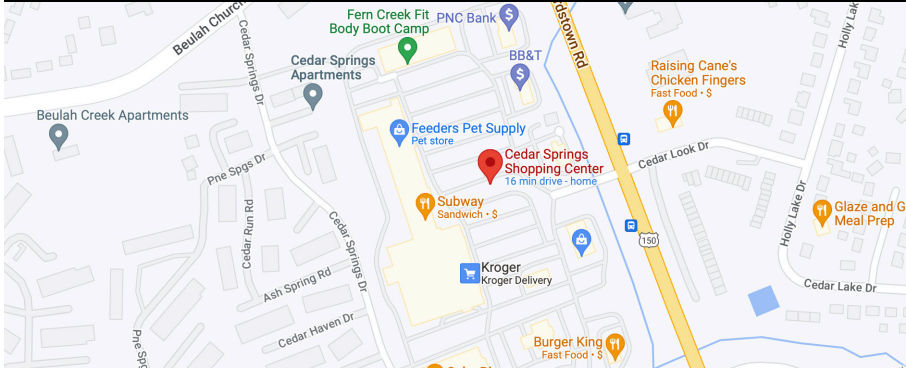




CEDAR SPRINGS

Cedar Springs is a 115,000 square foot Kroger-anchored shopping center in Louisville's Fern Creek trade area. It is located along Bardstown road just inside of I-265. Kroger has been committed to this location for over thirty years. The center benefits from an incredibly dense residential population and high barriers to entry for market competition. Some of the center's longstanding Tenants include Feeders Supply, Goodyear, and Clarkson Eyecare.

6900 Bardstown Rd., Louisville, KY 40291



Leasing Contact

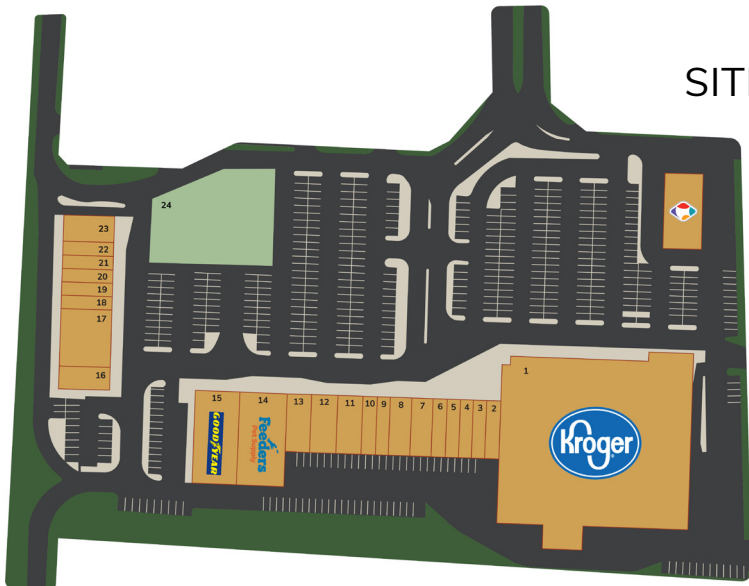


Quinn Andrews

502.456.1999 Ext. 107

qandrews@kadencompanies.com

SITE PLAN



SPACE	TENANT	AREA
3	AVAILABLE	1,200 SQ FT
7	AVAILABLE	2,000-3,500 SQ FT
10	AVAILABLE	1,600 SQ FT

EXISTING TENANTS

1	Kroger	7	Available 2,000-3,500 sq ft	13	The United States Airforce & Marines	19	Kumon
2	Edward Jones	8	The United States Army	14	Feeder's Supply	20	Pretty Nails
3	Available 1,200 sq ft	9	Double Dragon	15	Goodyear Tire	21	Papa Murphy's Pizza
4	State Farm	10	Available 1,600 sq ft	16	Ellis & Badenhausen	22	Bubble Ville
5	Subway	11	20/20 Eye Care	17	Fern Creek Fit Body Boot Camp	23	Liquor Palace
6	VIP Smoke & Vape	12	Denture Care	18	GNC	24	AVAILABLE .50 Acre

AVAILABLE FOR LEASE

**3**

1,200 sq ft

**7**

2,000-3,500 sq ft

**10**

1,600 sq ft

**24**

.50 Acre



THE PROPERTY

MARKET

Louisville, KY

AREA

111,411 sq ft



THE POPULATION

WITHIN 3 MILES

OVERALL

62,164



HOUSEHOLDS

WITHIN 3 MILES

HOUSEHOLD INCOME

\$95,324

LOCATION DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	7,004	65,452	161,892
AVERAGE HOUSEHOLD INCOME		\$107,655	\$187,522
VEHICLES PER DAY 41,665			