FOR SALE

1409, 1419, & 1435 East Blue Lick Rd

1409, 1419, & 1435 BLUE LICK RD

Shepherdsville, KY 40165

PRESENTED BY:

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PREPARED FOR:

ENTER COMPANY NAME HERE
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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

About SVN

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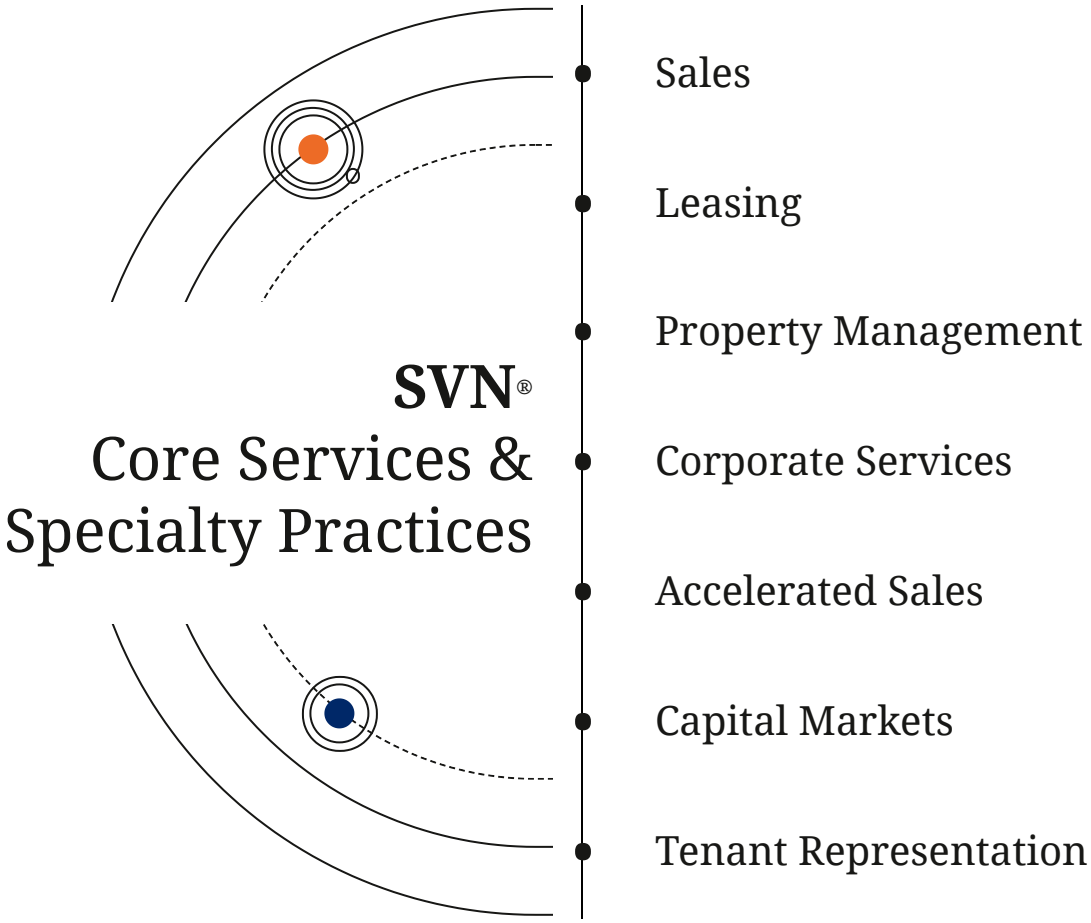
SVN CORE SERVICES & SPECIALTY PRACTICES

THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.



Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- **Hospitality**
- **Industrial**
- **Land**
- **Multifamily**
- **Office**
- **Retail**
- **Special Purpose**

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SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property

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SVN® marketing timeline

Initial Offering	Marketing Exposure	Competitive Landscape	Offer Review Process	Property Closing
Weeks 1 - 2	Weeks 3 - 4	Weeks 5 - 6	Weeks 7 - 8	Weeks 9 - 14
• Finalize listing agreement • Create offering memorandum for ownership's approval • Begin marketing campaign • Notify the market of showing and offer due dates • Present property on SVN | Live property broadcast • Send out initial announcement packets to all brokers and investors	• Continue marketing and canvassing campaign • Ongoing contact of prospective purchasers • Contact all brokers and investors to provide promotional information • Follow up with initial canvass contacts • Initial tours of prospective purchasers • Marketing status report to ownership	• Second round of showings • Follow up with all groups that toured the property • Confirm receipt of due diligence materials to all prospective purchasers • Marketing status report to ownership	• Arrange final showings if needed • Offers due • Review and assess all offers with ownership • Provide feedback to buyers • Best and final offer due	• Choose winning bidder • Manage contract process with winning bidder • Manage due diligence • Manage closing

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SVN COMMERCIAL REAL ESTATE ADVISORS

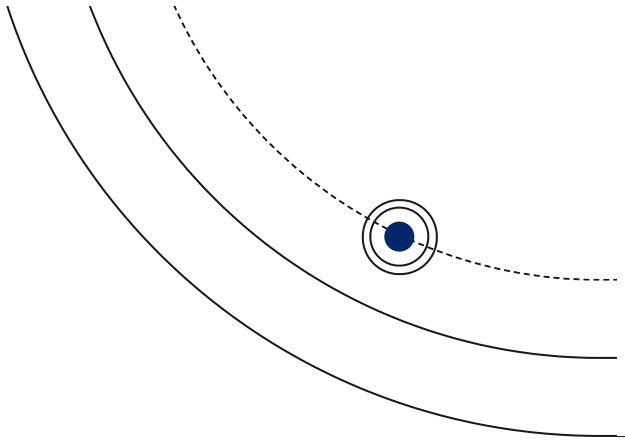
- Exclusive Insurance Product
- Opportunities to Increase NOI
- Energy Efficiency & Sustainability
- Risk Management
- Comprehensive Customizable Reporting
- Technology Infrastructure

40,000,000+	20,000+	5,000+	10TH
SF of commercial properties under management	Units of multifamily under management	Beds of student housing under management	Largest management firm in America

Global Reach. Local Expertise

Whether you own a single asset or multiple assets spread out across multiple markets in multiple states, we can help. Our network of over 2,000 Advisors and staff in 200 global offices spread across 500+ markets provide expertise in primary, secondary, and tertiary markets to manage, lease, and sell your asset.

SVN® property management



Exclusive insurance product

SVN® Property Management clients have access to our exclusive Master Insurance Program, which has provided significant savings to property owners on their premiums as well as more comprehensive coverage on their asset.

Opportunities to increase NOI

Property owners can increase NOI by leveraging national vendor relationships and our community of Advisors who assist with leasing.

Risk management

Our SVN® Property Management professionals put your asset first through the consistent monitoring and documenting of the condition and activity at your property, regardless of the type of lease on the property.

Comprehensive, customizable reporting

We provide our clients with comprehensive, customizable reports each month. Whether you are an individual property investor or an institutional investor with a portfolio, we report the timely information you need to make important decisions.

Technological infrastructure

At SVN® we pride ourselves on partnering with the best-in-class products and vendors to assist our Advisors and staff more efficiently.

Retail | **Office** | **Industrial** | **Multifamily** | **Self-Storage** | **Medical Office** | **SFR/BFR Portfolio**

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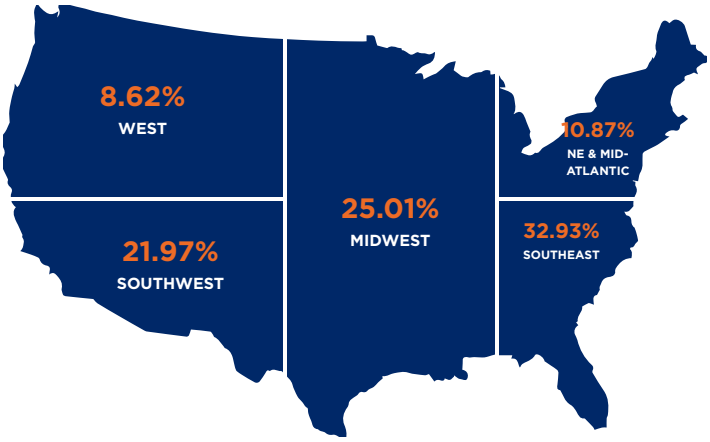
SVN®

transaction volume

USA | 2023

TRANSACTION VOLUME

united states national distribution*



$14.9B

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

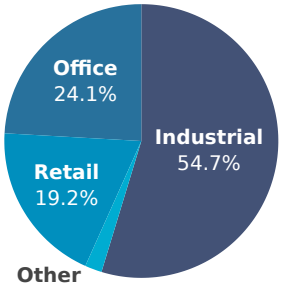
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

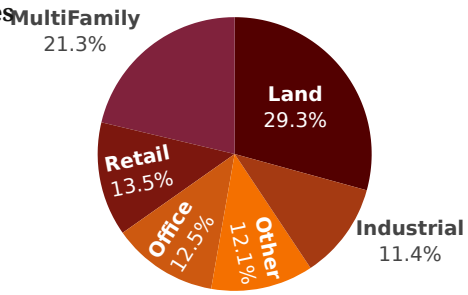
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES
**Leasing includes both Landlord and Tenant Representation.
***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

About SVN®

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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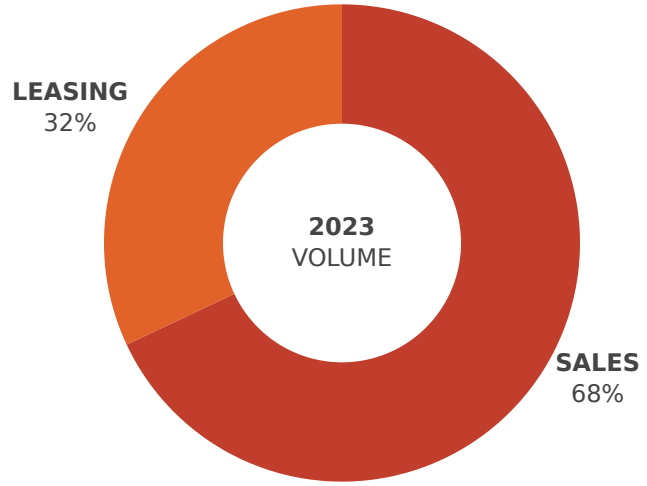
SVN® benchmarks

USA | 2023

THE SVN® ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**



200+
OFFICE OWNERS

2,200
ADVISORS & STAFF

$14.9B
TOTAL VALUE OF SALES & LEASE TRANSACTIONS

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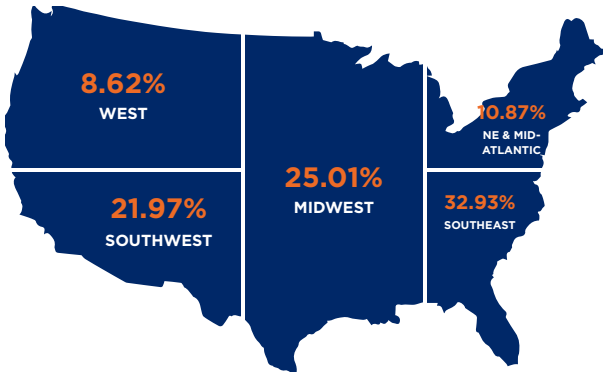
SVN® benchmarks USA | 2023



TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

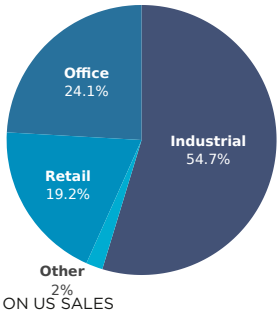
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail

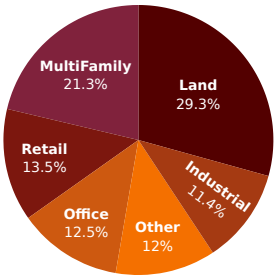
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES
**Leasing includes both Landlord and Tenant Representation.
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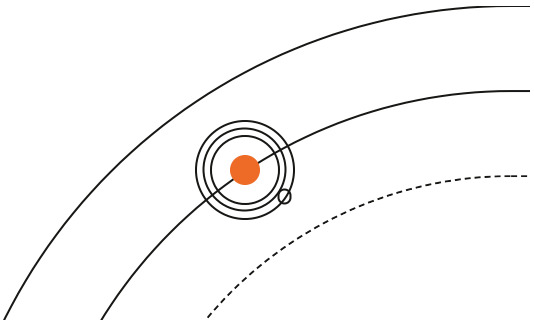
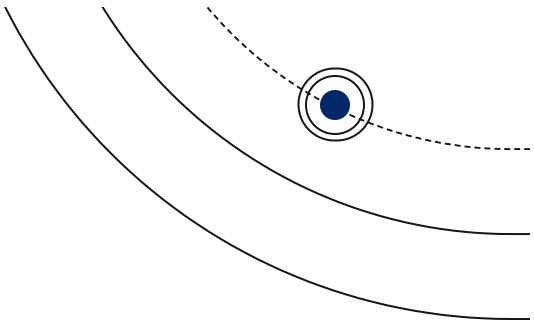
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between $2.5 and $20 million in the four core building types– industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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SVN COMMERCIAL REAL ESTATE ADVISORS

SVN® by the **numbers**

200+
Office Owners

2,200
Advisors & Staff

$14.9B
Total value of sales & lease transactions

5
Global Offices & expanding

7+7
Core services & speciality practice areas

57M+
SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture.** By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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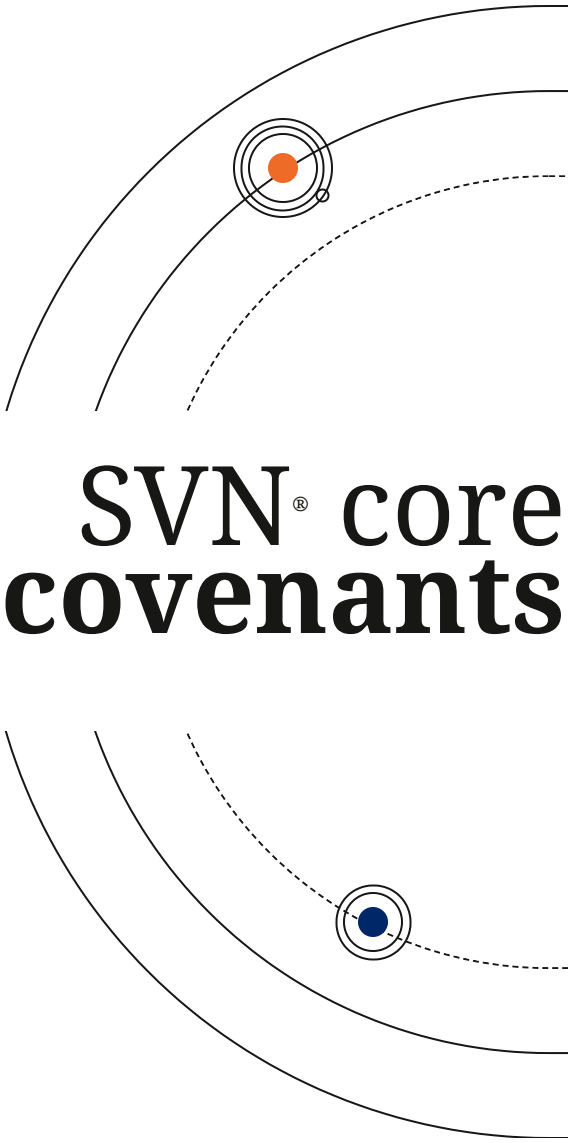
SVN CORE COVENANTS

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:



1. Create amazing value with my clients, colleagues and communities.
2. Cooperate proactively and place my clients' best interests above my own.
3. Include, respect and support all members of the commercial real estate industry.
4. Honor my commitments.
5. Personify and uphold the SVN brand.
6. Resolve conflicts quickly, positively and effectively.
7. Take personal responsibility for achieving my own potential.
8. Excel in my market area and specialty.
9. Focus on the positive and the possible.
10. Nurture my career while valuing the importance of family, health and community.

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SECTION 2

Property Information

SVN
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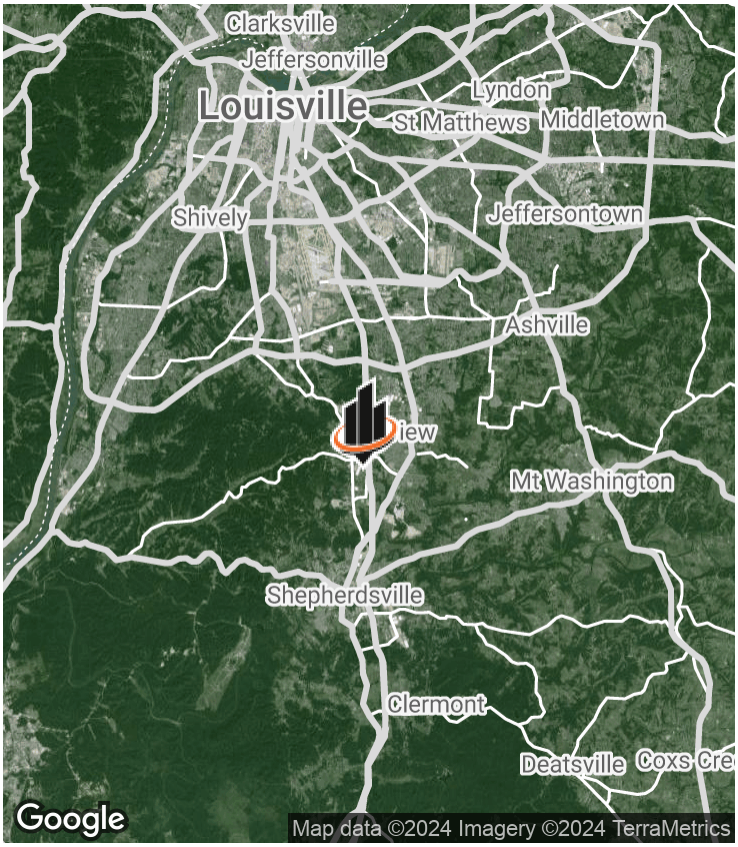
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,495,000
BUILDING SIZE:	9,186 SF
AVAILABLE SF:	
LOT SIZE:	1.9 Acres
PRICE / SF:	$162.75
ZONING:	Commercial
MARKET:	Shephersdville
SUBMARKET:	Hardin County
APN:	035-000-00-028B

PROPERTY OVERVIEW

What a tremendous location with incredible visibility along I-65, the major north/south corridor through this region. And also, directly across the highway from the brand new, $78 million dollar UofL Health South Hospital.

This property consists of three separate buildings, all with equal and exceptional exposure on I-65.

1409 East Blue Lick Road is a 5,600 Square Foot Building with approximately 3,200 Square Feet of office space and 2,400 Square Feet of Warehouse space on 2 floors. The building is free span, and could be turned into nothing but warehouse space with much smaller office space. there are 11 parking spaces in front, and a large, fenced in concrete hard behind the building. There are two large garage doors at ground level and another garage door on the second floor for loading and unloading with a forklift.
1419 Blue Lick Road is a 1,750 Square Foot building with two offices in the front and heated warehouse space in the rear with a large garage door.
1435 East Blue Lick Road is a 1,836 Square Foot office space with a two car garage. This property has a large side lot right along I-65 giving tremendous visibility, whether it is for signage or selling equipment.
3% Commission Available to Broker representing a Buyer who closes this property.

PROPERTY DESCRIPTION

What a tremendous location with incredible visibility along I-65, the major north/south corridor through this region. And also, directly across the highway from the brand new, $78 million dollar UofL Health South Hospital.

This property consists of three separate buildings, all with equal and exceptional exposure on I-65.

1409 East Blue Lick Road is a 5,600 Square Foot Building with approximately 3,200 Square Feet of office space and 2,400 Square Feet of Warehouse space on 2 floors. The building is free span, and could be turned into nothing but warehouse space with much smaller office space. there are 11 parking spaces in front, and a large, fenced in concrete hard behind the building. There are two large garage doors at ground level and another garage door on the second floor for loading and unloading with a forklift.
1419 Blue Lick Road is a 1,750 Square Foot building with two offices in the front and heated warehouse space in the rear with a large garage door.
1435 East Blue Lick Road is a 1,836 Square Foot office space with a two car garage. This property has a large side lot right along I-65 giving tremendous visibility, whether it is for signage or selling equipment.
3% Commission Available to Broker representing a Buyer who closes this property.

LOCATION DESCRIPTION

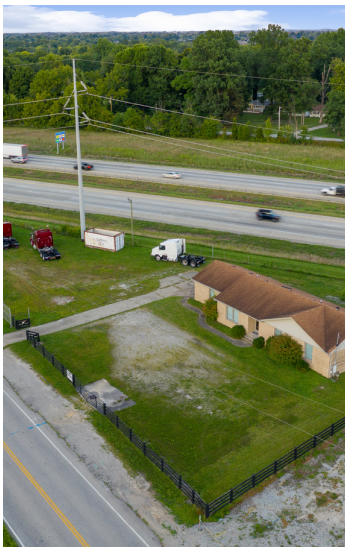
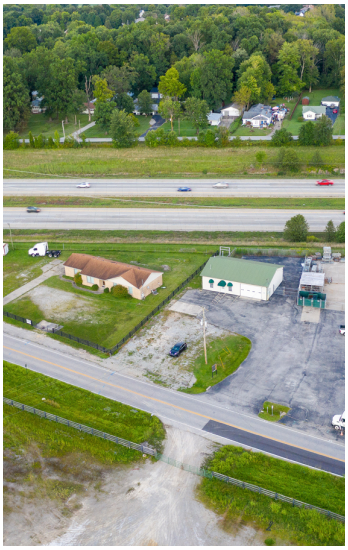
Exit I-65 on to Brooks Road. Take Brooks Road West then turn South on Blue Lick Road. Just after you pass N. Myers Road, you will run into 1409, 1419, & 1435 Blue Lick Rd.

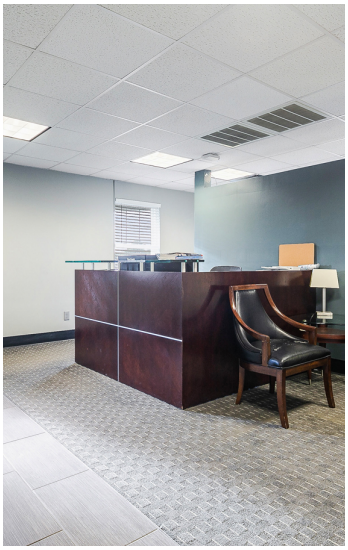
COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Tremendous Visibility on I-65
- 3 Building Included in this Sale
- Warehouses and Office Space
- Large parking Areas for each

ADDITIONAL PHOTOS



SECTION 3

Location Information

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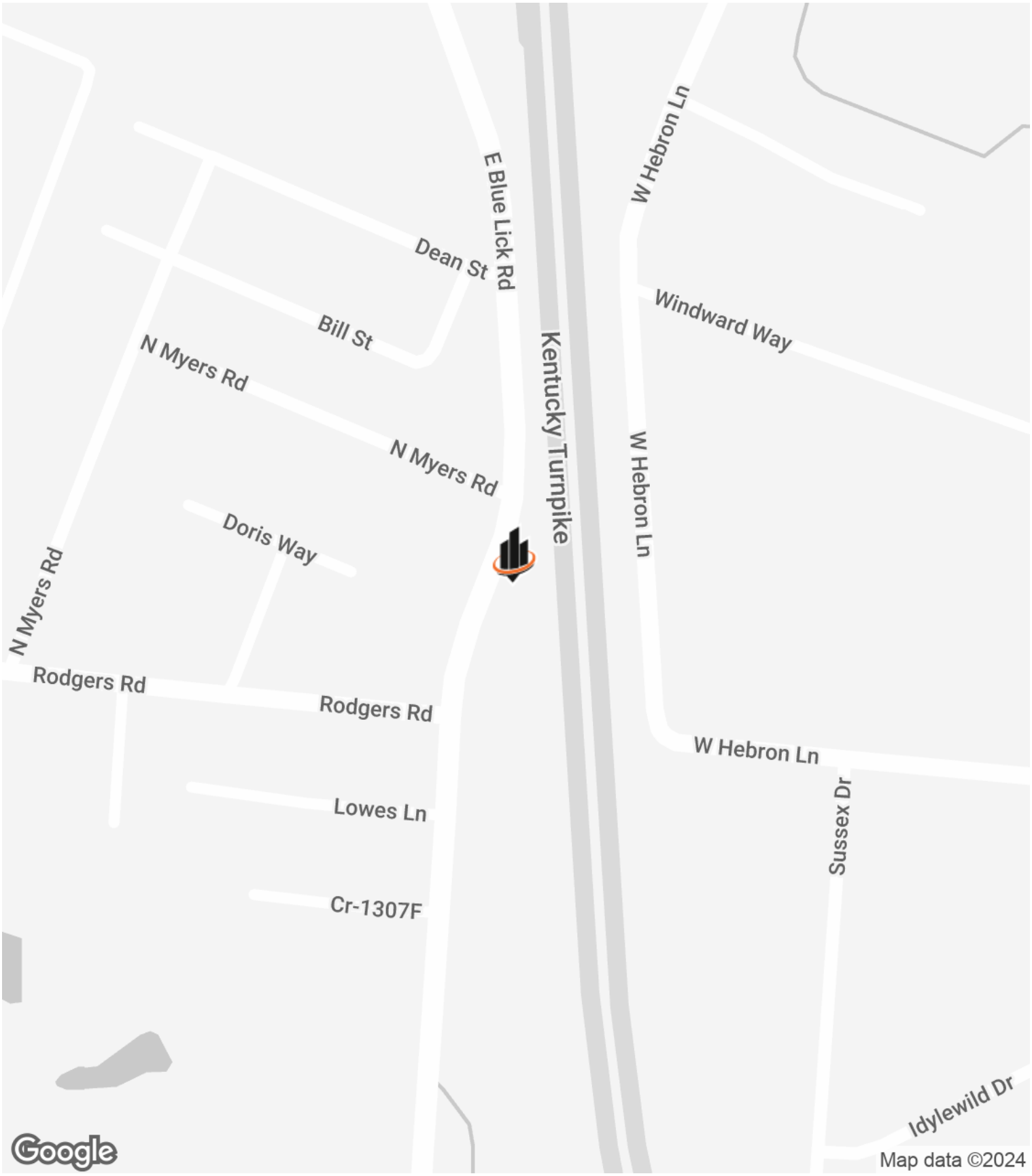
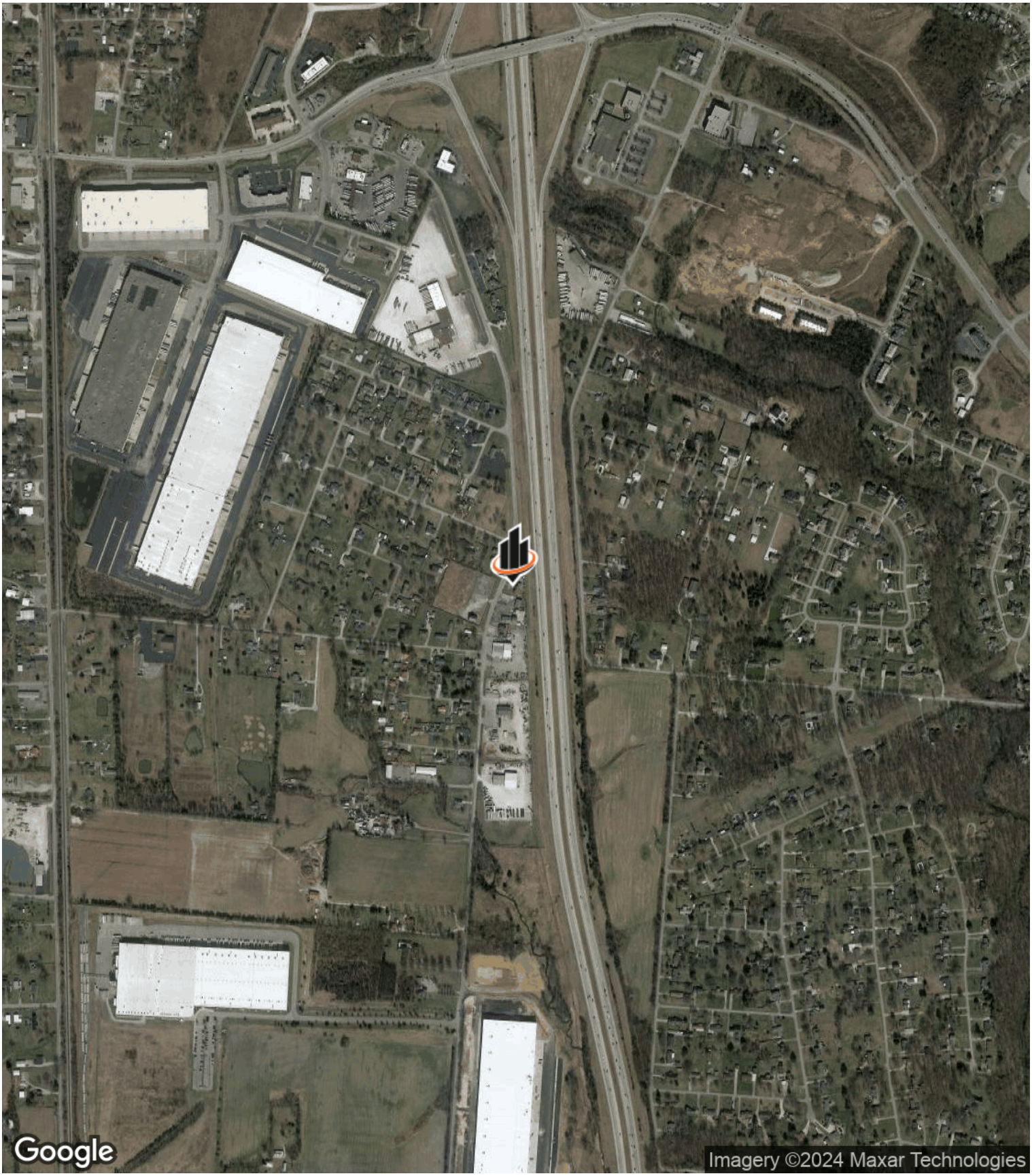
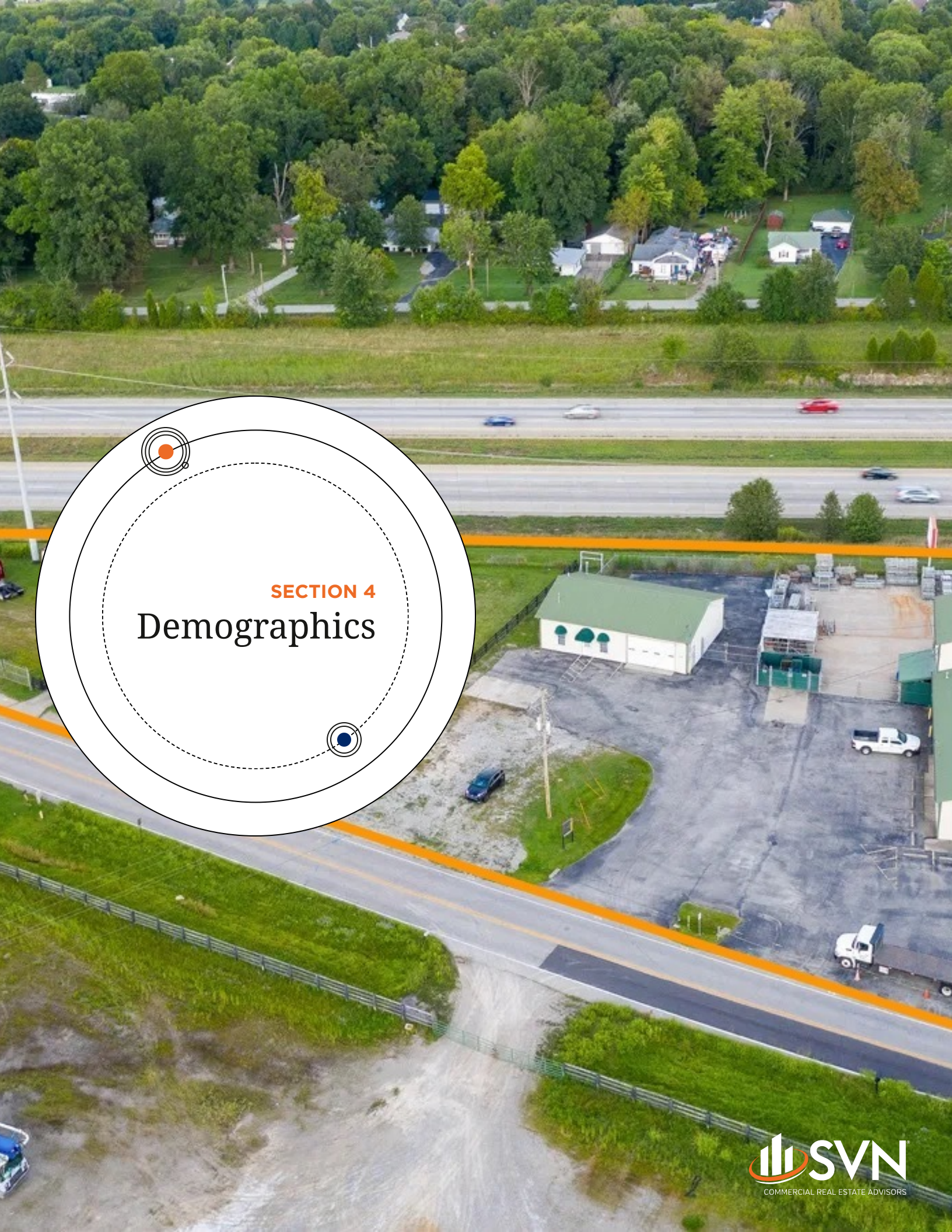
LOCATION MAP



AERIAL MAP





SECTION 4

Demographics

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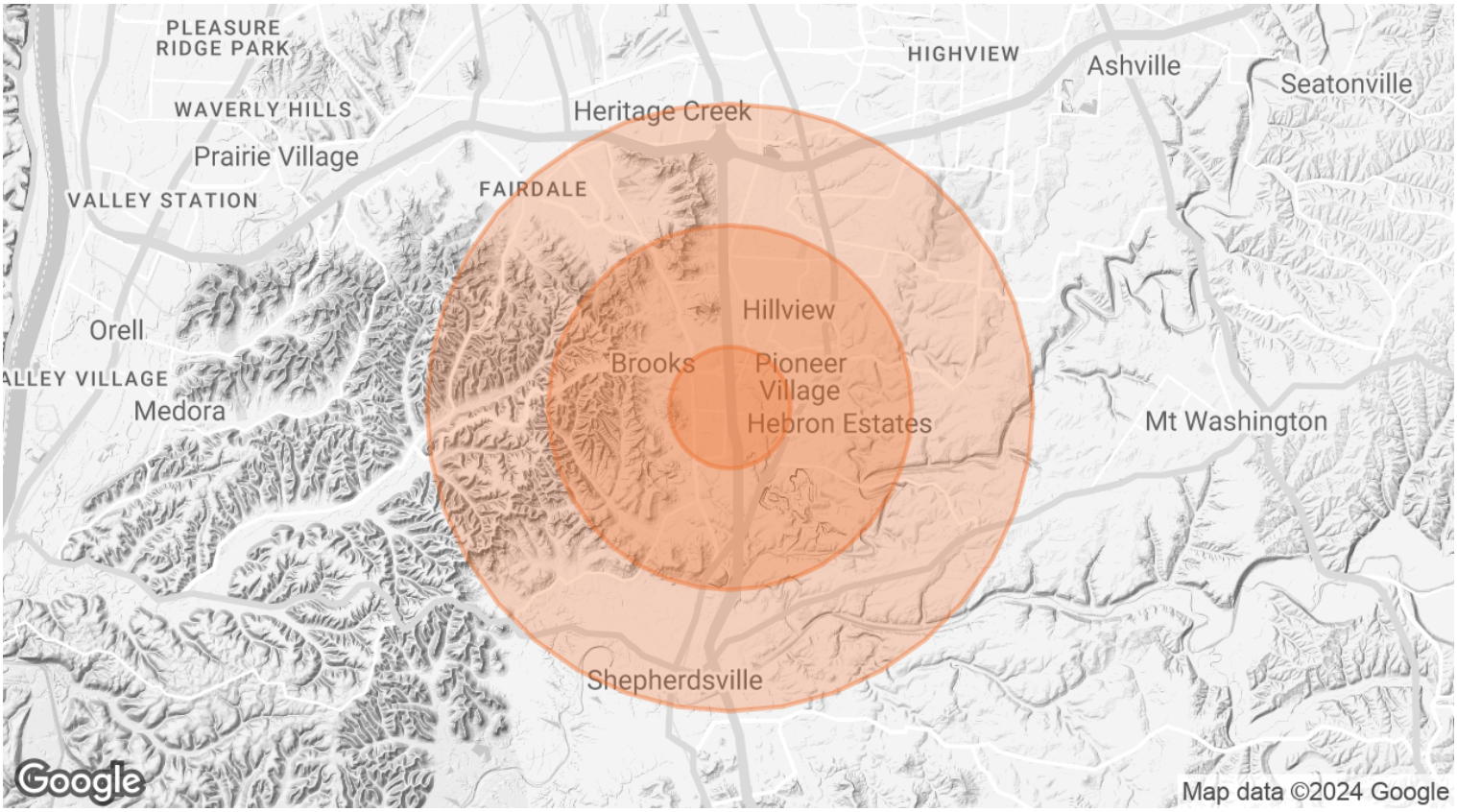
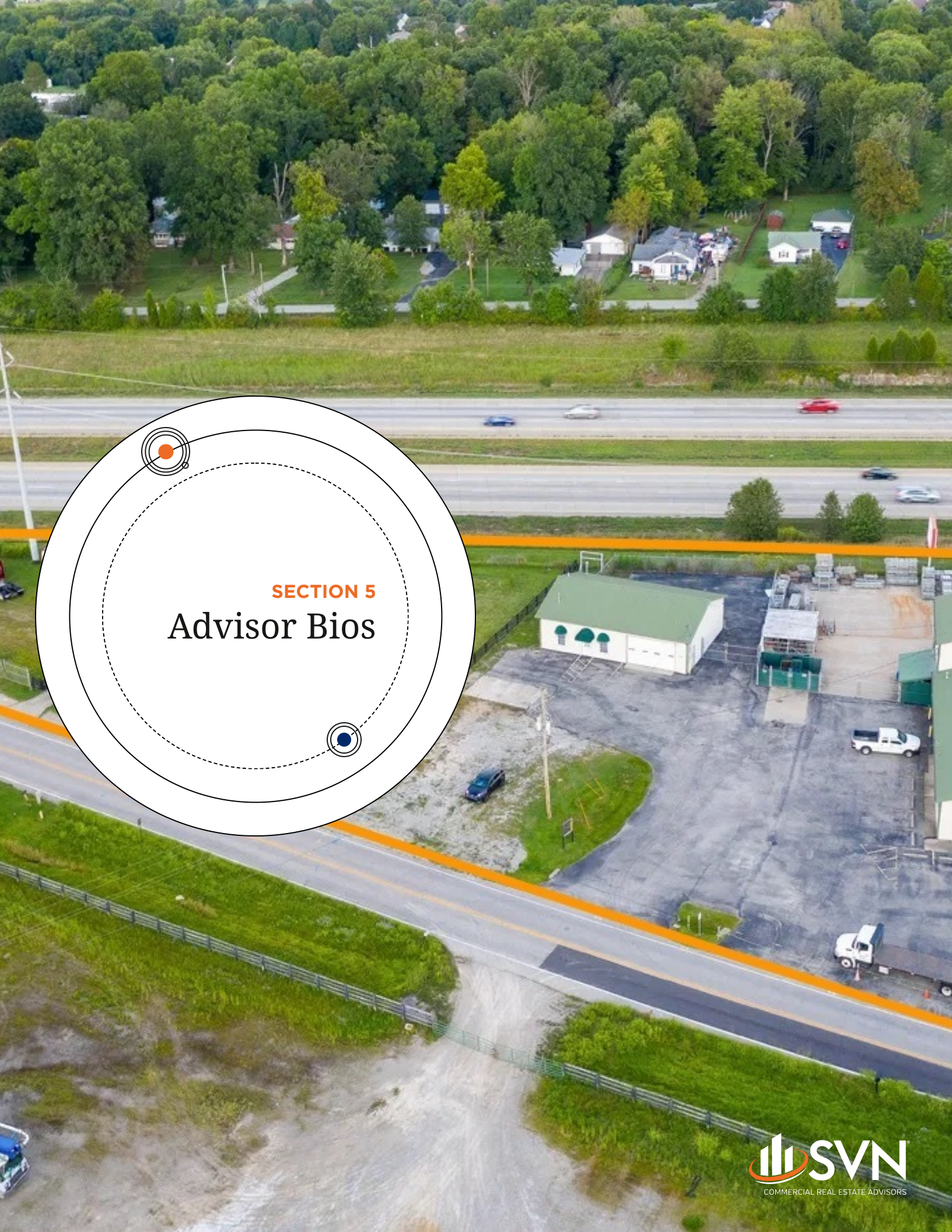
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,931	27,155	73,815
AVERAGE AGE	45.1	41.4	39.3
AVERAGE AGE (MALE)	43.4	40.0	38.2
AVERAGE AGE (FEMALE)	45.9	41.8	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,103	10,864	29,364
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	$79,738	$66,661	$69,156
AVERAGE HOUSE VALUE	$187,609	$156,480	$155,620

2020 American Community Survey (ACS)



SECTION 5

Advisor Bios

SVN
COMMERCIAL REAL ESTATE ADVISORS

ADVISOR BIO 1

BILL MENISH

Managing Director

bill.menish@svn.com

Direct: **502.849.6849** | Cell: **502.939.0399**

PROFESSIONAL BACKGROUND

Bill Menish is the Owner and Managing Director of SVN Menish Commercial Real Estate in Louisville, Kentucky serving Central Kentucky and Southern Indiana.

Bill is also a founding member of the SVN Auction Services, national platform.

In 2018, Bill was named one of the "20 People to Know in Real Estate" by Louisville Business First. Bill specializes in aggressive marketing of commercial real estate leasing and listings.

Bill began his career in Commercial Real Estate in 2008, but he has been around real estate sales his whole life as Bill's parents were co-owners of Dollens / Menish Realty in Greenwood, Indiana.

Bill uses his talents acquired through a successful 20-year career as a television broadcaster, where he received 15 Emmys and the prestigious Edward R. Murrow award among others, to communicate, inform, even entertain his auction audiences. Bill brought those talents to SVN Premier CRE & Auctions by creating an in-house video production department to produce video promotional materials including Drone Video Production and Matterport Productions. Those videos tell the stories of the properties being sold to inspire buyers to attend and bid at his real estate auctions.

Bill is a graduate of Ball State University with a BS in Telecommunications.

Bill Menish
Owner and Managing Director of SVN Menish Commercial Real Estate
4175 Westport Road, Suite 101
Louisville, KY 40207
www.SVNmenish.com
(502) 939-0399

EDUCATION

Ball State University BA Telecommunications

MEMBERSHIPS

Memberships include:

GLI Regional Land Development Task Force member, Board Member with The Louisville Metro Police Foundation, Speed Art Museum Patron's Circle, 21st Century Parks Member, Springhouse Farms Board Member, Kentucky Auctioneers Association Education Board Member, National Auctioneers Association, Indiana Auctioneers Association, Greater Louisville Association of Realtors and Bill is active with the alumni association of Lambda Chi Alpha.

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ADVISOR BIO 2

ALEX LANHAM

Advisor

alex.lanham@svn.com

Direct: **502.650.6837** | Cell: **502.650.6837**

PROFESSIONAL BACKGROUND

Born and raised in Louisville, Ky. Graduated from Ballard high school, then went on and obtained his bachelor's degree at Western Kentucky University.

Began working at SVN Menish in February of 2022 and entering his second year in commercial real estate.

Alex's specialties are in industrial, Multifamily, and office space.

EDUCATION

Ballard High School 2016

Western Kentucky University- Bachelor's Degree in Sport Mangement

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