

Retail For Sale

1253 SOUTH PRESTON STREET, LOUISVILLE, KY 40203

Executive Summary



OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	8,640 SF
Available SF:	
Lot Size:	0.344 Acres
Price / SF:	\$89.70
Year Built:	1911
Zoning:	C-2

PROPERTY OVERVIEW

Creative, Mixed-Use Building in the Heart of Shelby Park (Opportunity Zone)

PROPERTY HIGHLIGHTS

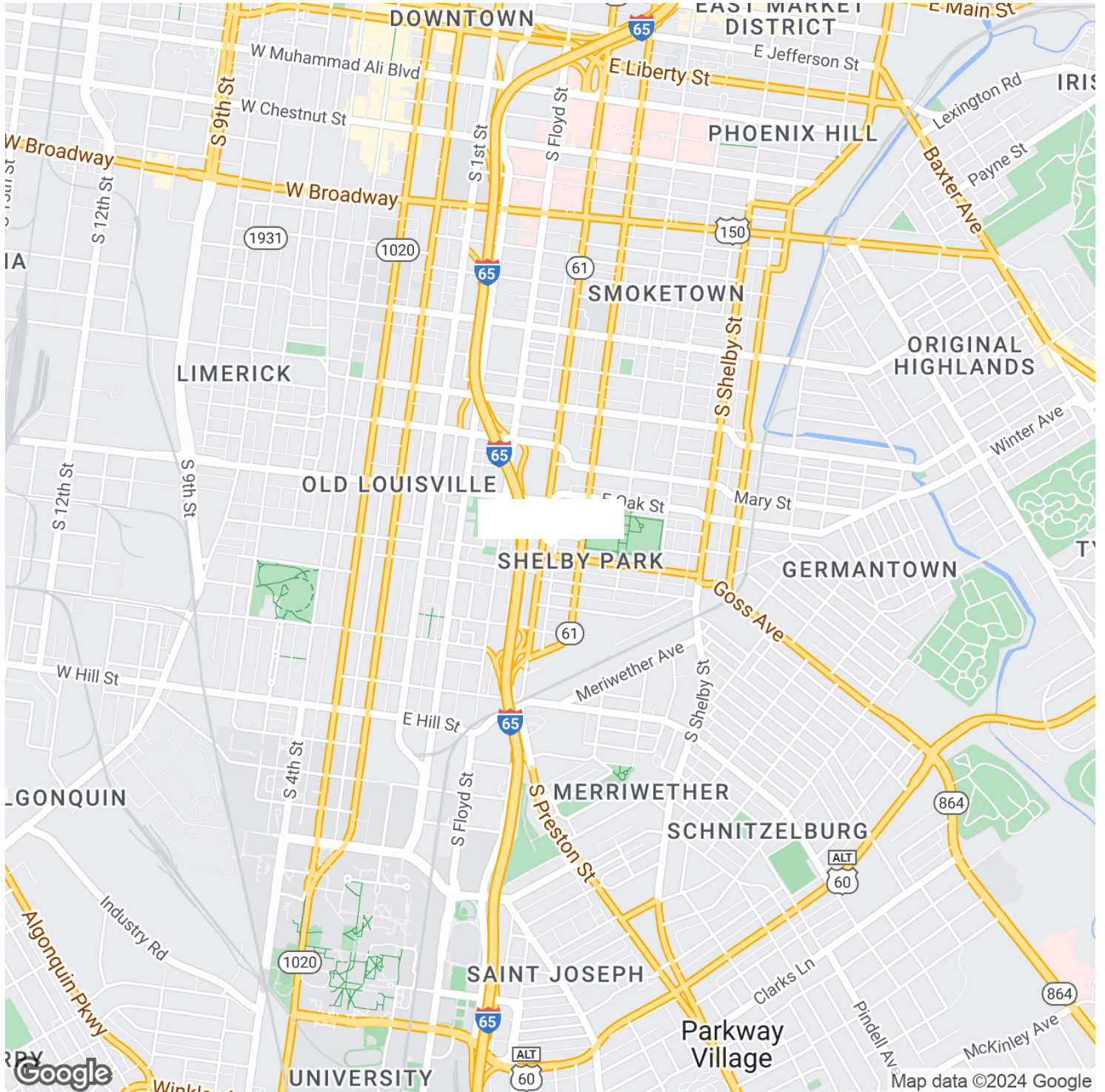
Retail For Sale
1253 SOUTH PRESTON STREET, LOUISVILLE, KY 40203
Additional Photos



Retail For Sale

1253 SOUTH PRESTON STREET, LOUISVILLE, KY 40203

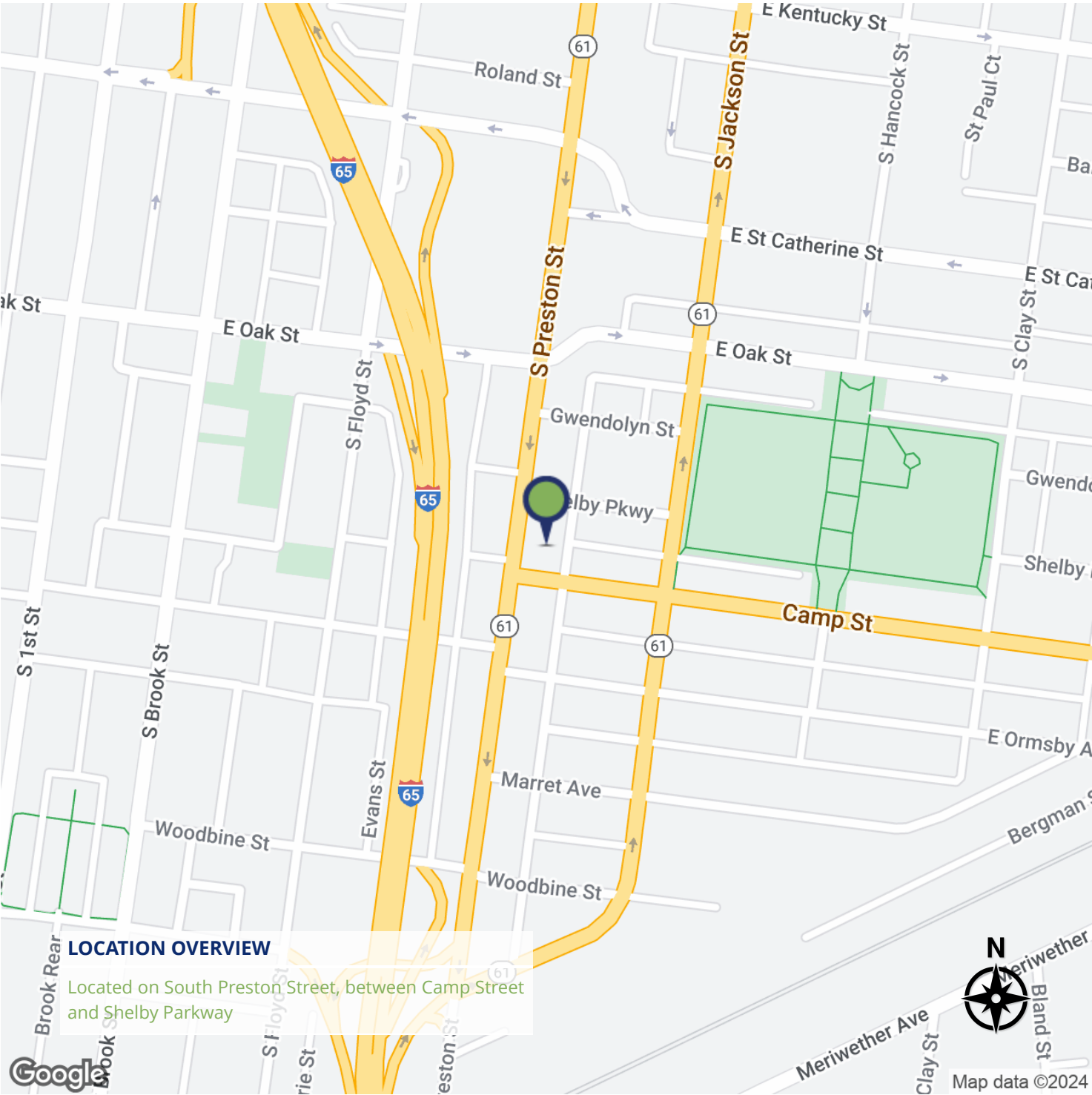
Regional Map



Retail For Sale

1253 SOUTH PRESTON STREET, LOUISVILLE, KY 40203

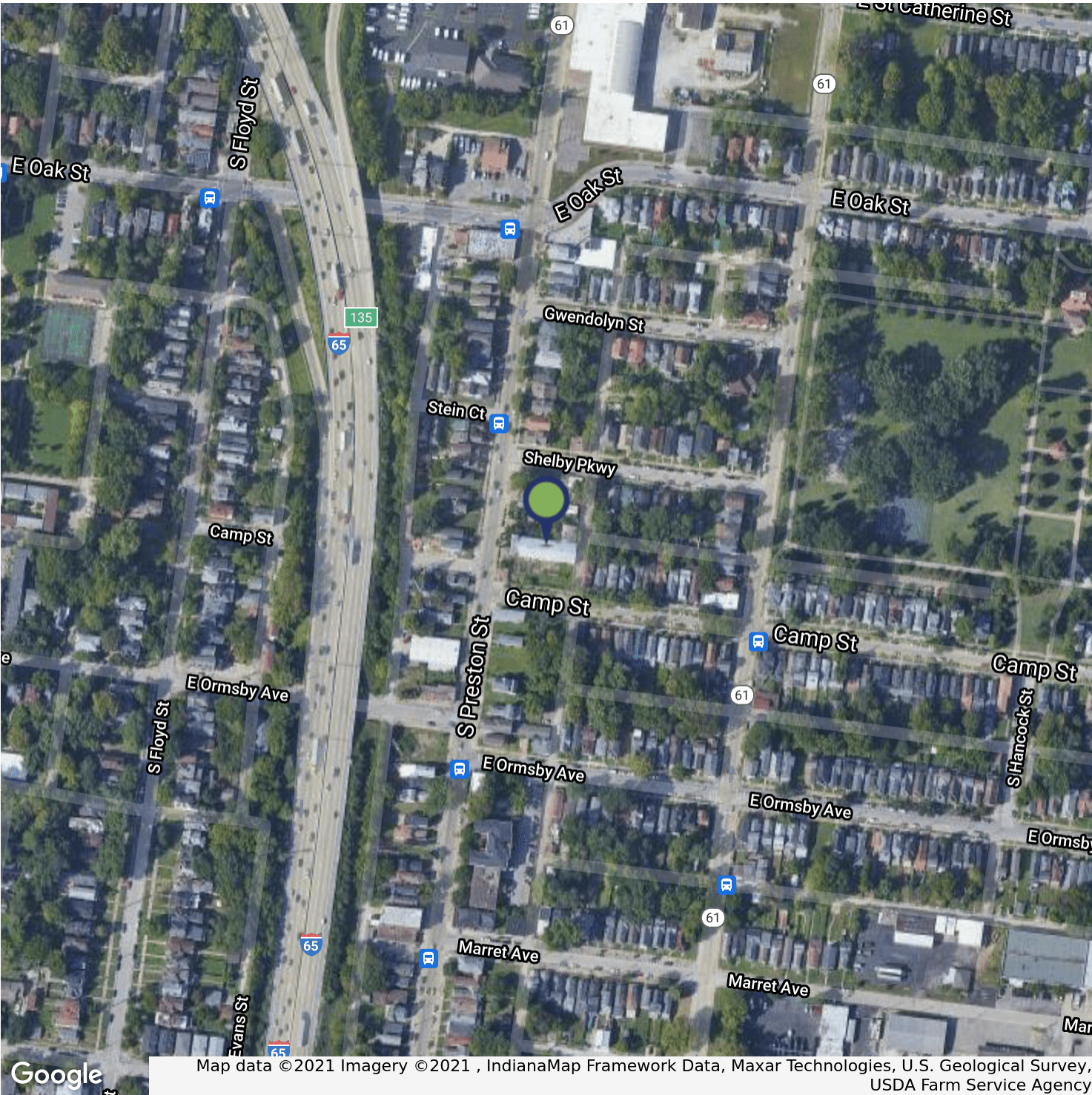
Location Map



Retail For Sale

1253 SOUTH PRESTON STREET, LOUISVILLE, KY 40203

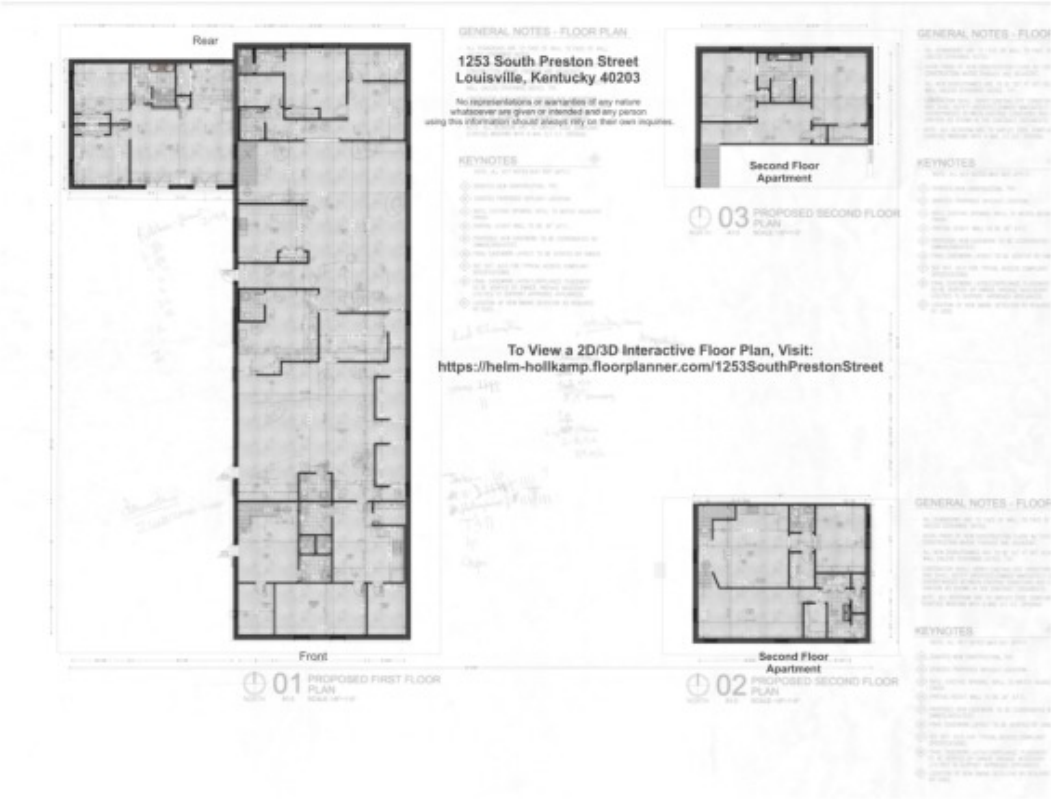
Retailer Map



Retail For Sale

1253 SOUTH PRESTON STREET, LOUISVILLE, KY 40203

Site Plan





2022 Demographic Summary Report

1253 S Preston St, Louisville, Kentucky, 40203
Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
Latitude: 38.23219
Longitude: -85.74940

		1 mile	3 miles	5 miles
POPULATION	2022 Total Estimated Population	22,579	118,964	266,401
	2027 Total Projected Population	23,257	120,219	268,397
	2010 Total Census Population	22,469	117,773	264,953
	2000 Total Census Population	24,212	122,563	276,104
	2010-2020 Population: Historical Annual Growth Rate	-0.06%	0.10%	0.03%
	2020-2022 Population: Estimated Annual Growth Rate	0.49%	-0.01%	0.11%
	2022-2027 Population: Projected Annual Growth Rate	0.59%	0.21%	0.15%
	2022 Estimated Median Age	35.7	36.4	38.1
	2022 Total Daytime Population	25,451	204,693	362,754
	Workers	13,877	141,583	221,199
Residents	11,574	63,110	141,555	
HOUSEHOLDS	2022 Estimated Households	12,230	54,446	117,239
	2027 Projected Households	12,605	55,217	118,321
	2010 Census Households	11,543	52,218	115,351
	2000 Census Households	12,097	54,742	120,007
	2010-2020 Households: Historical Annual Growth Rate	0.21%	0.42%	0.13%
	2020-2022 Households: Estimated Annual Growth Rate	0.96%	0.38%	0.26%
	2022-2027 Households: Projected Annual Growth Rate	0.61%	0.28%	0.18%
	2022 Estimated Average Household Size	1.70	1.98	2.16
RACE & ETHNICITY	2022 Estimated White Alone	13,389	66,568	142,192
	2022 Estimated Black Alone	6,735	39,519	90,209
	2022 Estimated American Indian Alone	126	461	1,021
	2022 Estimated Asian Alone	407	2,282	6,307
	2022 Estimated Pacific Islander Alone	18	79	199
	2022 Estimated Some Other Race Alone	407	2,710	8,002
	2022 Estimated Two or More Races	1,498	7,346	18,472
	2022 Estimated Hispanic Origin	912	5,239	16,230
INCOME	2022 Estimated Average Household Income	\$52,698	\$63,087	\$68,274
	2022 Estimated Median Household Income	\$33,209	\$41,264	\$45,490
	2022 Estimated Per Capita Income	\$28,037	\$29,143	\$30,132
	2022 Estimated Average Home Value	\$238,203	\$254,548	\$256,523
	2022 Estimated Median Home Value	\$188,598	\$202,801	\$191,899
EDUCATION (AGE 25+)	2022 Estimated: Less than 9th Grade	611	2,583	5,578
	2022 Estimated: 9th - 12th Grade, No Diploma	1,028	6,485	14,384
	2022 Estimated: High School Graduate	3,029	18,024	44,834
	2022 Estimated: GED/Alternative Credential	869	5,165	11,390
	2022 Estimated: Some College, No Degree	3,398	16,906	38,353
	2022 Estimated: Associate Degree	1,160	5,375	14,003
	2022 Estimated: Bachelor's Degree	2,946	15,401	32,683
	2022 Estimated: Graduate/Professional Degree	2,354	11,204	23,063
BUSINESS	2022 Estimated Total Businesses	1,275	8,403	13,892
	2022 Estimated Total Employees	18,590	151,500	230,503
	2022 Estimated Total Residential Population	22,579	118,964	266,401
	2022 Estimated Employee Population per Business	15	18	17
	2022 Estimated Residential Population per Business	18	14	19