

FOR LEASE

FERNDALE PLAZA

6300 Bardstown Road, Louisville, KY 40291



QUINN ANDREWS

Leasing & Acquisitions

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KY #265408

FERNDALE PLAZA

6300-6410 Bardstown Road Louisville, Kentucky 40291

KADEN
COMPANIES



PROPERTY DESCRIPTION

Ferndale Plaza is a 12-acre development site located at the signalized intersection of Bardstown Rd. & Ferndale Rd. The site is right off of I-265 with roughly 1,000 ft of frontage along Bardstown Rd. in Fern Creek. The center is next to one of the highest volume Kroger's in the city as well as the new Hy-Vee, Chipotle, and Starbucks that have recently entered the market. This is a rare opportunity for a pad user or anchor Tenant to locate to one of the fastest growing/highest barrier to entry submarkets in the city.

PROPERTY HIGHLIGHTS

- New Redevelopment Site located directly on Bardstown Road, the main retail corridor of the fast-growing submarket of Fern Creek
- Within Close Proximity to Fern Creek High School (1,600+ Students), Cedar Springs Kroger, and the future site of Hy-Vee Grocery
- Numerous Availabilities including In-Line Retail Space and First and Second Tier Pads
- Strong Traffic Counts of over 40k Vehicles Per Day



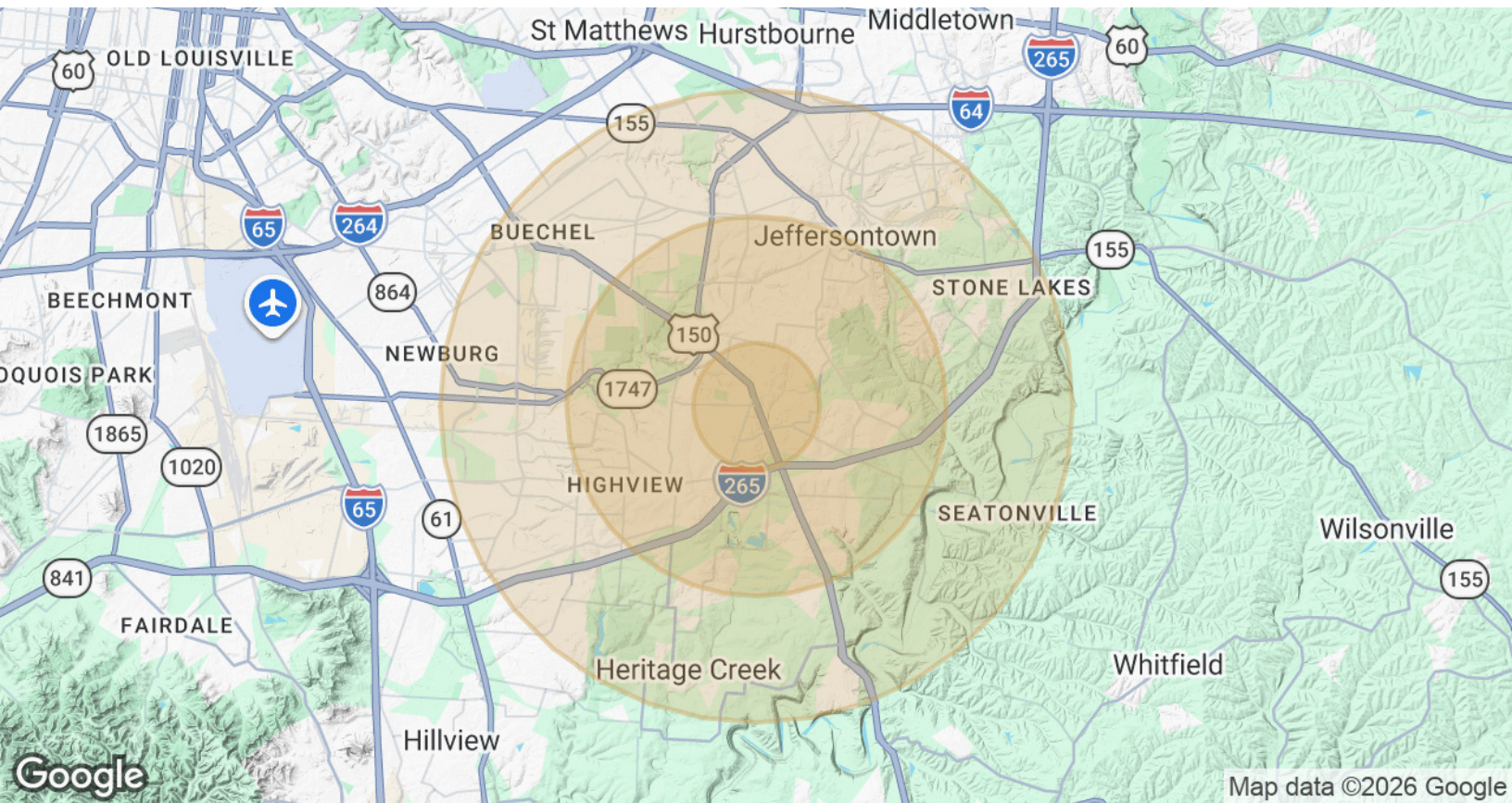
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,271	74,595	187,515
Average Age	40	41	41
Average Age (Male)	39	40	39
Average Age (Female)	41	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,697	29,921	75,983
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$92,198	\$101,926	\$96,077
Average House Value	\$248,409	\$287,501	\$271,444

2020 American Community Survey (ACS)

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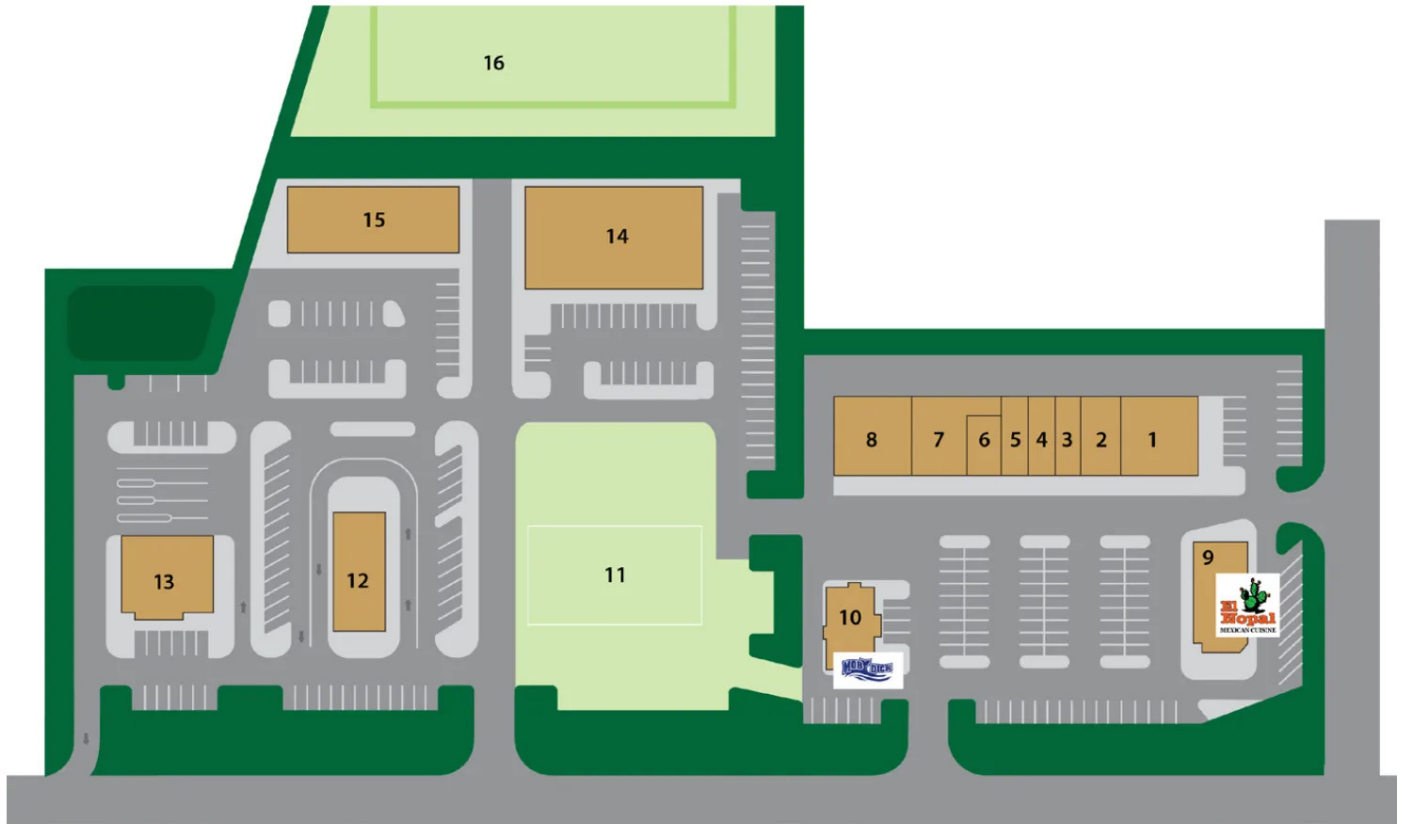
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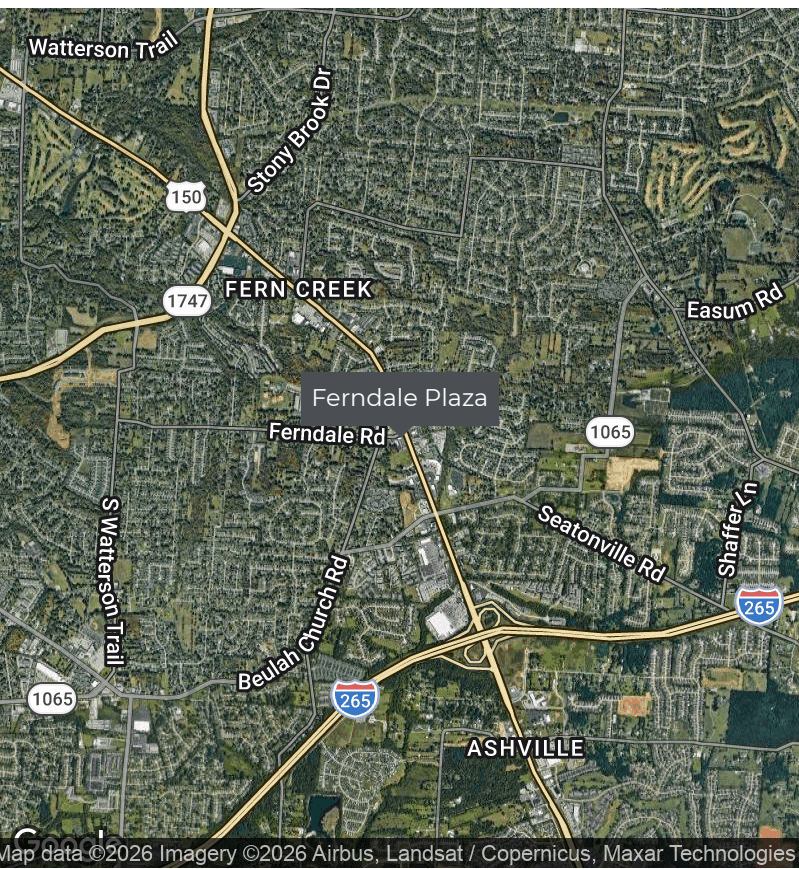


AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 3	Available	1,000 - 2,000 SF	NNN	Negotiable	Open Floor Plan; Can Demise down to 1,000 Square Feet
Space 12	Available	0.98 Acres	Ground Lease	Negotiable	Utilities delivered to Site; Access to Light at Ferndale and Bardstown Road
Space 14	Available	1.02 Acres	Ground Lease	Negotiable	Second-Tier Pad; Can Combine Spaces 14+ 15
Space 15	Available	0.93 Acres	Ground Lease	Negotiable	Second-Tier Pad; Can Combine Spaces 14 + 15;
Space 16	Available	3.43 Acres	Ground Lease	Negotiable	Third-Tier Pad; Signage Available on Bardstown Road

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LOCATION DESCRIPTION

Fern Creek is a historic, largely suburban community in southeastern Jefferson County, located roughly 12–15 miles from downtown Louisville. In addition to its long-established neighborhoods, the area has seen significant residential growth in recent years, with new subdivisions and infill housing expanding its suburban footprint. Furthermore, the area has attracted a wave of new national brands—including Hy-Vee, Chipotle, Starbucks, Chick-fil-A, and Panera Bread—solidifying Fern Creek’s identity as a growing regional shopping destination.

LOCATION DETAILS

Market	Louisville
Sub Market	Fern Creek
County	Jefferson
Cross Streets	Bardstown Road and Ferndale Road