

# Arby's

OFFERING MEMORANDUM



11488 Preston Highway  
Louisville, KY 40229

 Dahlem

# Arby's

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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## OFFERING SUMMARY

ADDRESS	11488 Preston Highway Louisville KY 40229
COUNTY	Jefferson
BUILDING SF	3,000 SF
YEAR BUILT	1988
YEAR RENOVATED	2015

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,909,090
PRICE PSF	\$636.36

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	9,921	49,583	102,547
2018 Median HH Income	\$53,489	\$54,687	\$54,990
2018 Average HH Income	\$62,827	\$64,541	\$66,173

- NOI \$105,000
- Brand New 15 Yr Corporate Lease, with (5) 5 Yr Options
- 10% Rent Increase Every Five Yrs
- Excellent Visibility, Parking & Access
- New Inspire Design Renovation in Dec 2015
- Traffic Counts Exceed 22,100 ADT







Humana

DOLLAR TREE

ZAXBY'S

WesBanco  
CHASE

60

verizon

60

VICTORIA NAILS  
CIRCLE K

Bob Evans

PAZOL'S

SONIC

SALLY BEAUTY

KOHL'S

Stock Yards Bank & Trust  
Wendy's  
Valvoline

DENN STATION

Kroger

QDOBA

Walmart

at&t

PAPA JOHN'S

goodwill

502 STORAGE

CVS

redbox Walgreens

CARDTRONICS

WAFFLE HOUSE

PNC  
TACO BELL  
MOBY DICK

HILLVIEW WOOD APARTMENTS

BURGER KING

EL ACAPULCO  
ANYTIME FITNESS

PONDEROSA STEAKHOUSE

KEN Tire & AutoCare  
TOWERY'S

DOLLAR GENERAL  
BEEF O'BRADYS

BUDDY'S  
TRACTOR SUPPLY CO

BARBERING  
Topal

CODE BLUE  
POOLS & SUPPLIES

BB&T

PRESTON HWY

60



OVERDALE ELEMENTARY SCHOOL

HILLVIEW RECREATION DEPARTMENT

Two Guys Printing

Castaways Consignments

McDonald's

THE COUNTY LINE

Pizza Hut

KFC

Hahn Family Chiropractic

O'Reilly AUTO PARTS

cricket wireless

Wendy's

AutoZone



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,982	40,084	83,906
2010 Population	8,974	46,600	95,965
2018 Population	9,921	49,583	102,547
2023 Population	10,398	51,491	106,602
2018 African American	434	3,692	9,147
2018 American Indian	23	119	256
2018 Asian	135	735	1,636
2018 Hispanic	405	2,445	7,496
2018 White	8,993	42,934	85,779
2018 Other Race	113	828	3,048
2018 Multiracial	223	1,245	2,617
2018-2023: Population: Growth Rate	4.70 %	3.80 %	3.90 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	245	1,418	3,319
\$15,000-\$24,999	328	1,342	3,023
\$25,000-\$34,999	436	2,000	4,296
\$35,000-\$49,999	722	3,309	6,579
\$50,000-\$74,999	1,066	4,654	9,087
\$75,000-\$99,999	567	2,936	6,097
\$100,000-\$149,999	450	2,425	5,578
\$150,000-\$199,999	74	432	1,111
\$200,000 or greater	34	164	494
Median HH Income	\$53,489	\$54,687	\$54,990
Average HH Income	\$62,827	\$64,541	\$66,173

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,052	14,933	32,393
2010 Total Households	3,497	17,574	37,126
2018 Total Households	3,921	18,681	39,585
2023 Total Households	4,125	19,382	41,075
2018 Average Household Size	2.53	2.65	2.58
2000 Owner Occupied Housing	2,433	11,668	24,401
2000 Renter Occupied Housing	549	2,719	6,901
2018 Owner Occupied Housing	2,714	13,874	29,169
2018 Renter Occupied Housing	1,207	4,807	10,416
2018 Vacant Housing	136	1,009	1,963
2018 Total Housing	4,057	19,690	41,548
2023 Owner Occupied Housing	2,880	14,574	30,628
2023 Renter Occupied Housing	1,245	4,808	10,447
2023 Vacant Housing	144	1,045	1,980
2023 Total Housing	4,269	20,427	43,055
2018-2023: Households: Growth Rate	5.10 %	3.70 %	3.70 %

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2 FOR \$5  
FISH  
LIMITED TIME

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