

1000 BAXTER AVENUE CENTER

972 Baxter Avenue | Louisville, KY



THE SPACE

Location	972 Baxter Avenue, Louisville, KY, 40204
COUNTY	Jefferson
Square Feet	2,100
Annual Rent PSF	\$28.00
Lease Type	NNN

Notes Available March 1, 2022

HIGHLIGHTS

- End Cap
- Rare Opportunity in Highlands Boasting 110+ Parking Spaces
- Excellent Visibility at One of Louisville's Busiest Intersections - Bardstown Road & Baxter Avenue
- Anchored by Walgreen's
- Heavy Vehicle & Walking Traffic
- Bardstown Road & Baxter Avenue Averages over 15,400 AADT



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,108	110,419	260,165



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,924	\$72,426	\$67,807



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,283	50,832	114,646



HIGHLAND AVE

AVAILABLE
2,100 SF

1,475 SF

HIGHLAND NAILS
1,469

1,656 SF

Walgreens

15,120 SF



Great Clips®

31E

150

1703

BAXTER AVE

HEPBURN AVE

1000 Baxter Avenue Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dahlem and it should not be made available to any other person or entity without the written consent of Dahlem.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Charlie Dahlem

President
502.814.0290
charlie@dahlem.com

Wes Elmore

Leasing Agent
502.814.0291
wes@dahlem.com

