

FOR LEASE

SAINT MATTHEWS GATEWAY

5005 Shelbyville Rd, Louisville, KY 40207



QUINN ANDREWS

Leasing & Acquisitions

312.882.6638

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KY #265408

SAINT MATTHEWS GATEWAY

5005 Shelbyville Road Louisville, KY 40207

KADEN
COMPANIES



PROPERTY DESCRIPTION

Saint Matthews Gateway is one of the most visible and trafficked regional shopping centers within the Louisville metropolitan area. The center is located at the entrance of Saint Matthews at the intersection of I-264 and Shelbyville Road. For over fifty years, The Saint Matthews Gateway continues to be the first option for many Tenants looking to open a flagship location in the market. The center is anchored by Best Buy, Ballard Designs, Total Wine, and Golf Galaxy with McDonald's and Texas Roadhouse on the outparcels.

PROPERTY HIGHLIGHTS

- 220k Square Foot Center anchored by category-leading retailers including Best Buy, Golf Galaxy, and Total Wine
- Highly visible, regional shopping center at the intersection of Shelbyville Road and I-264 in the heart of St. Matthews
- Large parking field to support the high-volumes of shopper traffic
- Surrounded by major retail destinations like Oxmoor Center, Mall of Saint Matthews, and Shelbyville Road Plaza

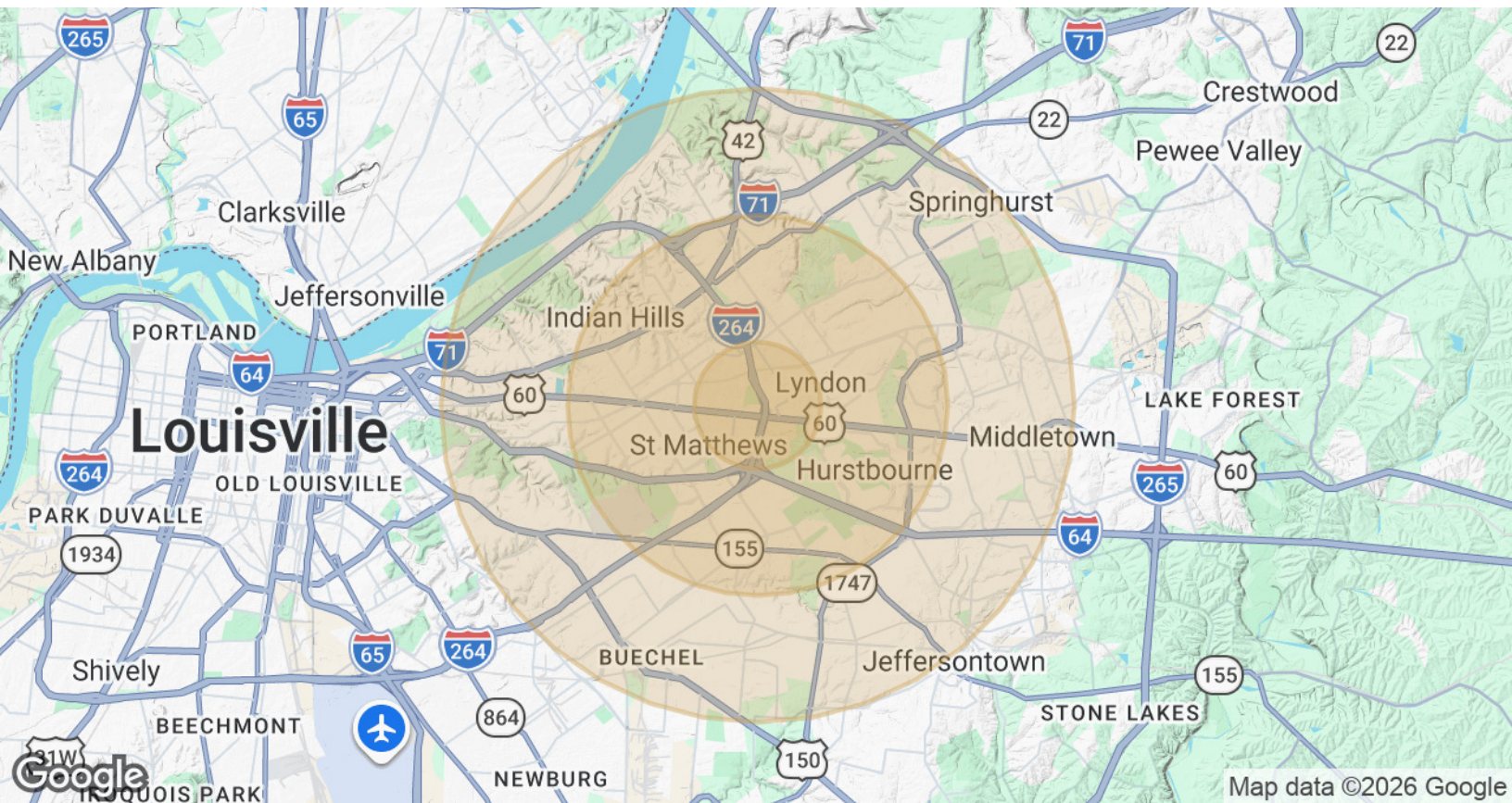


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,777	85,645	227,634
Average Age	39	43	43
Average Age (Male)	38	41	41
Average Age (Female)	41	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,016	39,839	102,165
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$98,305	\$117,352	\$117,838
Average House Value	\$312,646	\$387,494	\$380,416

2020 American Community Survey (ACS)

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AVAILABLE SPACES

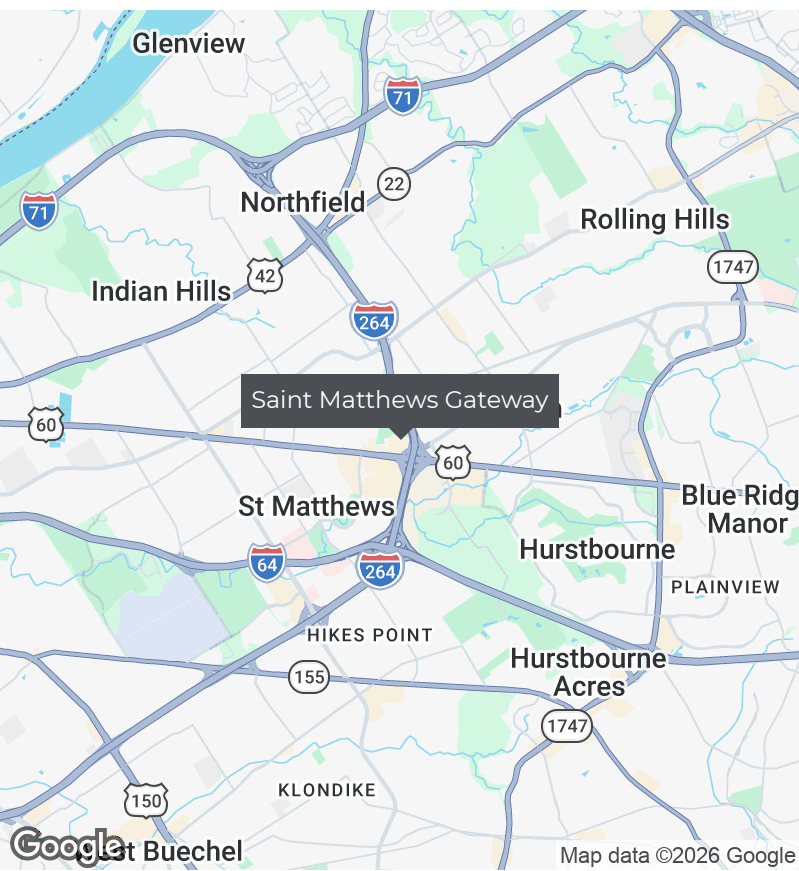
SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Space 1	Available	1,500 SF	NNN	Previous Use: Office
Space 2	Available	1,500 SF	NNN	Previous Use: Massage Therapy Studio
Space 7	Available	1,500 SF	NNN	Previous Use: Barbershop
Space 17	Available	0.75 Acres	Ground Lease	Free-standing Building (3,300 SF) on .75 Acres

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LOCATION DESCRIPTION

Saint Matthews is a centrally located, highly sought-after area in Louisville’s East End, known for its blend of mature neighborhoods, major shopping corridors, and convenient access to the rest of the city. Key routes like Shelbyville Road, Frankfort Avenue, Breckenridge Lane, and I-264 make it easy to reach other east-end neighborhoods, downtown, and regional job centers. Saint Matthews is also one of Kentucky’s primary shopping hubs, with Shelbyville Road as the main commercial spine lined with malls, shops, and restaurants, including Mall St. Matthews and Oxmoor Center, plus numerous local eateries, bars, and service businesses.

LOCATION DETAILS

Market	Louisville
Sub Market	Saint Matthews
County	Jefferson
Cross Streets	Shelbyville Road and I-264

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