

FOR LEASE

# HOLIDAY MANOR CENTER

2219 Holiday Manor Center, Louisville, KY 40222



**QUINN ANDREWS**

Leasing & Acquisitions

312.882.6638

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KY #265408



# HOLIDAY MANOR CENTER

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KADEN  
COMPANIES



## PROPERTY DESCRIPTION

Holiday Manor is one of Louisville's highest-end grocery-anchored shopping center serving the east end of town. The center is located in a trade area boasting both strong incomes and demographics and is next to the roughly \$1 Billion development of the city's new VA Hospital. This center is home to one of Louisville's first Kroger stores which recently expanded into a marketplace at this site as well as Starbucks, Feeders Supply, Baptist Health, Mojitos, Grassa Gramma, and Rodeo Drive.

## PROPERTY HIGHLIGHTS

- Sandwiched between Highway 42 and 22
- Upscale and Synergistic Tenant Mix including Kroger, Starbucks, First Watch, Feeders Supply, Chase Bank, Grassa Gramma and more
- Within Close Proximity to Ballard High School (2,000+ Students) and the new VA Hospital
- Average Household Income of over \$145,000 (1 Mile Radius)



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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,935  | 62,201  | 188,249 |
| Average Age          | 47     | 44      | 43      |
| Average Age (Male)   | 45     | 42      | 41      |
| Average Age (Female) | 49     | 46      | 44      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,346     | 28,025    | 84,648    |
| # of Persons per HH | 2.4       | 2.2       | 2.2       |
| Average HH Income   | \$145,616 | \$141,203 | \$124,979 |
| Average House Value | \$513,256 | \$457,266 | \$402,438 |

2020 American Community Survey (ACS)

## QUINN ANDREWS

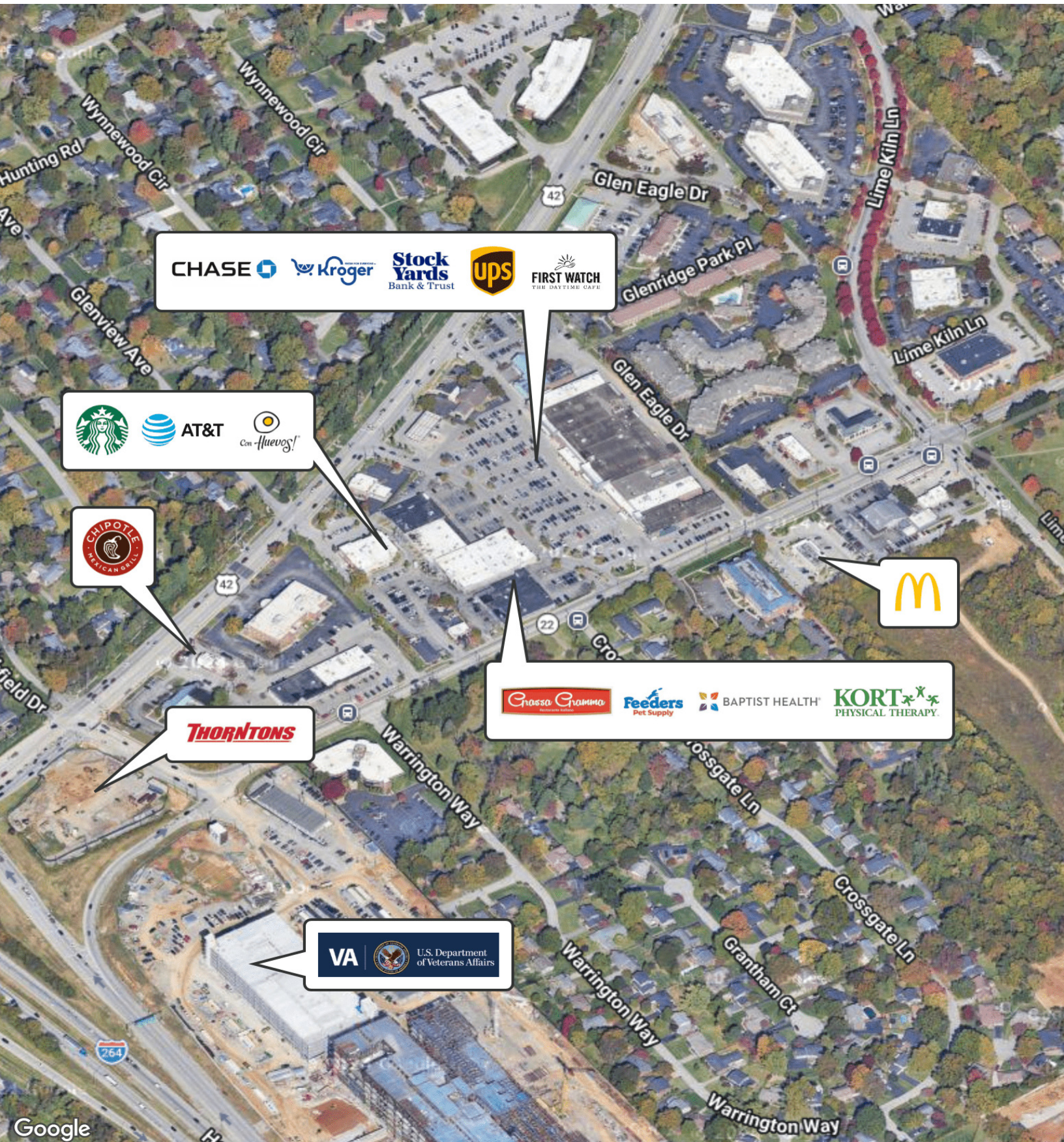
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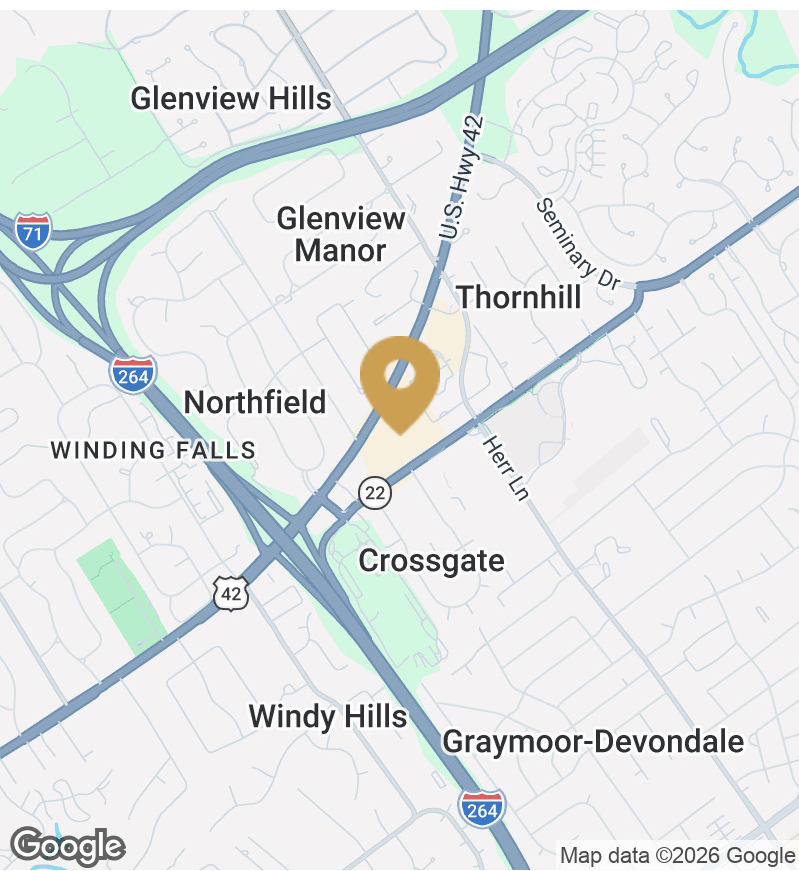


| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE | DESCRIPTION                    |
|---------|-----------|-----------|------------|--------------------------------|
| Space 6 | Available | 1,600 SF  | NNN        | Current Use: Subway Restaurant |



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## LOCATION DESCRIPTION

Northfield is a small, established residential pocket in Louisville's East End, located just off Brownsboro Road (Highway 42) outside the Watterson Expressway in northeastern Jefferson County. It functions as a close-knit, suburban “city within the city,” with tree-lined streets, mostly single-family homes, and a quiet, walkable feel. A sizable commercial corridor along Brownsboro Road offers more than 100 businesses—including restaurants, cafes, groceries, pharmacies, retail shops, and services—within a short walk or quick drive from the neighborhood's residential streets.

## LOCATION DETAILS

|            |            |
|------------|------------|
| Market     | Louisville |
| Sub Market | Northfield |
| County     | Jefferson  |

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