

Retail For Lease

150-300 NORTH HURSTBOURNE PKWY, LOUISVILLE, KY 40222

The Forum Center



OFFERING SUMMARY

Lease Rate:	\$12.00 - 18.00 SF/yr (NNN)
Building Size:	134,975 SF
Available SF:	1,755 - 30,679 SF
Lot Size:	12.561 Acres
Year Built:	1989
Zoning:	C-1
Parking Spaces:	702
Traffic Count:	30,300

PROPERTY HIGHLIGHTS

- Excellent visibility and prominent pylon signage along North Hurstbourne Pkwy, near Shelbyville Road
- Easy accessible via five (5) points of ingress/egress—One (1) signalized traffic light
- Services over 5,000,000 Sq Ft of office space in the immediate surrounding area
- High parking ratio (5.2 per 1,000 parking ratio)
- Convenient access to I-64, I-71, I-264, I-265, and public transit, with a centralized location for customers and employees
- Close proximity to supporting office buildings/business centers, hotels, retailers, banks, childcare & more
- Multiple suite styles and configurations to accommodate a variety of users

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,522	36,290	91,552
Total Population	8,169	79,188	207,523
Average HH Income	\$143,594	\$113,639	\$118,834

## Retail For Lease

**150-300 NORTH HURSTBOURNE PKWY, LOUISVILLE, KY 40222**

## Property Description



### OVERVIEW

The Forum Center is a beautifully constructed, open-air shopping center consisting of 134,975 leasable square feet. This property is favorably positioned along North Hurstbourne Parkway, just one block north of Shelbyville Road, one of Louisville's most significant commercial corridors.

This area of east Louisville enjoys increasing office development and affluent neighborhoods. Numerous hotels, banks, office buildings/business centers, retailers, and childcare facilities fill the area around the property. As such, the Forum Center is uniquely positioned to take advantage of the surrounding dense residential population, and the largest suburban concentration of Class "A" office, driving high employee and commuter traffic levels in the area. Neighboring communities include Lyndon and St. Matthews to the west, Middletown to the east, Jeffersontown to the south, and Springhurst to the north.

Its superior location is appealing to customers, employees and employers alike. Convenient access to I-64, I-71, I-264, and I-265 gives the center fantastic connectivity with the entire metro area.

Situated on 12.52 acres, the Forum Center provides tenants with excellent accessibility, visibility, prominent pylon signage, and ample parking (5.2 spaces per 1,000 Sq Ft parking ratio). The center is served by five points of entry and exit (one of which is signalized).

Tenants featured in this center include: Brasserie Provence, Paul Mitchell The School Louisville, Miracle-Ear Hearing Aid Center/Zounds Hearing Center, Cordant Health/St. Matthew's Pharmacy, Lilly Nails, Talbot's, Bombay Grill, Contemporary Galleries, Burn Boot Camp, Sugarbaker's Classy Consignment, Slumberbest, and Bristol Bar & Grill.

Multiple suite styles and configurations are available to accommodate a variety of users and applications.





Retail For Lease

150-300 NORTH HURSTBOURNE PKWY, LOUISVILLE, KY 40222

Additional Photos

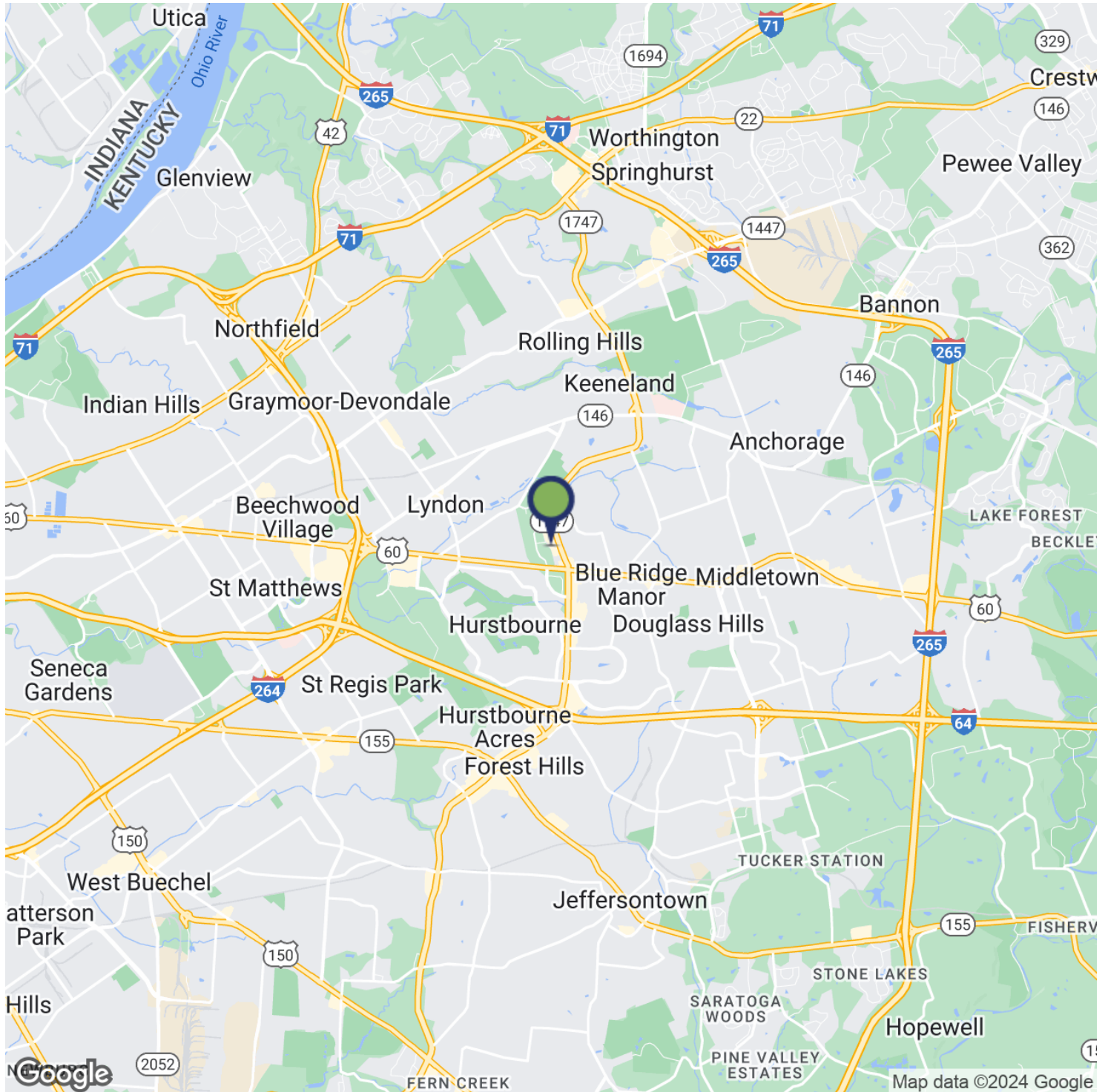




Retail For Lease

**150-300 NORTH HURSTBOURNE PKWY, LOUISVILLE, KY 40222**

Location Map





Retail For Lease

150-300 NORTH HURSTBOURNE PKWY, LOUISVILLE, KY 40222

Available Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,755 - 30,679 SF	Lease Rate:	\$12.00 - \$18.00 SF/yr

AVAILABLE SPACES

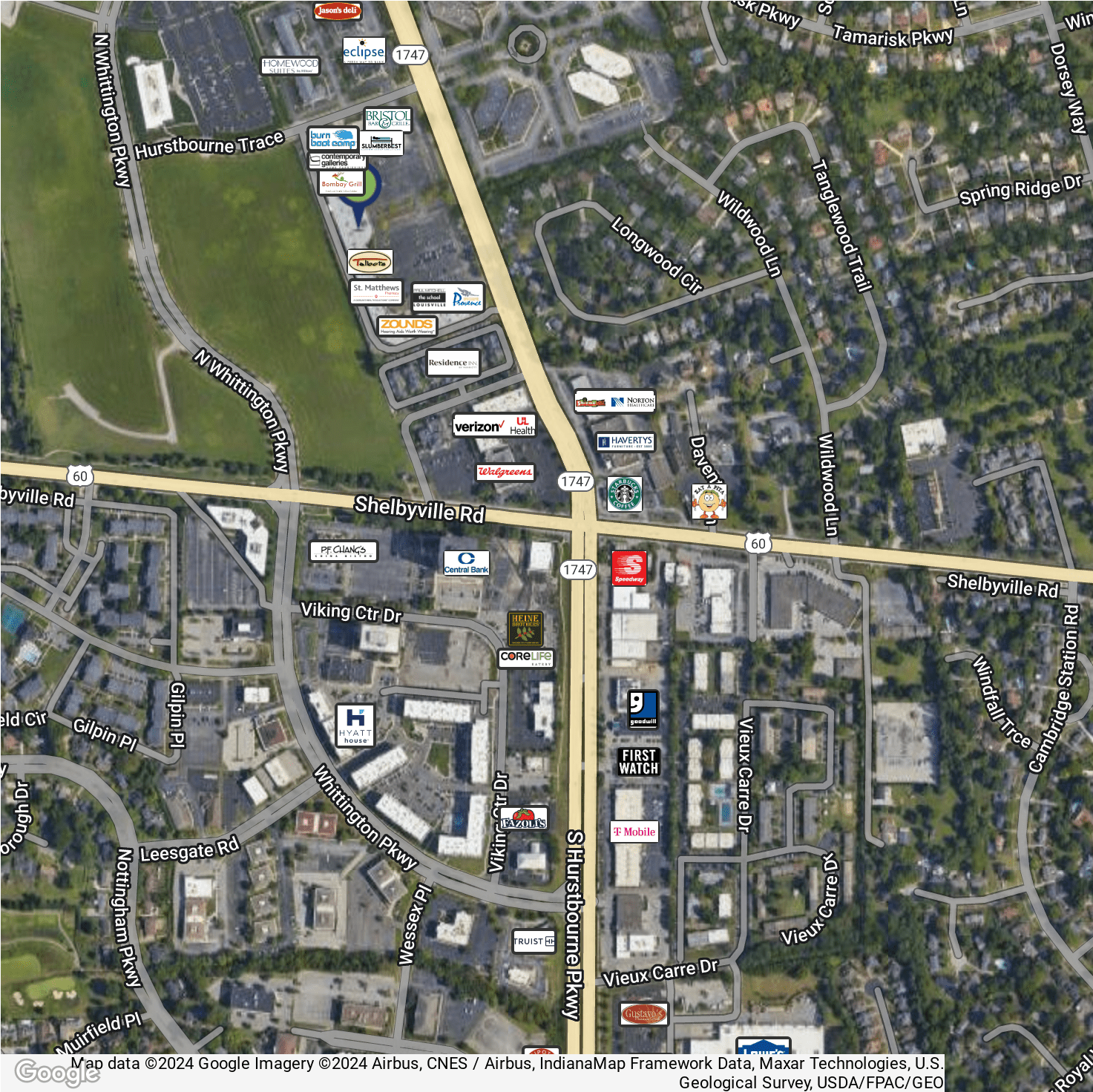
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200 North Hurstbourne Pkwy	30,679 SF	NNN	\$12.00 SF/yr	Formerly Lucky's Market
170-172 North Hurstbourne Pkwy	8,084 SF	NNN	\$18.00 SF/yr	Formerly Jos A. Banks
162-166 North Hurstbourne Pkwy	1,755 - 5,677 SF	NNN	\$18.00 SF/yr	-



Retail For Lease

150-300 NORTH HURSTBOURNE PKWY, LOUISVILLE, KY 40222

Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo







# 2023 Demographic Summary Report

The Forum Center  
200 N Hurstbourne Pkwy, Louisville, Kentucky, 40222  
Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp  
Latitude: 38.24984  
Longitude: -85.58021

		1 mile	3 miles	5 miles
POPULATION	2023 Total Estimated Population	8,169	79,188	207,523
	2028 Total Projected Population	8,513	80,126	208,390
	2010 Total Census Population	7,565	76,023	193,607
	2000 Total Census Population	7,126	74,110	180,690
	2010-2020 Population: Historical Annual Growth Rate	0.41%	0.23%	0.51%
	2020-2023 Population: Estimated Annual Growth Rate	1.11%	0.56%	0.57%
	2023-2028 Population: Projected Annual Growth Rate	0.83%	0.24%	0.08%
	2023 Estimated Median Age	46.0	42.7	43.3
	2023 Total Daytime Population	16,095	111,040	266,095
	Workers	12,162	73,425	167,643
Residents	3,933	37,615	98,452	
HOUSEHOLDS	2023 Estimated Households	3,522	36,290	91,552
	2028 Projected Households	3,679	36,899	92,562
	2010 Census Households	3,276	34,218	84,742
	2000 Census Households	2,977	32,015	76,724
	2010-2020 Households: Historical Annual Growth Rate	0.32%	0.51%	0.62%
	2020-2023 Households: Estimated Annual Growth Rate	1.45%	0.75%	0.57%
	2023-2028 Households: Projected Annual Growth Rate	0.88%	0.33%	0.22%
	2023 Estimated Average Household Size	2.32	2.16	2.24
RACE & ETHNICITY	2023 Estimated White Alone	5,772	58,872	153,806
	2023 Estimated Black Alone	476	7,559	22,341
	2023 Estimated American Indian Alone	27	236	515
	2023 Estimated Asian Alone	1,315	4,980	11,101
	2023 Estimated Pacific Islander Alone	0	31	123
	2023 Estimated Some Other Race Alone	142	2,015	5,253
	2023 Estimated Two or More Races	435	5,496	14,384
	2023 Estimated Hispanic Origin	303	4,955	12,840
INCOME	2023 Estimated Average Household Income	\$143,594	\$113,639	\$118,834
	2023 Estimated Median Household Income	\$103,731	\$79,511	\$80,168
	2023 Estimated Per Capita Income	\$62,788	\$51,806	\$52,391
	2023 Estimated Average Home Value	\$359,725	\$319,243	\$331,734
	2023 Estimated Median Home Value	\$332,210	\$292,099	\$293,536
EDUCATION (AGE 25+)	2023 Estimated: Less than 9th Grade	32	624	1,725
	2023 Estimated: 9th - 12th Grade, No Diploma	170	1,272	3,272
	2023 Estimated: High School Graduate	659	8,106	21,276
	2023 Estimated: GED/Alternative Credential	72	1,293	3,926
	2023 Estimated: Some College, No Degree	766	9,777	25,713
	2023 Estimated: Associate Degree	385	5,021	13,240
	2023 Estimated: Bachelor's Degree	2,042	18,733	47,844
	2023 Estimated: Graduate/Professional Degree	2,036	13,584	34,987
BUSINESS	2023 Estimated Total Businesses	768	5,555	12,543
	2023 Estimated Total Employees	13,498	77,335	172,680
	2023 Estimated Total Residential Population	8,169	79,188	207,523
	2023 Estimated Employee Population per Business	18	14	14
	2023 Estimated Residential Population per Business	11	14	17