

Promenade Plaza: Retail Opportunity for Lease on Old Henry Road

2300 Terra Crossing Blvd, Louisville, KY 40245

Listing ID: 30863848
Status: Active
Property Type: Shopping Center For Lease
(also listed as Retail-Commercial)
Retail Type: Community Center, Mixed Use
Contiguous Space: 1,850 SF
Total Available: 1,850 SF
Lease Rate: \$29 PSF (Annual)
Base Monthly Rent: \$4,470
Lease Type: NNN
Ceiling: 19.9 ft.



Overview/Comments

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

Favorably positioned, located directly off the Gene Snyder Freeway (I-265) at the lighted intersection of Old Henry Road and Terra Crossing Boulevard, this property boasts excellent visibility and ease of access. This high growth exit is home to the newly constructed Publix, Galen College of Nursing, Thornton's headquarters, UofL Health (Medical Center Northeast), Mercedes-Benz of Louisville, Harley Davidson, Baptist Norton Medical Campuses, Eastpoint Business Park, and much more. As such, Promenade Plaza is uniquely positioned to take advantage of the surrounding dense affluent residential population, and the robust array of supporting office buildings/business centers, healthcare centers, manufacturing plants, and retailers, driving high employee and commuter traffic levels in the area.

Tenants featured in this center include Subway, Lake Forest Nails, State Farm, YogaSix, Gallop Hair Salon, Combs Family Dental, and Liquor World.

This opportunity represents the sole available space for lease within Promenade Plaza, offering approximately 1,850 square feet of prime retail real estate.

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

More Information Online

<https://www.kcrea.com/listing/30863848>

QR Code

Scan this image with your mobile device:



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

To View a 2D/3D Interactive Floor Plan:
<https://floorplanner.com/projects/97771995/viewer>

General Information

Taxing Authority: Jefferson
Tax ID/APN: 21366000060000
Retail Type: Community Center, Mixed Use, Neighborhood Center, Strip Center, Other
Zoning: C-1 - Commercial District

Building Name: Promenade Plaza
Gross Building Area: 16,575 SF
Building/Unit Size (RSF): 16,575 SF
Land Area: 1.66 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:	104	Space Subcategory 2:	Neighborhood Center
Suite Floor/Level:	First Floor	Space Type:	Relet
Space Available:	1,850 SF	Date Available:	12/22/2023
Minimum Divisible:	1,850 SF	Lease Rate:	\$29 PSF (Annual)
Maximum Contiguous:	1,850 SF	Lease Type:	NNN
Space Subcategory 1:	Strip Center	CAM Expenses:	\$4.75 PSF (Annual)

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Other	Traffic/Vehicle Count:	23,400
Property Located Between:	Old Henry Road and Terra Crossing Boulevard	Highway Access:	Gene Snyder Freeway (I-265): Exit 29 (Old Henry Road)
Property Visibility:	Excellent	Airports:	Louisville International Airport (SDF)
Largest Nearby Street:	Old Henry Road	Site Description:	Flat, Landscaped, Class A Retail Strip Center

Building Related

Total Number of Buildings:	1	Total Parking Spaces:	74
Number of Stories:	1	Ceiling Height:	19.90
Property Condition:	Excellent	Passenger Elevators:	0
Year Built:	2010	Freight Elevators:	0
Parking Type:	Surface	Heat Source:	Central
Parking Description:	Open lot, Striped	Air Conditioning:	Engineered System

Exterior Description High end exterior finish and facade, featuring stone columns and large plate glass windows overlooking Old Henry Road and the Gene Snyder Freeway (I-265).

Land Related

Zoning Description:	C-1
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Location

Address:	2300 Terra Crossing Blvd, Louisville, KY 40245	MSA:	Louisville/Jefferson County
County:	Jefferson	Submarket:	09 - Anchorage / Lyndon / Prospect / Up River Road



Property Images



Promenade Plaza



St 104- 3D Color- 2300 Terra Crossing Blvd- Floorplanner



St 104- 2D B&W- 2300 Terra Crossing Blvd- Floorplanner

Property Contacts



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