

GLENMARY PLAZA

8109-8133 Bardstown Road | Louisville, KY

 **FAMILY** Allergy & Asthma

 **U of Health** | U of Physicians
Primary Care Associates

 **Sprint**




Dahlem

THE SPACE

Location	8109-8133 Bardstown Road Louisville, KY 40291
County	Jefferson
Square Feet	1,800
Rent Per SF (Annual)	\$25.00
Lease Type	NNN

HIGHLIGHTS

- Rapidly Developing Area - Retail & Housing
- Over 43k ADT in Front of Center
- Densely Populated Surrounding Neighborhoods
- Spaces Available Separate or Combined



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,170	47,010	126,333

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$122,655	\$105,099	\$102,496

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,199	18,877	50,091



McALISTER'S DELI

CEDAR SPRINGS
FIT BODY BOOT CAMP
Kroger
Jefferson Animal Hospital
cricket wireless
GOODYEAR
Feeders Pet Supply
TACO BELL

MOE'S

sake blue
NORTON IMMEDIATE CARE CENTERS

WORKOUT ANYTIME
Applebee's

Walmart

150

LOUISVILLE

AT&T

LET'S PIZZA

Greaters
MARK'S

T-Mobile

Walgreens

Cane's

BURGER KING

Valvoline

Crocker Barrel

White Castle

265

265

WAFFLE HOUSE

POPEYES

Chick-fil-A

CIRCLE K

KOHL'S

GLENMARY
SICILIAN PIZZA & PANTRY
Amigos
OUTBACK STEAKHOUSE

Hy-Vee
Future Site

Panera BREAD

Buff City Soap

CHICKEN BREAD
CHIPOTE MEXICAN GRILL

FIRST WATCH THE DAYTIME CAFE

crumbl

tropical CAFE
STARBUCKS

McDonald's

THORNTONS

ASPEN CREEK GRILL

Walgreens

BARDSTOWN RD

150



SUBJECT PROPERTY

8131 BARDSTOWN RD
LOUISVILLE, KY

#	TENANT	SF
8109	Family Allergy & Asthma	4,000
8111	U of L Physicians	7,000
8115	Sleep Outfitters	3,500
8117	Bombshell Hair Nail Lounge	3,000
8119	Sherwin-Williams	4,500
8123	Fiesta Time Amigos	5,250
8125	Bahn Thai	1,500
8127	Kentucky Goju Shorei Karate	1,460
8129	AVAILABLE	1,800
8131	AVAILABLE	1,800
8133	Sicilian Pizza & Pasta Glenmary Plaza	1,800
8101	Outback Steakhouse	6,193



Glenmary Plaza

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dahlem and it should not be made available to any other person or entity without the written consent of Dahlem.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Charlie Dahlem

Dahlem
Vice President
(502) 814-0290
charlie@dahlem.com

Wes Elmore

Dahlem Realty Company
Leasing Agent
502.814.0291
wes@dahlem.com

