

FOR LEASE

MIRA FLORES

167 Sears Avenue, Saint Matthews, KY 40207



QUINN ANDREWS

Leasing & Acquisitions

312.882.6638

qandrews@kadencompanies.com

KY #265408

MIRA FLORES

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KADEN
COMPANIES



PROPERTY DESCRIPTION

Nestled in the heart of Saint Matthews, KY, Mira Flores offers an exciting opportunity for retail, office, or medical tenants looking for a long-term home in one of Louisville's most sought-after trade areas. Spanning roughly 28,000 square feet across two full above-grade floors plus a lower level, the building offers the kind of scale and flexibility that's increasingly hard to find in Saint Matthews. The layout caters to a wide range of uses, from destination retail and showroom concepts to professional office including medical or clinical users. The lower level adds further utility, whether used for storage or back-of-house operations.

PROPERTY HIGHLIGHTS

- 28k Square Foot Retail Center in the Heart of Saint Matthews
- Ample Parking--over 100 parking spaces in rear and sides of building
- Within Close-Proximity to Trinity High School (1,200+ Students)
- Surrounded by Dense Residential Neighborhoods (39k Households in a Three-mile radius) and a Thriving Commercial Presence



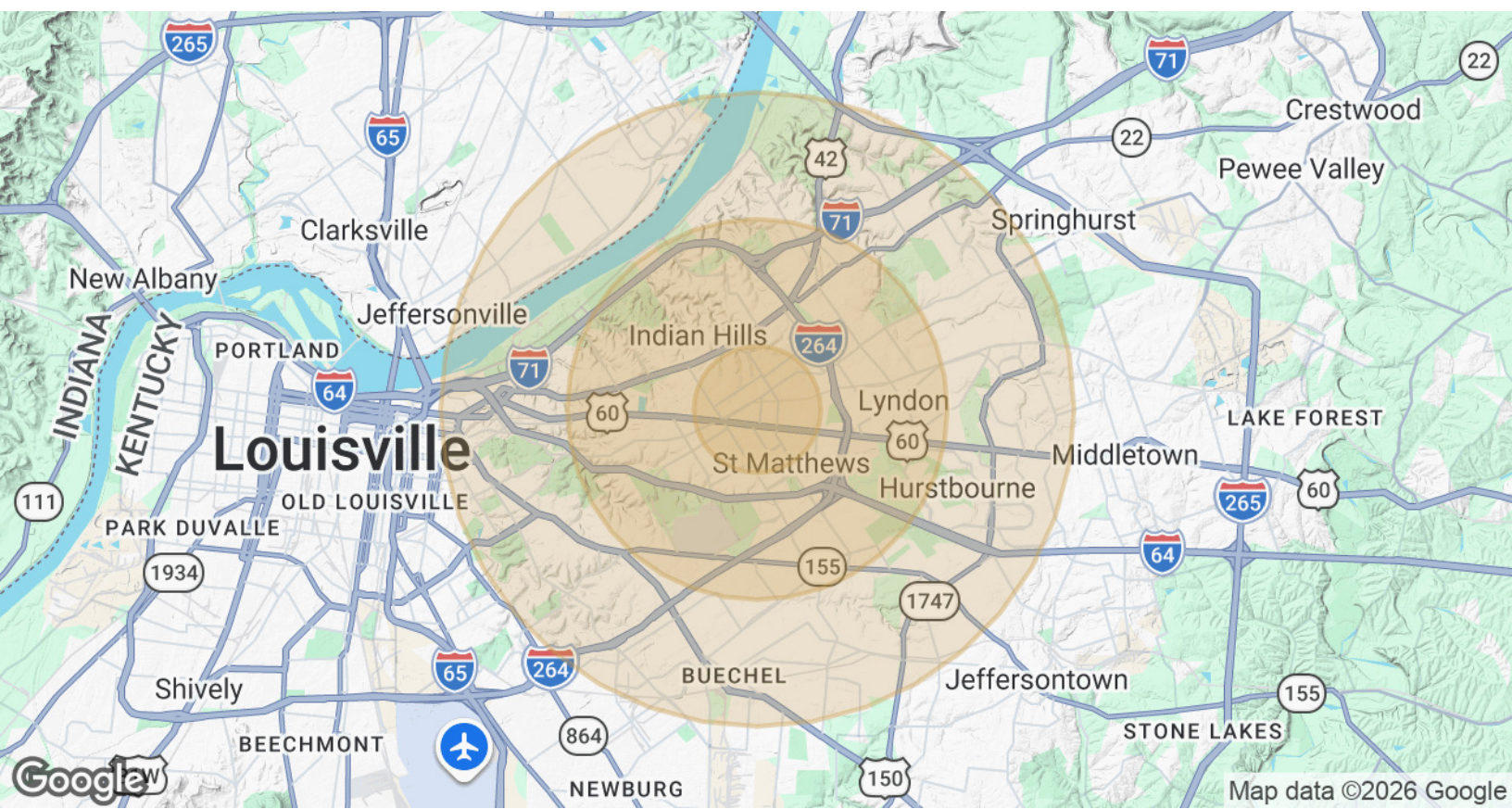
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,262	77,385	227,928
Average Age	41.4	43.4	41.5
Average Age (Male)	41.0	41.3	39.8
Average Age (Female)	42.1	45.4	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,411	37,118	104,132
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$124,382	\$123,817	\$115,442
Average House Value	\$381,785	\$391,099	\$342,883

2023 American Community Survey (ACS)

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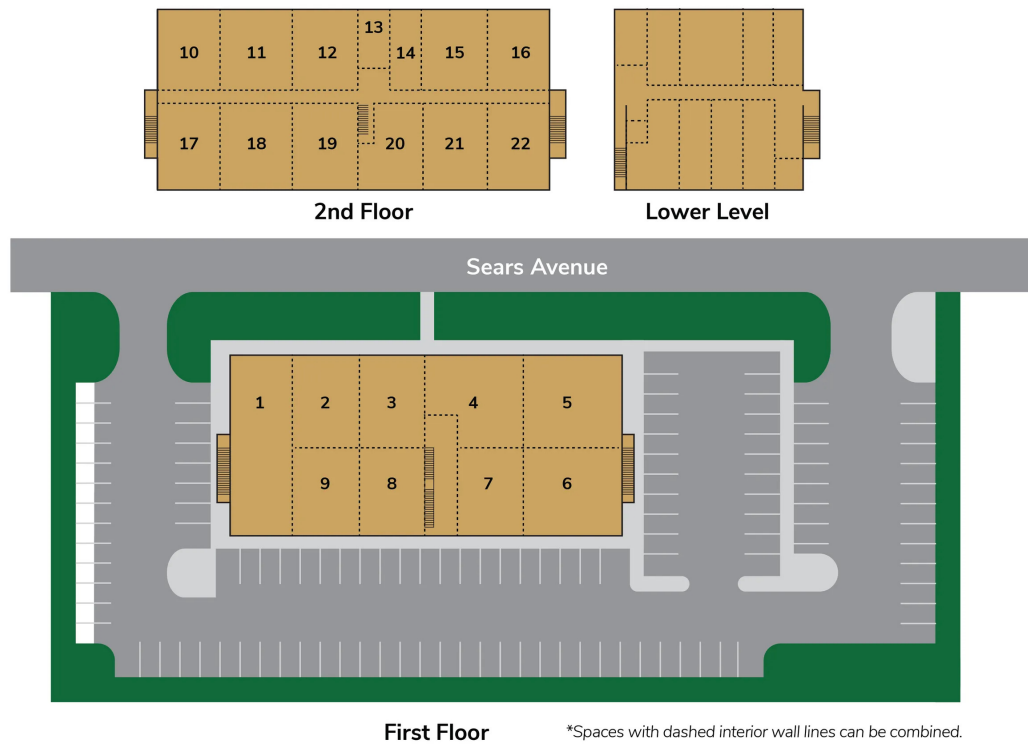
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Space 1	Available	2,192 SF	NNN
Space 2	Available	1,422 SF	NNN
Space 3	Available	1,109 SF	NNN
Space 4	Available	1,583 SF	NNN
Space 5	Available	1,685 SF	NNN
Space 6	Available	1,681 SF	NNN
Space 7	Available	1,097 SF	NNN
Space 8	Available	1,124 SF	NNN
Space 9	Available	1,233 SF	NNN
Space 10	Available	900 SF	NNN
Space 11	Available	1,102 SF	NNN
Space 12	Available	1,003 SF	NNN
Space 13	Available	490 SF	NNN
Space 14	Available	390 SF	NNN
Space 15	Available	1,000 SF	NNN

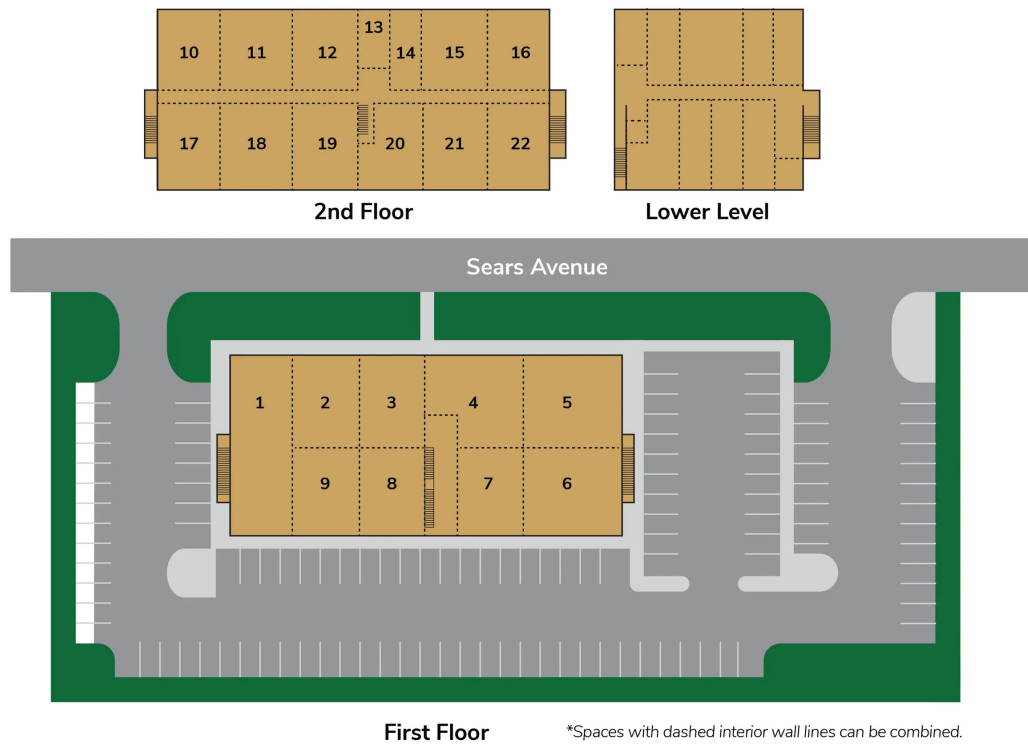
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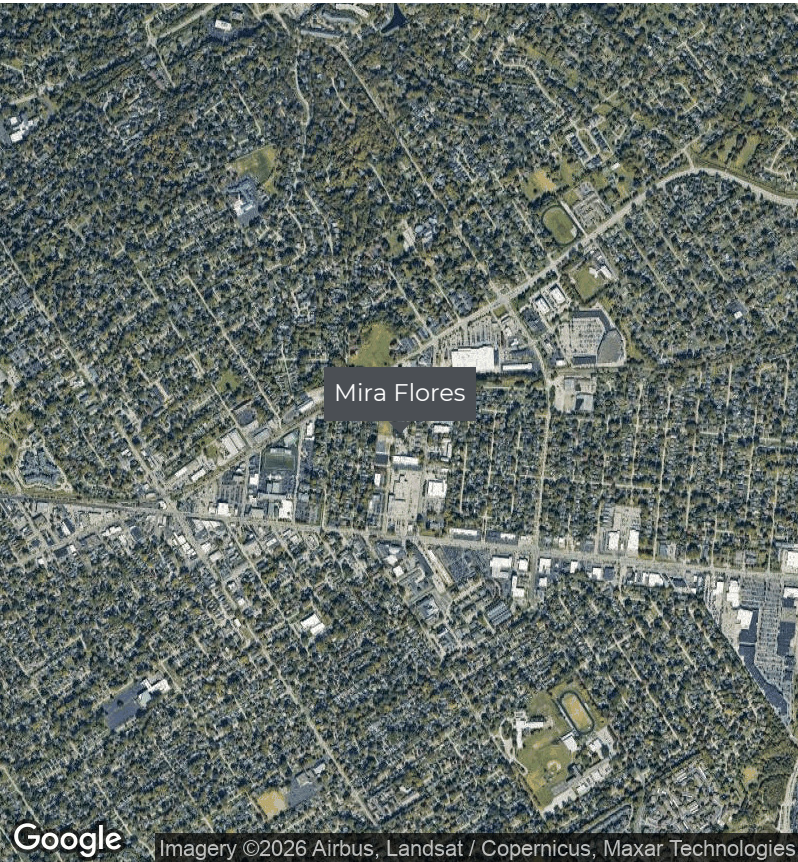
SUITE	TENANT	SIZE (SF)	LEASE TYPE
Space 16	Available	1,007 SF	NNN
Space 17	Available	1,046 SF	NNN
Space 18	Available	1,160 SF	NNN
Space 19	Available	982 SF	NNN
Space 20	Available	1,067 SF	NNN
Space 21	Available	1,067 SF	NNN
Space 22	Available	1,075 SF	NNN
Lower Level	Available	1,000 - 7,000 SF	NNN

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LOCATION DESCRIPTION

Saint Matthews stands as one of Louisville's most vibrant and established retail destinations, blending a rich commercial history with a continually evolving tenant landscape. Long regarded as a premier shopping hub for the greater Louisville area, the submarket has seen sustained investment and reinvestment, drawing a strong mix of national retailers, specialty boutiques, and popular dining destinations that keep the area relevant and in demand year after year.

Anchoring this retail strength is one of the most densely populated and affluent residential bases in the Louisville market. Saint Matthews is surrounded by well-established, high-income neighborhoods that provide a deep, reliable customer base within a tight radius—a rare combination of density and disposable income that continues to attract retailers looking for consistent, high-frequency traffic.

LOCATION DETAILS

Market	Louisville
Sub Market	Saint Matthews
County	Jefferson
Cross Streets	Sears Avenue and Oechsli Avenue

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