

Schiller Square: Highly Desirable Retail/Office Space for Lease

105 Vieux Carre Dr, Louisville, KY 40223

Listing ID: 30869552
Status: Active
Property Type: Shopping Center For Lease
(also listed as Retail-Commercial, Office)
Retail Type: Strip Center
Contiguous Space: 1,260 SF
Total Available: 1,260 SF
Lease Rate: \$16 PSF (Annual)
Base Monthly Rent: \$1,680
Lease Type: NNN



Overview/Comments

Nexus Commercial Advisors is pleased to present an exceptional opportunity for lease within Schiller Square. Schiller Square is a highly desirable, beautifully constructed strip center, favorably positioned along Shelbyville Road, near the intersection of North Hurstbourne Parkway. One of Louisville's most significant commercial corridors.

This area of east Louisville enjoys increasing retail/office development and dense affluent neighborhoods. Numerous supporting retailers, office buildings/business centers, hotels and childcare facilities fill the area around the property. As such, Schiller Square is uniquely positioned to take advantage of the high employee and commuter traffic levels in the area (36,600 AADT).

This superior location is appealing to customers, employees and employers alike. Convenient access to major interstates (such as I-64, I-71, I-264, and I-265) gives the center fantastic connectivity with the entire metro area.

Each tenant is granted a panel position on the center's prominent pylon sign. Tenants featured in this center include: Heitzmans Traditional Bakery & Deli, GOLFTec, Platinum Travel, Aerus Electrolux, Cavalier Alterations & Shoe Repair, and Brooks & Co. Salon and Spa.

There is only one remaining space available for lease. Situated between Aerus Electrolux and Cavalier Alterations & Shoe Repair, this space consists of ~1,260 Sq Ft. Previously used as an insurance office, the space currently features a spacious reception area and waiting room, four private offices, two storage rooms, a break room/kitchenette, a restroom, a closet, a mechanical room, a rear door, and a single door entrance.

More Information Online

<https://www.kcrea.com/listing/30869552>

QR Code

Scan this image with your mobile device:



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

To View a 2D/3D Interactive Floor Plan:
<https://floorplanner.com/projects/154429416/viewer>

General Information

Tax ID/APN: 043200020000
Retail Type: Strip Center, Other
Zoning: C-1 - Commercial District

Building Name: Schiller Square
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: 105
Suite Floor/Level: First Floor
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: Relet

Date Available:	03/18/2024	Parking Spaces:	0
Lease Rate:	\$16 PSF (Annual)	CAM Expenses:	\$3.50 PSF (Annual)
Lease Type:	NNN		

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Other	Traffic/Vehicle Count:	36,600
Property Located Between:	Vieux Carre Drive & Shelbyville Road	Highway Access:	I-64, I-71, I-264, and I-265
Largest Nearby Street:	Shelbyville Road	Airports:	SDF

Building Related

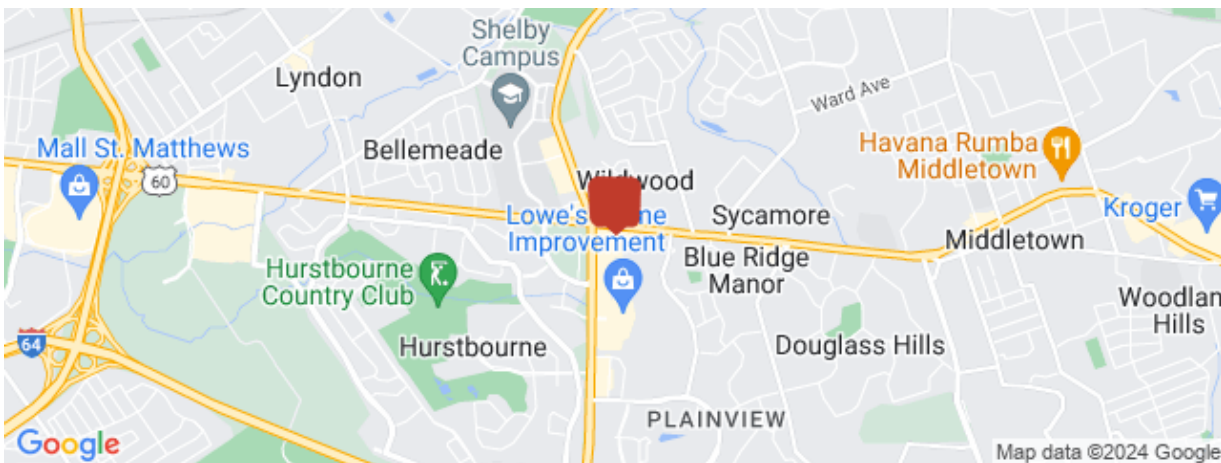
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	2	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0
Year Built:	1975		

Land Related

Zoning Description:	C-1
---------------------	-----

Location

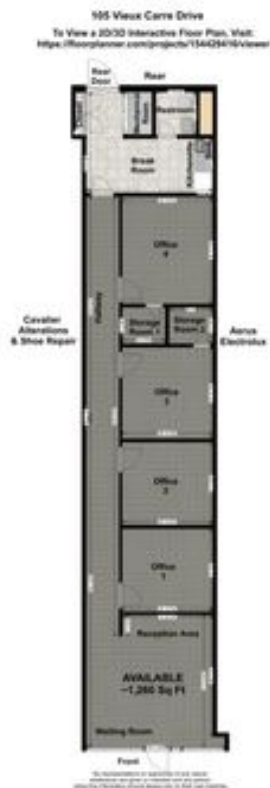
Address:	105 Vieux Carre Dr, Louisville, KY 40223
County:	Jefferson
MSA:	Louisville/Jefferson County



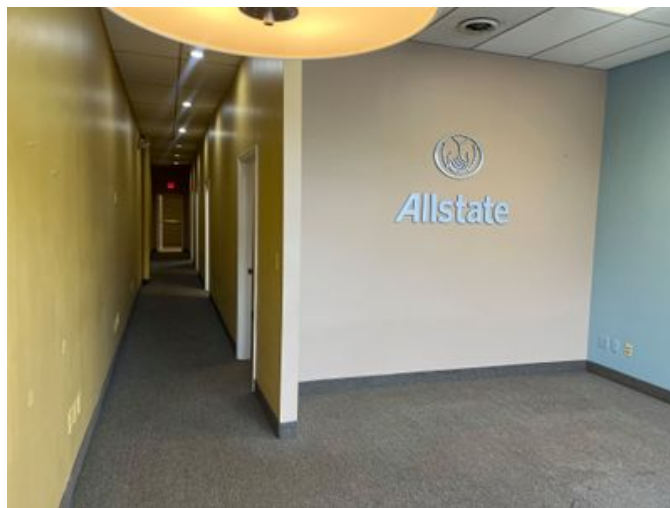
Property Images



Monument Sign- 105 Vieux Carre Drive



Waiting Room- 105 Vieux Carre Drive



Reception Area- Waiting Room & Hallway- 105 Vieux Carre Drive



Reception Area- 105 Vieux Carre Drive



Hallway- View 1- 105 Vieux Carre Drive



Office 1- View 2- 105 Vieux Carre Drive



Office 2- 105 Vieux Carre Drive



Office 1- 105 Vieux Carre Drive



Office 3- 105 Vieux Carre Drive



Office 3- View 2- 105 Vieux Carre Drive



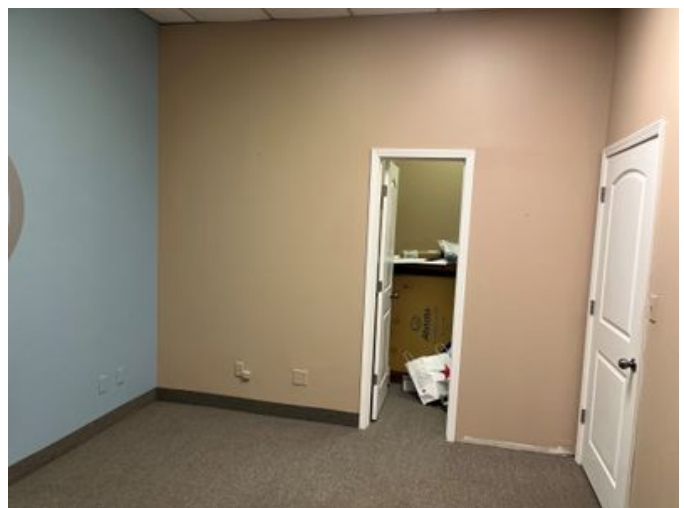
Office 4- View 1- 105 Vieux Carre Drive



Storage Room 2- 105 Vieux Carre Drive



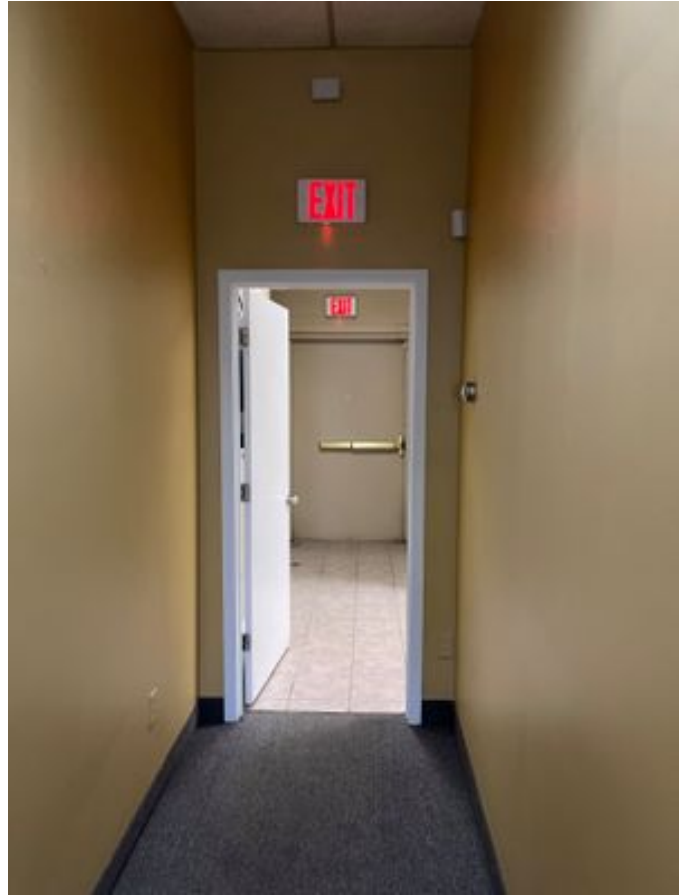
Office 4- View 2- 105 Vieux Carre Drive



Office 4- View 3- 105 Vieux Carre Drive



Storage Room 1- 105 Vieux Carre Drive



Hallway- View 2- 105 Vieux Carre Drive



Break Room & Restroom- 105 Vieux Carre Drive



Rear Door- 105 Vieux Carre Drive



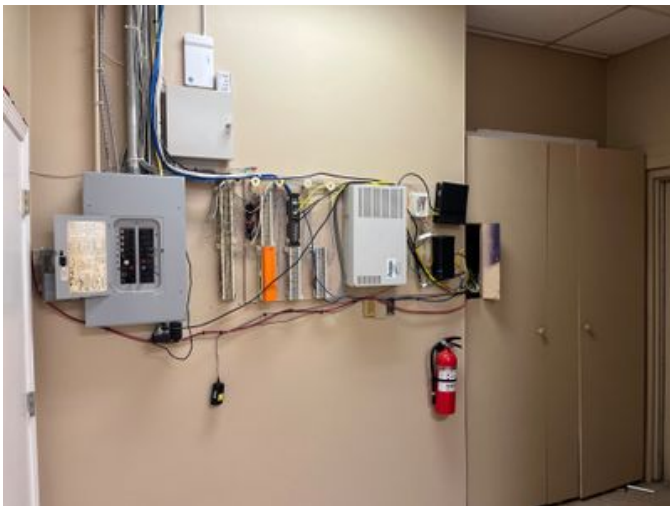
Break Room- 105 Vieux Carre Drive



Restroom- 105 Vieux Carre Drive



Closet- 105 Vieux Carre Drive



Closet & Electrical- 105 Vieux Carre Drive



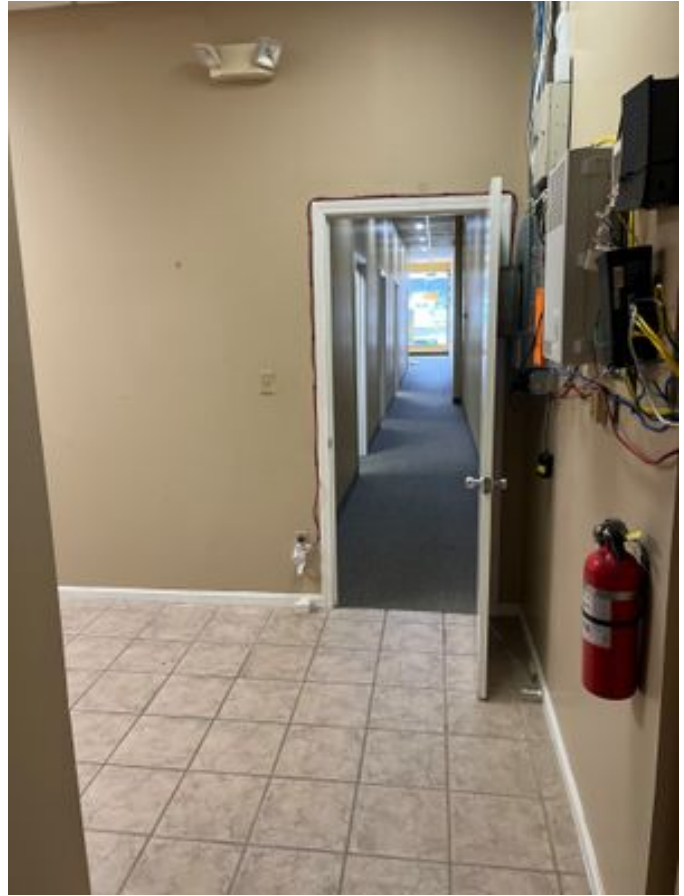
Closet & Rear Door- 105 Vieux Carre Drive



Mechanical Closet- 105 Vieux Carre Drive



Mechanical Closet & Rear Door- 105 Vieux Carre Drive



Break Room & Hallway- 105 Vieux Carre Drive



B&W 2D Floor Plan- 105 Vieux Carre Drive

Property Contacts



Charlotte Hollkamp

Nexus Commercial Advisors
502-724-7325 [M]
502-724-7325 [O]
charlotte.hollkamp@me.com



Mark B Helm

Nexus Commercial Advisors
502-553-7241 [M]
502-553-7241 [O]
mark@helmproperties.com