

SALE

1409, 1419, & 1435 East Blue Lick Rd

1409, 1419, & 1435 EAST BLUE LICK RD

Shepherdsville, KY 40165

PRESENTED BY:

BILL MENISH

O: 502.849.6849

bill.menish@svn.com

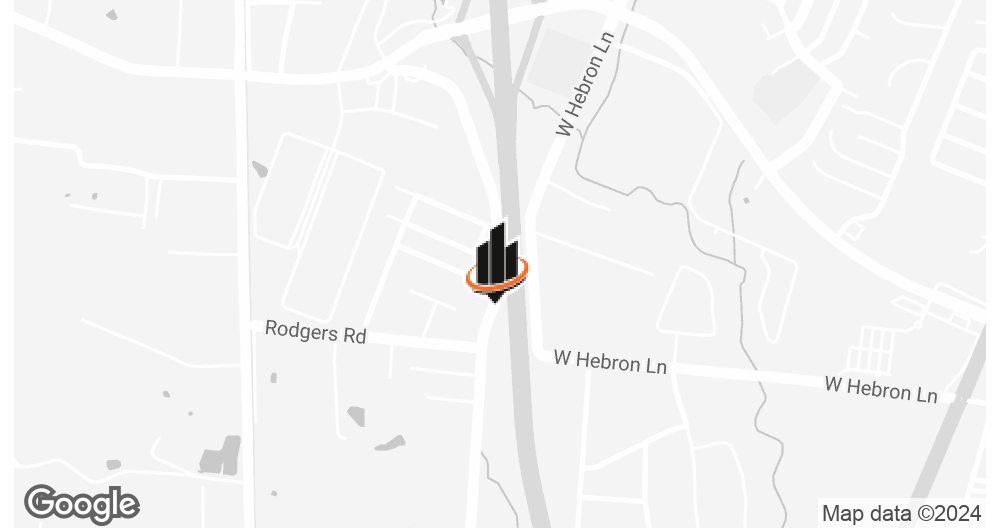
ALEX LANHAM

O: 502.650.6837

alex.lanham@svn.com



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:	Shepherdsville

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

BILL MENISH
O: 502.849.6849
bill.menish@svn.com

ALEX LANHAM
O: 502.650.6837
alex.lanham@svn.com

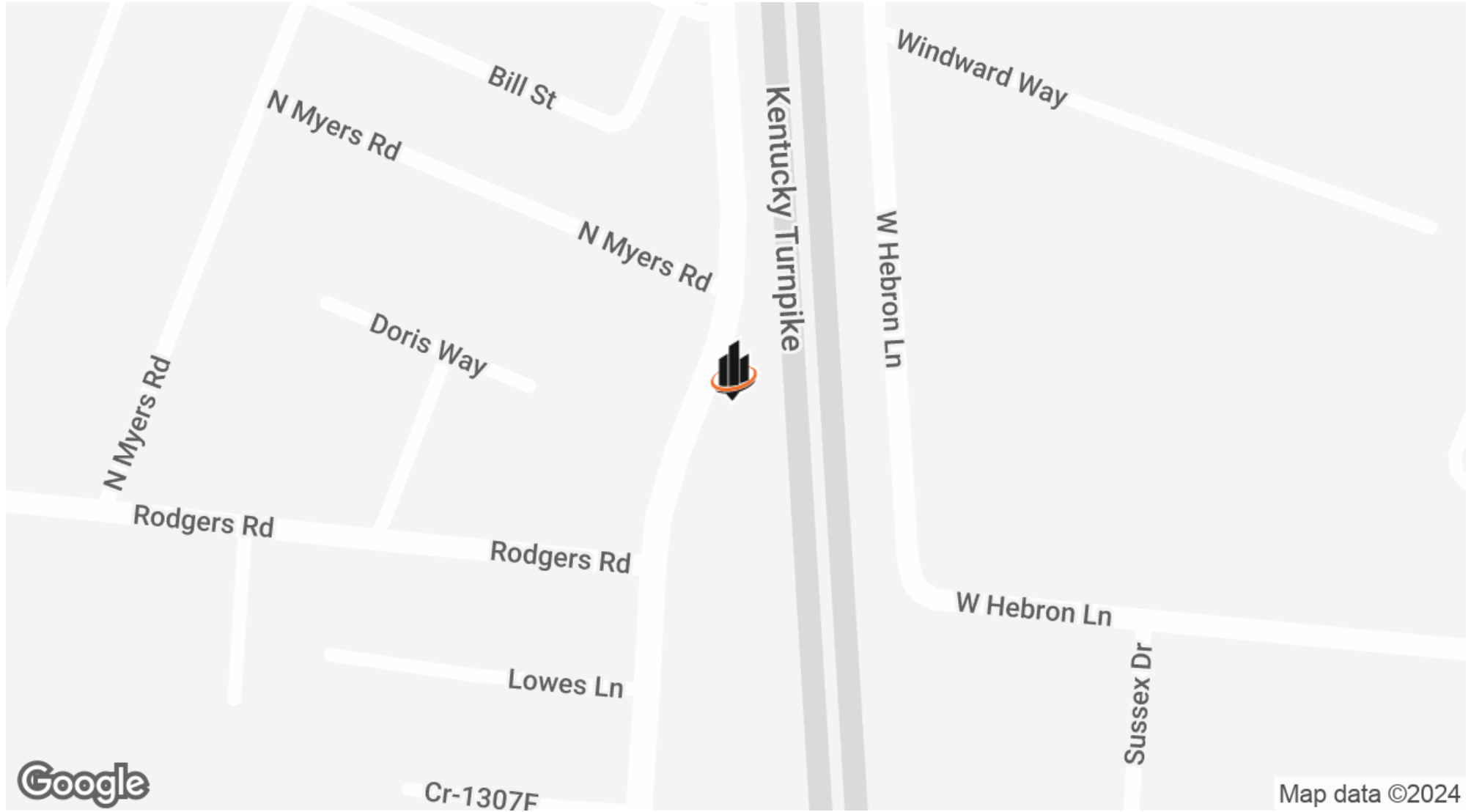
ADDITIONAL PHOTOS



BILL MENISH
O: 502.849.6849
bill.menish@svn.com

ALEX LANHAM
O: 502.650.6837
alex.lanham@svn.com

LOCATION MAP



BILL MENISH

O: 502.849.6849

bill.menish@svn.com

ALEX LANHAM

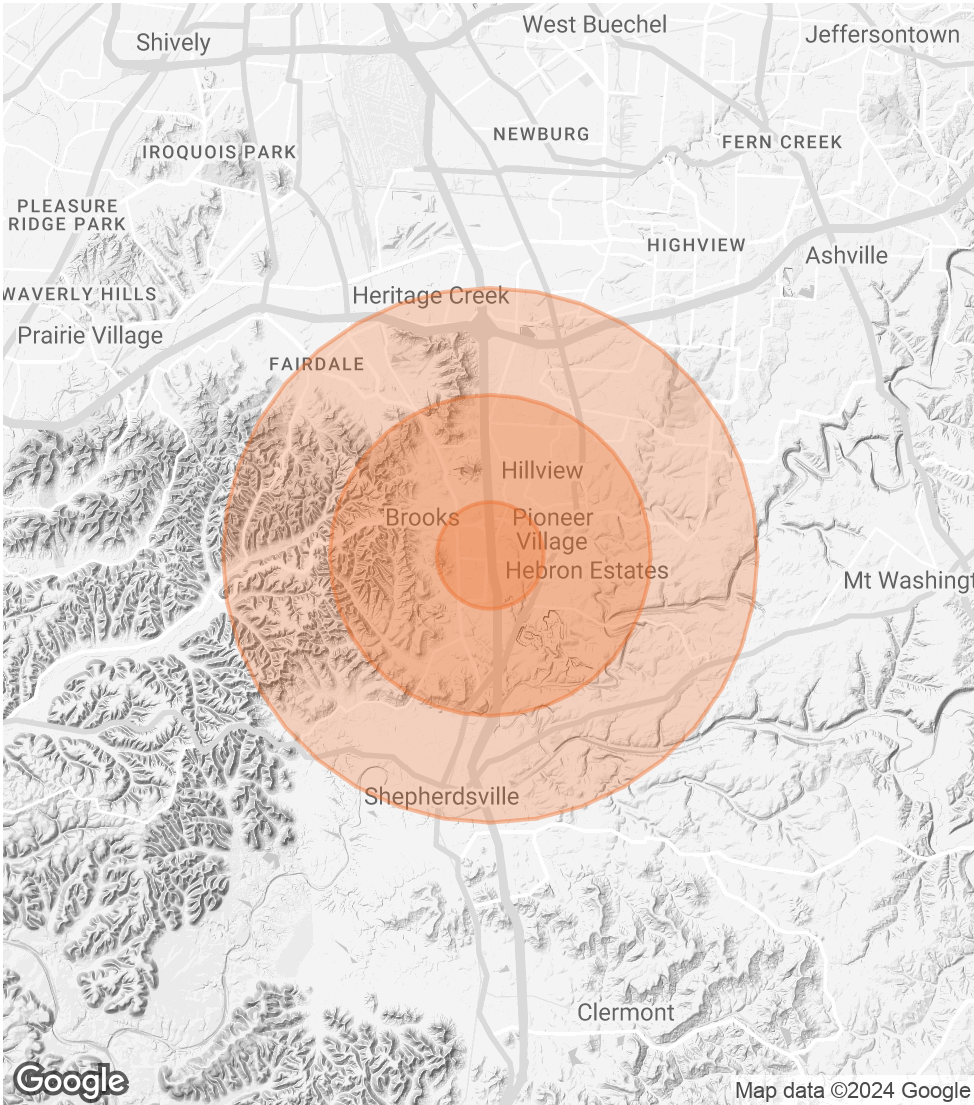
O: 502.650.6837

alex.lanham@svn.com

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)



BILL MENISH
O: 502.849.6849
bill.menish@svn.com

ALEX LANHAM
O: 502.650.6837
alex.lanham@svn.com