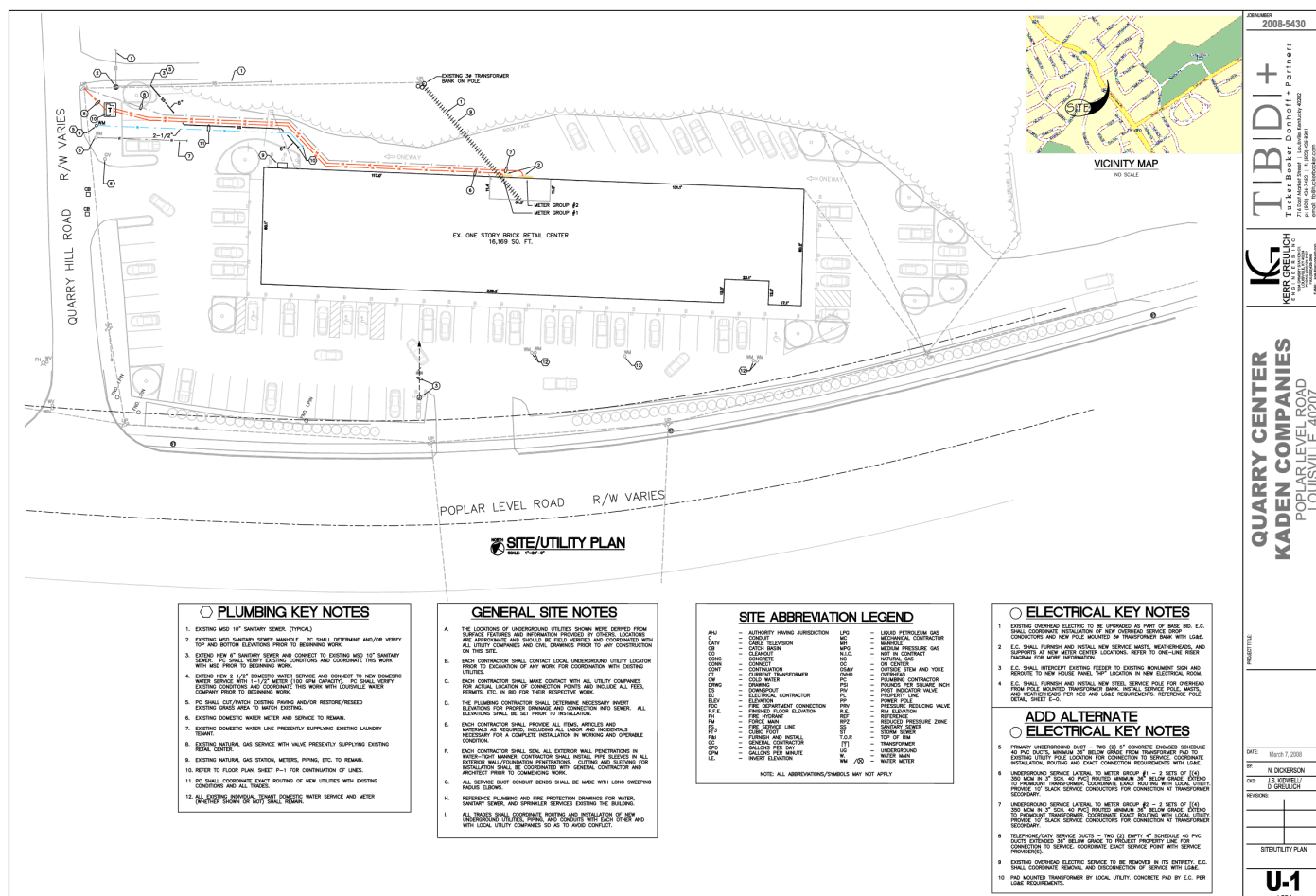
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Retailer Map



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Site Plan: Quarry Center

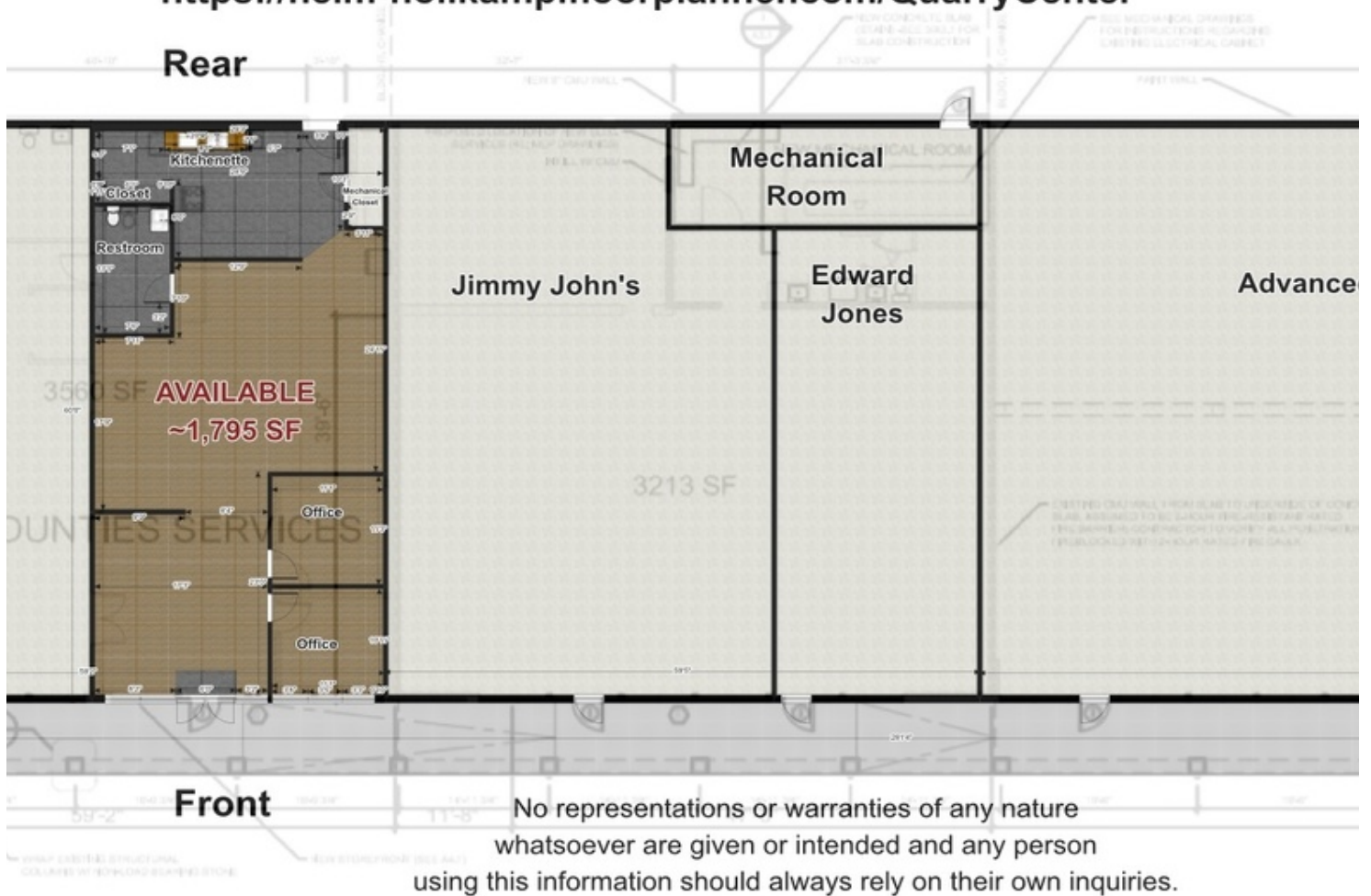


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Floor Plan

3501 Poplar Level Road, Louisville, Kentucky 40213

To View a 2D/3D Interactive Floor Plan, Visit:
[**https://helm-holkamp.floorplanner.com/QuarryCenter**](https://helm-holkamp.floorplanner.com/QuarryCenter)





2020 Demographic Summary Report

The Quarry Center
3501 Poplar Level Rd, Louisville, Kentucky, 40213
Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
Latitude: 38.20899
Longitude: -85.71579

		1 mile	3 miles	5 miles
POPULATION	2020 Total Estimated Population	8,889	96,043	269,879
	2025 Total Projected Population	8,870	96,782	271,997
	2010 Total Census Population	8,726	93,036	263,548
	2000 Total Census Population	8,732	96,538	270,258
	2000-2010 Population: Historical Annual Growth Rate	-0.01	-0.37	-0.25
	2010-2020 Population: Estimated Annual Growth Rate	0.18%	0.31%	0.23%
	2020-2025 Population: Projected Annual Growth Rate	-0.04%	0.15%	0.16%
	2020 Estimated Median Age	39.8	37.9	37.9
	2020 Total Daytime Population	10,216	109,315	335,877
	Workers	5,174	58,654	184,233
	Residents	5,042	50,661	151,644
HOUSEHOLDS	2020 Estimated Households	3,515	44,003	118,079
	2025 Projected Households	3,504	44,353	119,118
	2010 Census Households	3,533	42,922	116,163
	2000 Census Households	3,540	44,183	119,979
	2000-2010 Households: Historical Annual Growth Rate	-0.02	-0.29	-0.32
	2010-2020 Households: Estimated Annual Growth Rate	-0.05%	0.24%	0.16%
	2020-2025 Households: Projected Annual Growth Rate	-0.06%	0.16%	0.18%
	2020 Estimated Average Household Size	2.22	2.06	2.18
RACE & ETHNICITY	2020 Estimated White Alone	8,037	70,129	161,514
	2020 Estimated Black Alone	365	18,026	82,342
	2020 Estimated American Indian Alone	13	246	686
	2020 Estimated Asian Alone	186	2,308	7,995
	2020 Estimated Pacific Islander Alone	9	54	181
	2020 Estimated Some Other Race Alone	113	1,978	7,629
	2020 Estimated Two or More Races	166	3,302	9,533
	2020 Estimated Hispanic Origin	331	5,266	19,896
INCOME	2020 Estimated Average Household Income	\$84,398	\$74,568	\$65,777
	2020 Estimated Median Household Income	\$55,178	\$49,051	\$42,356
	2020 Estimated Per Capita Income	\$34,737	\$34,251	\$29,027
	2020 Estimated Median Home Value	\$200,358	\$197,749	\$162,619
EDUCATION (AGE 25+)	2020 Estimated: Less than 9th Grade	67	1,715	6,613
	2020 Estimated: 9th - 12th Grade, No Diploma	281	3,571	13,225
	2020 Estimated: High School Graduate	1,101	11,476	37,896
	2020 Estimated: GED/Alternative Credential	294	3,050	9,913
	2020 Estimated: Some College, No Degree	1,298	14,024	42,619
	2020 Estimated: Associate Degree	430	4,657	14,555
	2020 Estimated: Bachelor's Degree	1,643	16,047	35,607
	2020 Estimated: Graduate/Professional Degree	1,039	13,200	27,151
BUSINESS	2020 Estimated Total Businesses	319	5,061	14,476
	2020 Estimated Total Employees	6,126	69,175	248,217
	2020 Estimated Total Residential Population	8,889	96,043	269,879
	2020 Estimated Employee Population per Business	19	14	17
	2020 Estimated Residential Population per Business	28	19	19



THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.

- 1 Personal Service:** When you work with Baceline you get a personal team; leasing, construction, property management and a community event planner. Our goal is to improve your business. We pride ourselves on providing personal service and support you can count on.
- 2 Partnership:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



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