

7707 NATIONAL TURNPIKE

7707 National Turnpike | Louisville, KY
OFFERING MEMORANDUM



 Dahlem

7707 National Turnpike

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

03 Property Description

Property Features

Property Images

04 Demographics

General Demographics

Exclusively Marketed by:

Charlie Dahlem

Dahlem Realty Company

Vice President

(502) 814-0290

charlie@dahlem.com





01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	7707 National Turnpike Louisville KY 40214
COUNTY	Jefferson
BUILDING SF	37,369 SF
LAND ACRES	4.08+/-
YEAR BUILT	1987
YEAR RENOVATED	2020

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,266	46,883	155,026
2025 Median HH Income	\$57,401	\$55,854	\$52,641
2025 Average HH Income	\$69,954	\$73,087	\$69,193

- Call for Pricing!!!
- Minutes from Louisville Muhammad Ali International Airport
- Ample Parking
- Frontage on National Turnpike
- 22,186 sq ft of flex space available for lease



7707 NATIONAL TURNPIKE

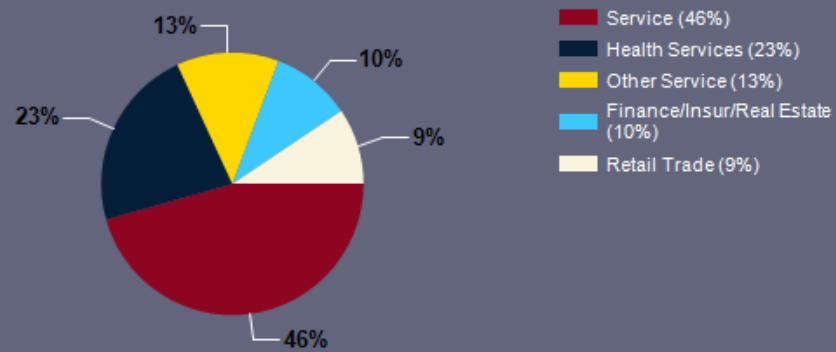
02

Location

Location Summary

Local Business Map

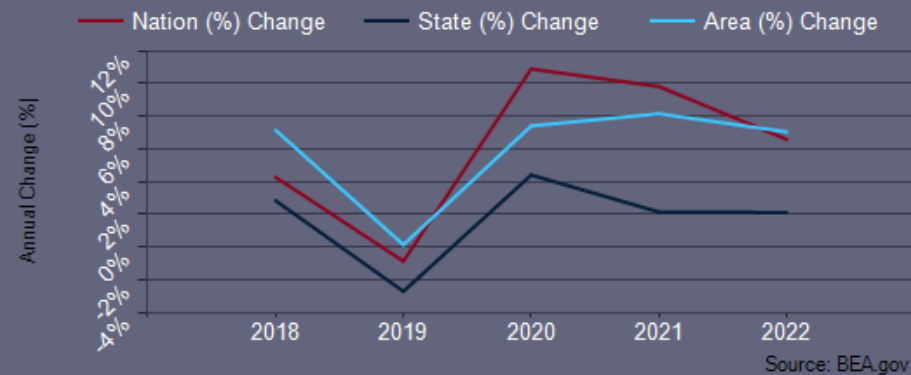
Major Industries by Employee Count



Largest Employers

United Parcel Service	26,328
Norton Healthcare	15,044
Jefferson County Public Schools	14,000
UofL Health	13,136
Ford Motor Company	13,020
Baptist Health	8,657
Walmart	8,550
GE Appliances	8,500

Jefferson County GDP Trend



1865

1020

65



Louisville International Airport



PIKE ELECTRIC CORPORATION



DR PEPPER SNAPPLE GROUP



SUBJECT PROPERTY

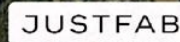


SUITE 400
7707 NATIONAL TPKE
LOUISVILLE, KY



KNOPP

J.B. HUNT TRANSPORT SERVICES, INC.



1065

1065

841

1020



AUBURNDALE



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	37,369
LAND ACRES	4.08+/-
YEAR BUILT	1987
YEAR RENOVATED	2020
ZONING TYPE	EZ-1
NUMBER OF PARKING SPACES	105









NATIONAL TURNPIKE

#400
22,186 SF

ProLogistix
#700
6,561 SF

PORTER SHEET METAL
#200
2,431 SF

FASTENER SALES
#100
6,191 SF

7707 NATIONAL TURNPIKE

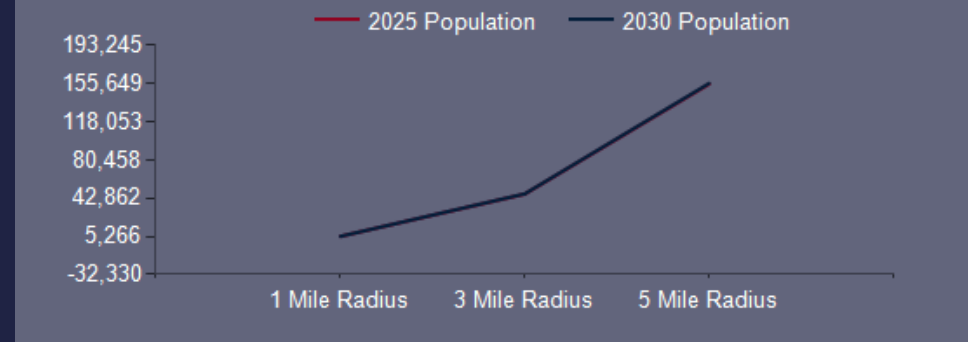
04

Demographics

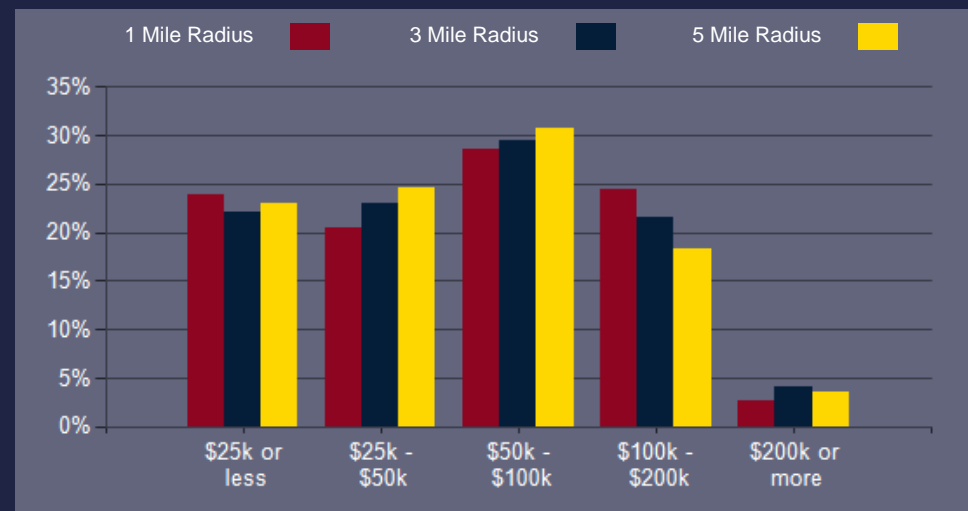
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,218	47,640	154,757
2010 Population	5,372	45,545	151,967
2025 Population	5,266	46,883	155,026
2030 Population	5,304	47,093	155,649
2025 African American	678	8,505	36,009
2025 American Indian	20	276	796
2025 Asian	450	3,220	5,820
2025 Hispanic	1,386	9,167	26,452
2025 Other Race	661	4,707	13,010
2025 White	2,814	25,013	82,355
2025 Multiracial	639	5,075	16,796
2025-2030: Population: Growth Rate	0.70%	0.45%	0.40%

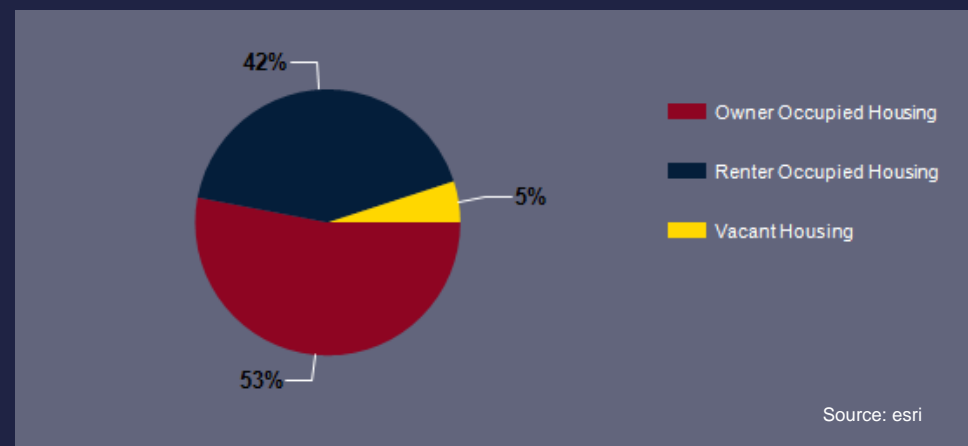
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	287	2,041	7,896
\$15,000-\$24,999	200	1,938	6,348
\$25,000-\$34,999	134	1,622	6,022
\$35,000-\$49,999	284	2,526	9,226
\$50,000-\$74,999	353	3,411	11,869
\$75,000-\$99,999	231	1,894	7,222
\$100,000-\$149,999	396	3,085	8,736
\$150,000-\$199,999	103	802	2,684
\$200,000 or greater	53	736	2,231
Median HH Income	\$57,401	\$55,854	\$52,641
Average HH Income	\$69,954	\$73,087	\$69,193



2025 Household Income



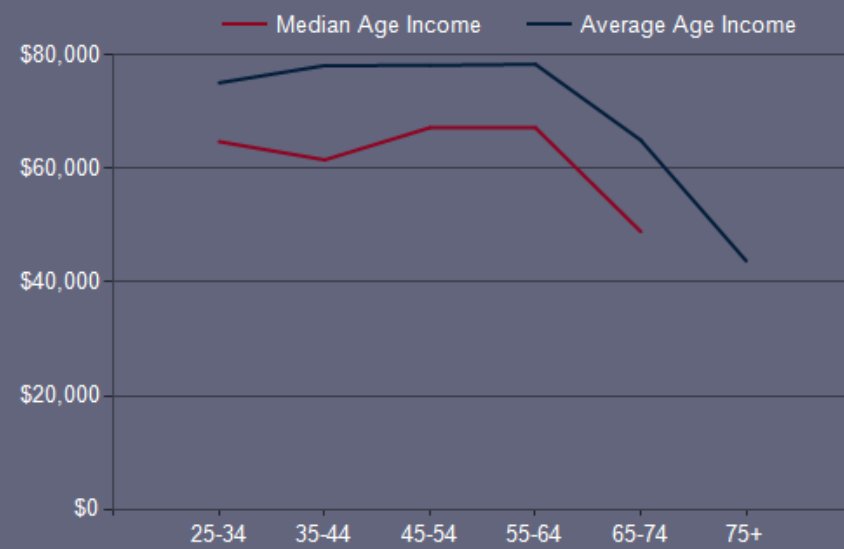
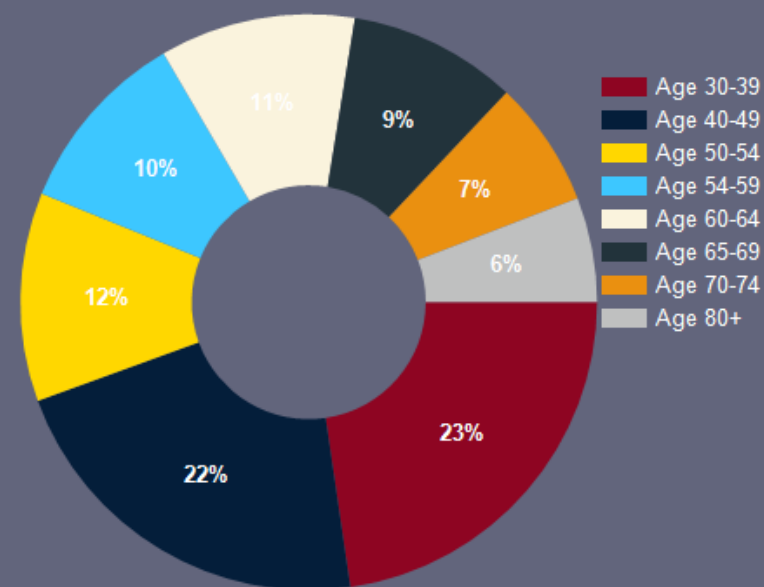
2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	319	3,332	11,227
2025 Population Age 35-39	372	3,281	10,857
2025 Population Age 40-44	352	3,281	10,440
2025 Population Age 45-49	310	2,764	9,411
2025 Population Age 50-54	357	3,016	9,624
2025 Population Age 55-59	318	2,602	8,673
2025 Population Age 60-64	334	2,855	9,511
2025 Population Age 65-69	288	2,505	8,700
2025 Population Age 70-74	216	1,869	6,845
2025 Population Age 75-79	179	1,296	4,530
2025 Population Age 80-84	127	848	2,776
2025 Population Age 85+	88	662	2,396
2025 Population Age 18+	4,125	35,681	119,979
2025 Median Age	39	37	38
2030 Median Age	40	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,752	\$62,310	\$60,740
Average Household Income 25-34	\$75,129	\$78,005	\$74,466
Median Household Income 35-44	\$61,545	\$61,528	\$60,639
Average Household Income 35-44	\$78,155	\$81,140	\$80,210
Median Household Income 45-54	\$67,220	\$64,502	\$60,582
Average Household Income 45-54	\$78,193	\$82,336	\$77,630
Median Household Income 55-64	\$67,222	\$57,407	\$53,034
Average Household Income 55-64	\$78,393	\$75,920	\$70,264
Median Household Income 65-74	\$48,900	\$46,226	\$42,913
Average Household Income 65-74	\$65,011	\$64,695	\$58,650
Average Household Income 75+	\$43,741	\$54,106	\$52,191

Population By Age



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 Realty Company and it should not be made available to any other person or entity without the written consent of Dahlem Realty Company.

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 Realty Company. 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 Realty Company 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 Realty Company has not verified, and will not verify, any of the information contained herein, nor has Dahlem Realty Company 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
Dahlem Realty Company
Vice President
(502) 814-0290
charlie@dahlem.com

