

Office For Sale or Lease

1448 GARDINER LANE, LOUISVILLE, KY 40213

Executive Summary



OFFERING SUMMARY

Sale Price: \$120,000
(Price / SF) (\$113.64 PSF)

Lease Rate: \$1,188.00/Mo.
(Rate / SF) (\$13.50 PSF)

Lot Size: 1.118 Acres

Year Built: 2006

Building Size: 1,056 SF

Zoning: CM & R-4

PROPERTY OVERVIEW

- This is a property that won't be available for long! Located within minutes of I-264, across from Sullivan University's new housing and classroom development. This turn-key ready office has a modern buildout, which could be used for a multitude of purposes. Glass enclosures are used to divide the unit into 3 offices. This suite also contains a kitchenette and a restroom. This corner unit is located on the second floor with street access from the first floor common area. This suite is available for sale (\$120,000) or lease (\$13.50 PSF). There is a condo fee of \$150 per month, which includes your water.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,923	38,211	117,872
Total Population:	5,761	87,519	264,101
Average HH Income:	\$78,430	\$72,517	\$66,399

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Additional Photos



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FOR MORE INFORMATION:

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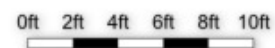
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Suite 103- Floor Plan

To View a 2D/3D Interactive Floor Plan, Visit:
<http://Helm-Hollkamp.Floorplanner.com/1448GardinerLn>



*Floor plans are intended as a guide only. No representations or warranties of any nature whatsoever are given or intended and any person using this information should always rely on their own inquiries.



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Location Maps





Demographic Summary Report

1448 Gardiner Ln, Suite 103, Louisville, KY, 40213
 1448 Gardiner Ln, Louisville, Kentucky, 40213
 Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
 Latitude: 38.19800
 Longitude: -85.69292

		1 mile	3 miles	5 miles
POPULATION	2018 Total Estimated Population	5,761	87,519	264,101
	2023 Total Projected Population	5,800	88,562	270,051
	2010 Total Census Population	5,754	86,354	257,315
	2000 Total Census Population	5,817	87,841	256,717
	2000-2010 Population: Historical Annual Growth Rate	-0.11	-0.17	0.02
	2010-2018 Population: Estimated Annual Growth Rate	0.01%	0.16%	0.32%
	2018-2023 Population: Projected Annual Growth Rate	0.14%	0.24%	0.45%
	2018 Estimated Median Age	47.1	39.0	38.5
	2018 Total Daytime Population	20,018	104,007	330,041
	Workers	17,127	62,241	201,337
	Residents	2,891	41,766	128,704
HOUSEHOLDS	2018 Estimated Households	2,923	38,211	117,872
	2023 Projected Households	2,941	38,607	120,580
	2010 Census Households	2,931	37,904	115,356
	2000 Census Households	3,001	38,525	115,538
	2000-2010 Households: Historical Annual Growth Rate	-0.24	-0.16	-0.02
	2010-2018 Households: Estimated Annual Growth Rate	-0.03%	0.10%	0.26%
	2018-2023 Households: Projected Annual Growth Rate	0.12%	0.21%	0.46%
	2018 Estimated Average Household Size	1.97	2.23	2.16
RACE & ETHNICITY	2018 Estimated White Alone	3,993	60,409	181,503
	2018 Estimated Black Alone	1,254	19,614	58,174
	2018 Estimated American Indian Alone	9	203	627
	2018 Estimated Asian Alone	141	1,993	8,091
	2018 Estimated Pacific Islander Alone	2	49	162
	2018 Estimated Some Other Race Alone	201	2,509	7,115
	2018 Estimated Two or More Races	160	2,741	8,429
	2018 Estimated Hispanic Origin	409	6,379	18,653
INCOME	2018 Estimated Average Household Income	\$78,430	\$72,517	\$66,399
	2018 Estimated Median Household Income	\$54,097	\$50,953	\$46,342
	2018 Estimated Per Capita Income	\$38,853	\$32,410	\$30,077
	2018 Estimated Median Home Value	\$197,286	\$162,855	\$162,248
EDUCATION (AGE 25+)	2018 Estimated: Less than 9th Grade	3.4%	3.2%	3.4%
	2018 Estimated: 9th - 12th Grade, No Diploma	4.2%	5.7%	6.4%
	2018 Estimated: High School Graduate	22.7%	19.6%	18.6%
	2018 Estimated: GED/Alternative Credential	2.1%	3.6%	4.5%
	2018 Estimated: Some College, No Degree	25.5%	21.5%	23.1%
	2018 Estimated: Associate Degree	4.9%	8.1%	8.3%
	2018 Estimated: Bachelor's Degree	22.6%	22.2%	20.9%
	2018 Estimated: Graduate/Professional Degree	14.6%	16.2%	14.9%
BUSINESS	2018 Estimated Total Businesses	790	3,734	11,550
	2018 Estimated Total Employees	17,023	60,047	206,146
	2018 Estimated Total Residential Population	5,761	87,519	264,101
	2018 Estimated Employee Population per Business	21.55	16.08	17.85
	2018 Estimated Residential Population per Business	7.29	23.44	22.87