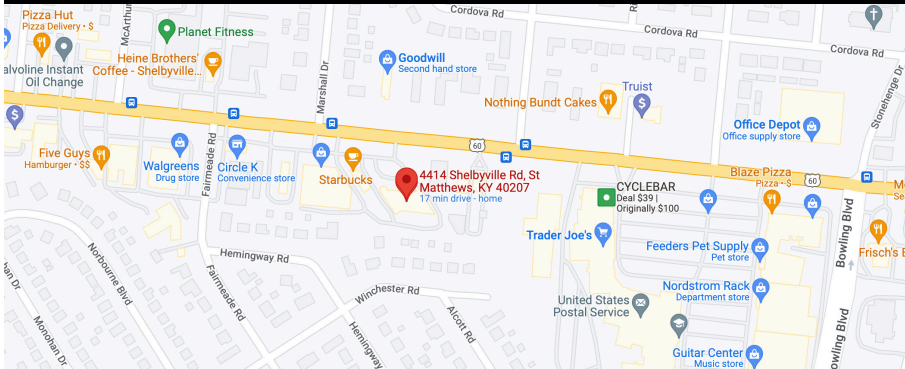




4400 SHELBYVILLE RD.

This two-story center is situated along Louisville's premier retail thoroughfare, Shelbyville Road. The center is sandwiched between Saint Matthews and I-264 and neighbors Shelbyville Road Plaza, Saint Matthews Mall, and Oxmoor Mall. The center is the long term home of Sherwin Williams, FedEx Kinko's, and a handful of local medical and health tenants servicing the community. The site is also home to one of the strongest performing Starbucks in the city.

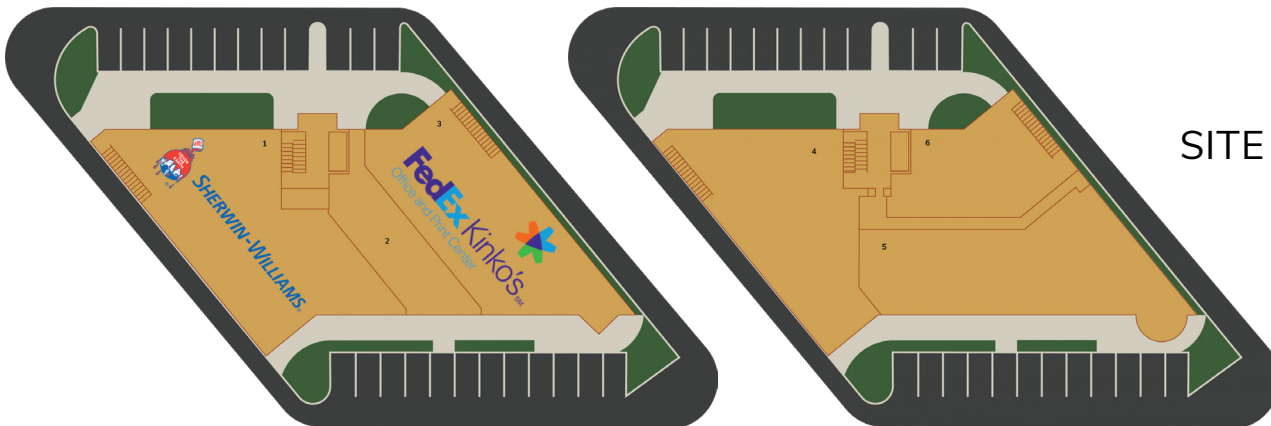
 4400-4414 Shelbyville Road Louisville, Louisville, KY 40207



 Leasing Contact



Quinn Andrews
502.456.1999 Ext. 107
qandrews@kadencompanies.com



SITE PLAN

EXISTING TENANTS

Not Pictured	Starbuck's	2	Stretch Zone	4	Advanced Vision of Louisville
1	Sherwin Williams	3	FedEx Office	5	Hot Yoga Louisville



THE PROPERTY

MARKET

Louisville, KY

AREA

22,879 sq ft

SPACES AVAILABLE

0



THE POPULATION

WITHIN 3 MILES

OVERALL

84,994

DAYTIME

96,874



HOUSEHOLDS

WITHIN 3 MILES

HOUSEHOLD INCOME

\$96,812

AVG HOME VALUE

\$300,383

LOCATION DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	11,595	84,994	230,397
DAYTIME POPULATION	22,589	96,874	247,295
AVERAGE HOUSEHOLD INCOME	\$76,857	\$96,812	\$92,826
AVERAGE HOME VALUE	\$240,987	\$300,383	\$277,287

VEHICLES PER DAY 75,000