

FOR LEASE

THE SPYGLASS BUILDING

4400 Shelbyville Road, Louisville, KY 40207



QUINN ANDREWS

Leasing & Acquisitions

312.882.6638

qandrews@kadencompanies.com

KY #265408

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KADEN
COMPANIES



PROPERTY DESCRIPTION

This two-story center is situated along Louisville's premier retail thoroughfare, Shelbyville Road, and neighbors Mall of Saint Matthews, Oxmoor Center, and Shelbyville Road Plaza. The center is the long-term home of Sherwin Williams, FedEx Kinko's, Starbucks, and both local medical and fitness tenants.

PROPERTY HIGHLIGHTS

- Located in the Heart of Saint Matthews
- Surrounded by Densely Populated Residential Neighborhoods
- Subject Starbucks is One of the Top Performing Locations in Louisville
- Numerous Points of Ingress/Egress and Access to a Light (Shelbyville Road and Fairmeade Road)
- Ample Parking in Front and Rear of Building



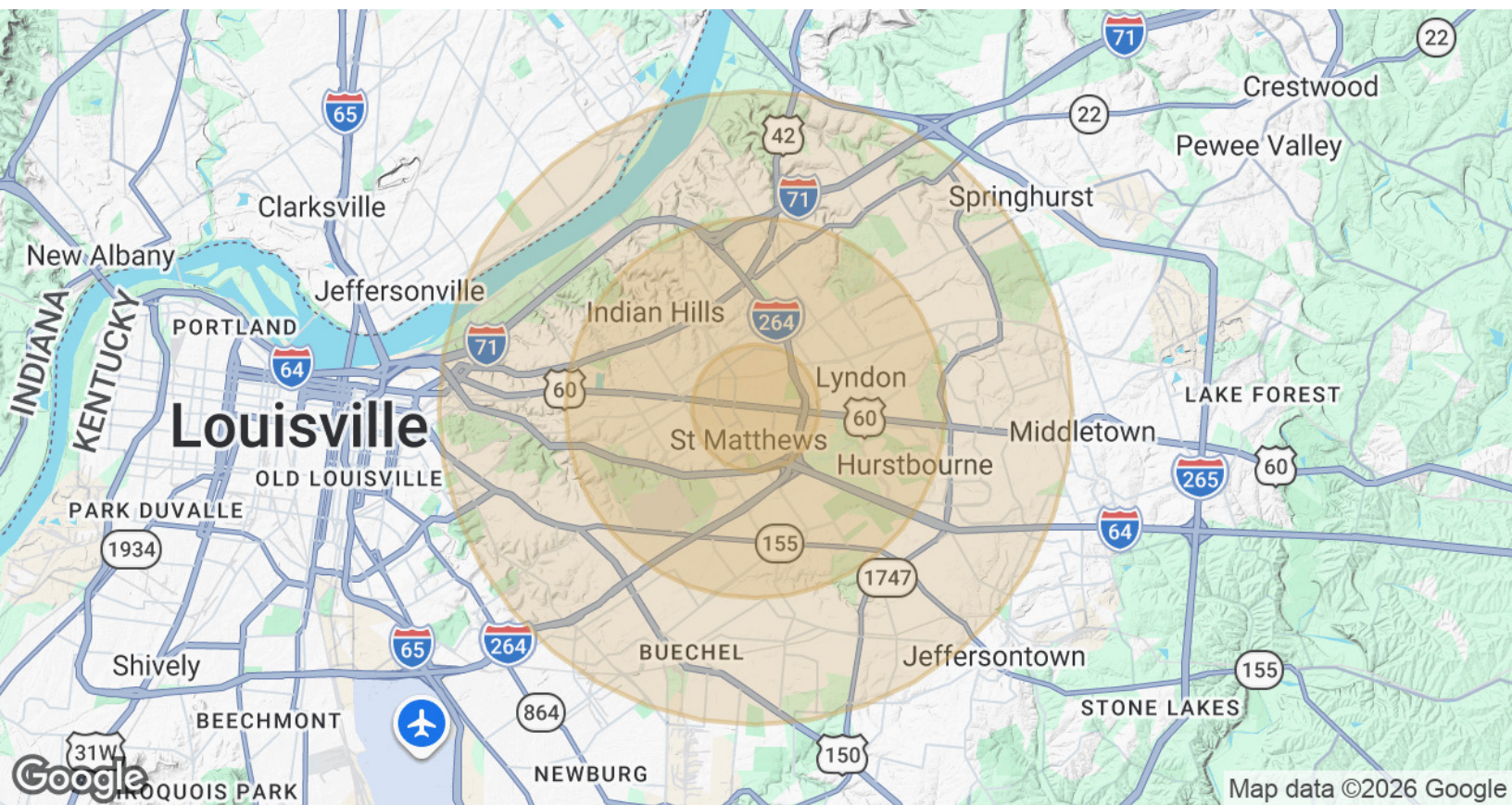
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,034	85,436	226,339
Average Age	42	43	42
Average Age (Male)	40	41	41
Average Age (Female)	43	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,614	39,424	102,460
# of Persons per HH	2	2.2	2.2
Average HH Income	\$111,914	\$121,606	\$114,498
Average House Value	\$354,025	\$411,810	\$374,149

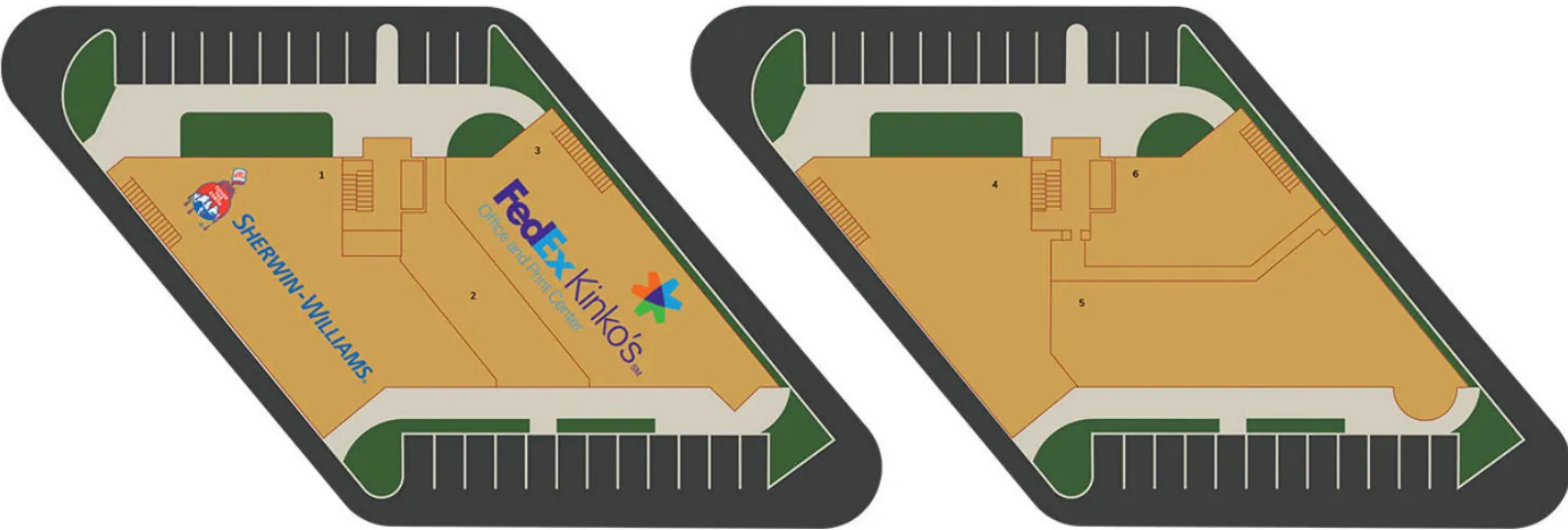
2020 American Community Survey (ACS)

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Space 2	Available	1,477 SF	NNN	Previous Tenant: Stretch Zone
Space 4	Available	2,100 - 5,046 SF	NNN	Second Floor; Elevator & Stairwell Access; Over Eight Private Offices, Large Conference Room, and Numerous Restrooms

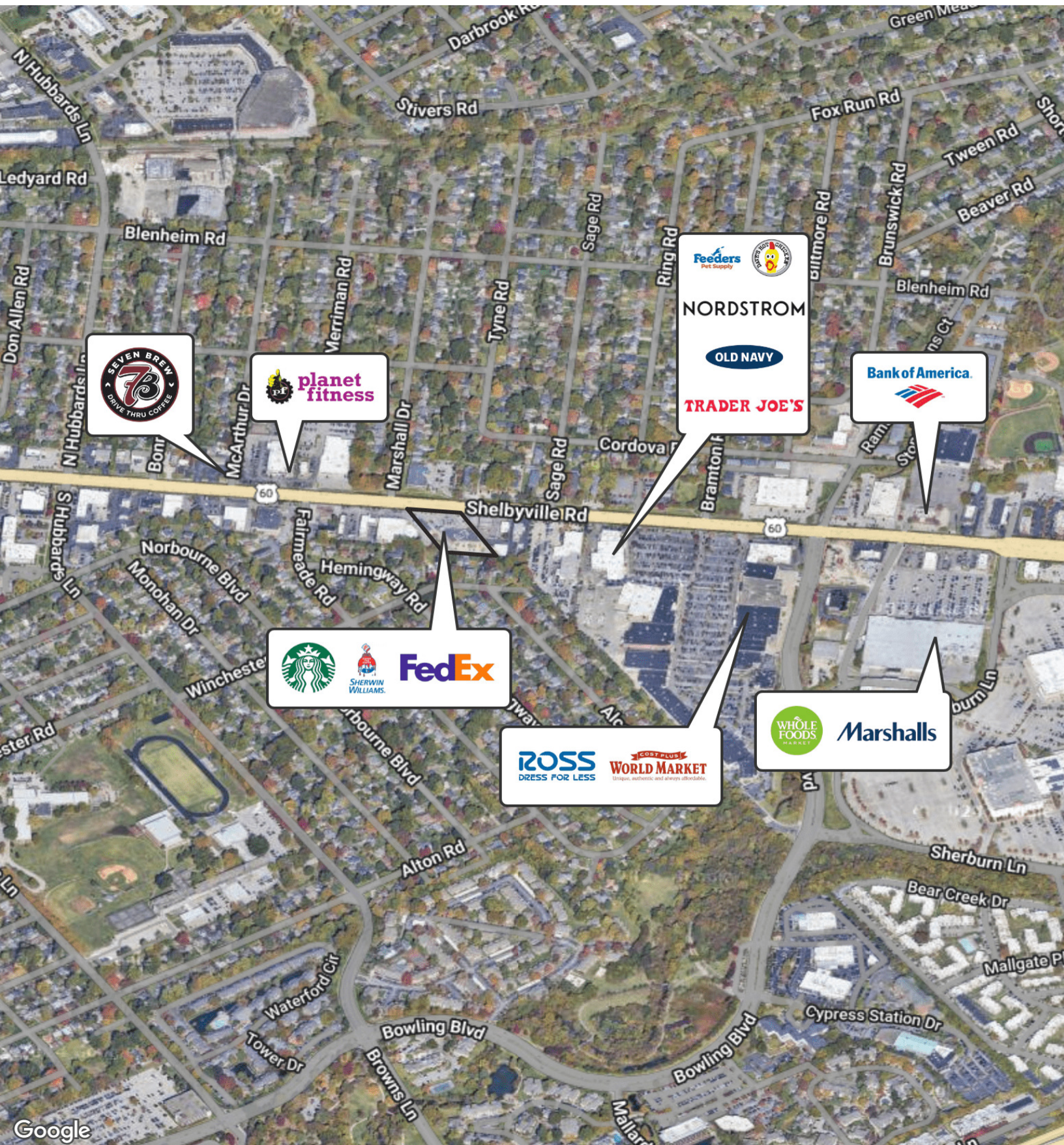
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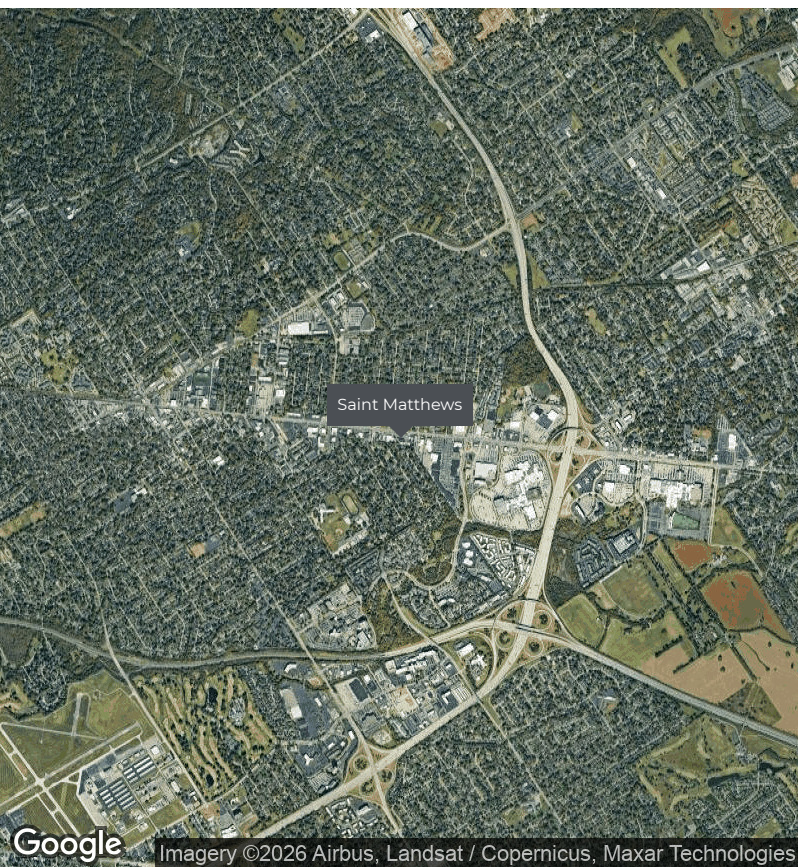
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LOCATION DESCRIPTION

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

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