

Highly Desirable Retail Opportunity for Lease in Fern Creek

6515 Bardstown Rd, Louisville, KY 40291

Listing ID: 30858519
Status: Active
Property Type: Shopping Center For Lease
Retail Type: Community Center, Strip Center
Contiguous Space: 1,260 SF
Total Available: 1,260 SF
Lease Rate: \$19 PSF (Annual)
Base Monthly Rent: \$1,995
Lease Type: NNN
Ceiling: 15 ft.

Overview/Comments

Nexus Commercial Advisors is pleased to present an exceptional opportunity for the lease within Seaton Plaza. Seaton Plaza is a highly desirable, beautifully constructed strip center located in the heart of Fern Creek, one of Louisville's fastest growing markets.

Favorably positioned along Bardstown Road, near the Seatonville Road intersection, this property boasts excellent visibility and ease of access. As such, Seaton Plaza is uniquely positioned to take advantage of the surrounding dense residential population, and the robust array of supporting retailers, driving high employee and commuter traffic levels in the area (33,500 AADT).

Tenants featured in this center include: Graeter's Ice Cream, Athletico Physical Therapy, Nu-Yale Cleaners, One Main Financial, Semonin Realtors, Fern Creek Chiropractic, Jet's Pizza, Penn Station East Coast Subs, Julie's Nails, and AT&T.

This opportunity represents the sole available space for lease within Seaton Plaza, offering approximately 1,260 square feet of prime retail real estate. Situated between Nu-Yale Cleaners and One Main Financial, this space, formerly occupied by Edible Arrangements, features a welcoming front retail area complete with a built-in countertop, a spacious open kitchen, a restroom, a rear access point, and a single front entrance.

For further inquiries and comprehensive information, please contact the listing agents.



More Information Online

<https://www.kcrea.com/listing/30858519>

QR Code

Scan this image with your mobile device:



To View the Property's Website:
<https://buildout.com/website/SeatonPlaza>

To View a 2D/3D Interactive Floor Plan:
<https://floorplanner.com/projects/147611877/viewer>

General Information

Tax ID/APN: 005002900000
Retail Type: Community Center, Strip Center, Other
Zoning: C-1 - Commercial District

Building Name: Seaton Plaza
Gross Building Area: 16,705 SF
Land Area: 2.27 Acres

Agent Notes Call agent for showings. There is a variable rate commission on this transaction. Ask for details. Information in this listing was obtained from sources deemed to be reliable. Broker does not warrant or represent any information provided.

Available Space

Suite/Unit Number: 6515
Suite Floor/Level: First
Space Available: 1,260 SF
Minimum Divisible: 1,260 SF
Maximum Contiguous: 1,260 SF
Space Subcategory 1: Strip Center

Space Subcategory 2: Neighborhood Center
Space Type: Retail
Date Available: 10/13/2023
Lease Rate: \$19 PSF (Annual)
Lease Type: NNN

Parking Spaces: 0
CAM Expenses: \$4 PSF (Annual)

Space Description This opportunity represents the sole available space for lease within Seaton Plaza, offering approximately 1,260 square feet of prime retail real estate. Situated between Nu-Yale Cleaners and One Main Financial, this space, formerly occupied by Edible Arrangements, features a welcoming front retail area complete with a built-in countertop, a spacious open kitchen, a restroom, a rear access point, and a single front entrance.

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Other	Largest Nearby Street:	Bardstown Road
Property Located Between:	Bardstown Road and Seatonville Road	Traffic/Vehicle Count:	33,500
Property Visibility:	Excellent	Highway Access:	I-265 & I-64
		Airports:	SDF

Building Related

Total Number of Buildings:	1	Ceiling Height:	15
Number of Stories:	1	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0
Year Built:	2001		

Land Related

Zoning Description: C-1

Location

Address: 6515 Bardstown Rd, Louisville, KY 40291
County: Jefferson
MSA: Louisville/Jefferson County



Property Images



Exterior 2- Seaton Plaza

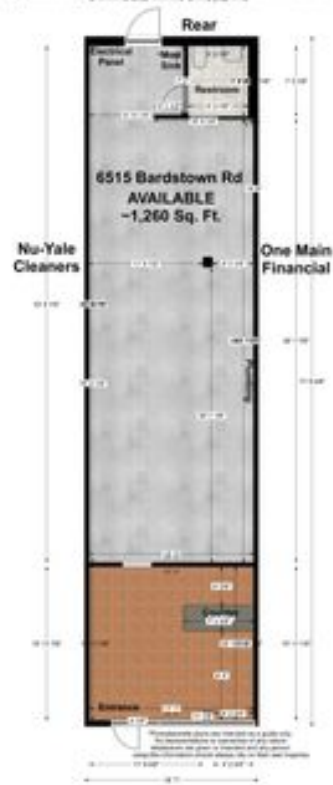


Monument Sign- Seaton Plaza



Exterior 3- Seaton Plaza

To View a 2D/3D Interactive Floor Plan, Visit:
<https://floorplanner.com/projects/147611877/viewer>



Floor Plan- 6515 Bardstown Road

Property Contacts



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