



Preston Highway

Louisville, Kentucky 40219

Property Highlights

- Retail outparcel along Preston Hwy
- Signalized corner outparcel available fronting the Indian Trail Square on Preston Hwy
- Located at the entrance of shopping center
- Indian Trail Square is anchored by Ollie's Bargain Outlet, Save-A-Lot, and Rose's
- Nearby retailers include: Ollie's Bargain Outlet, Save-A-Lot, KFC, Fazoli's, and more

Offering Summary

Lease Rate:	\$1.31 SF/yr (NNN)
Available SF:	0.84 Acres
Lot Size:	0.84 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	3,391	25,249	64,434
Total Population	7,921	62,035	158,555
Average HH Income	\$41,205	\$44,252	\$51,615

For More Information

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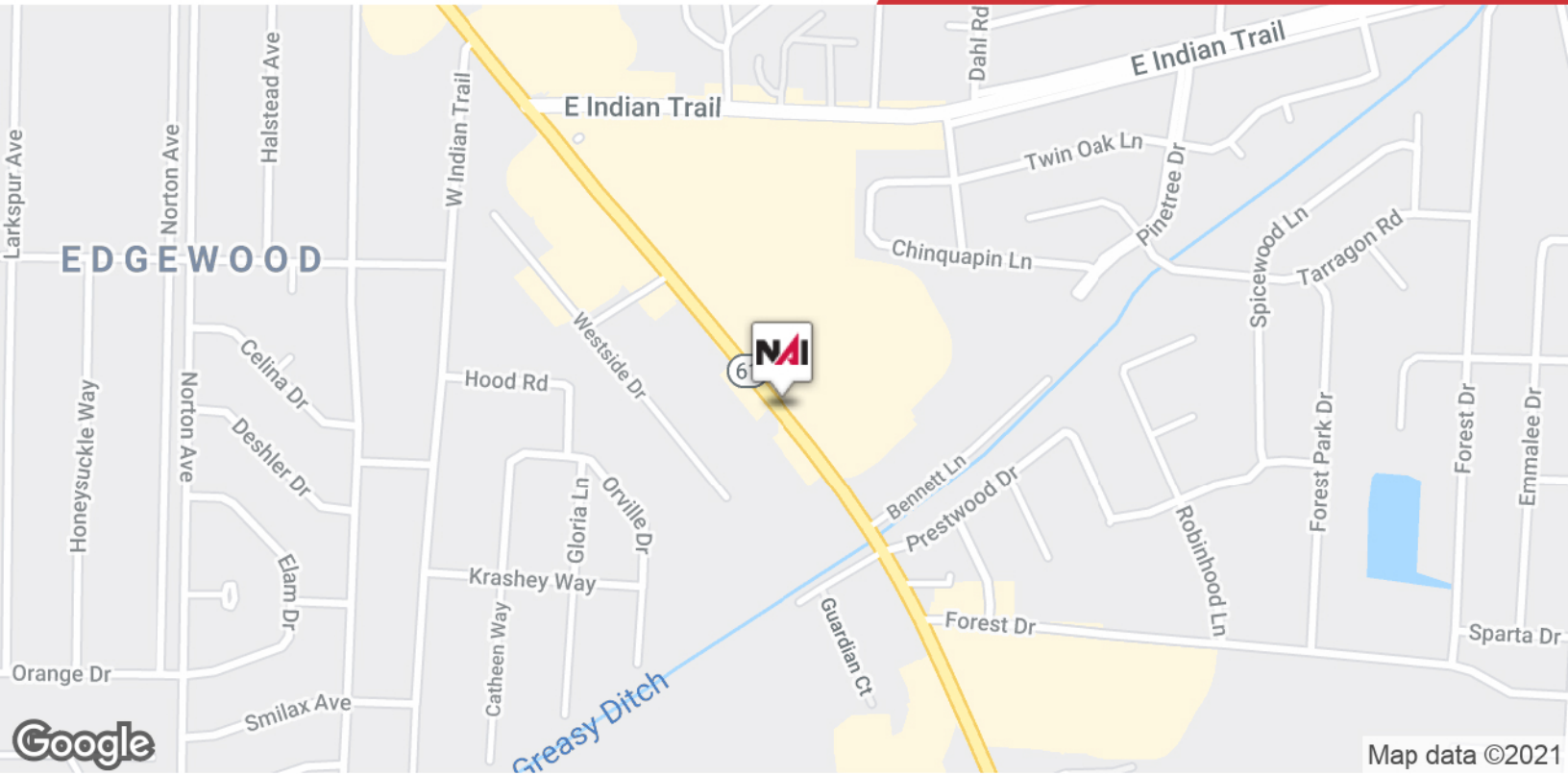
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NAI Fortis Group

Absolute Auction
Online Only | Bids End: March 5th

±0.838 Acres | Zoned C-2
Commercial Outparcel



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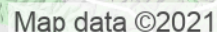
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Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,391	25,249	64,434
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$41,205	\$44,252	\$51,615
Average House Value	\$139,139	\$130,072	\$136,791

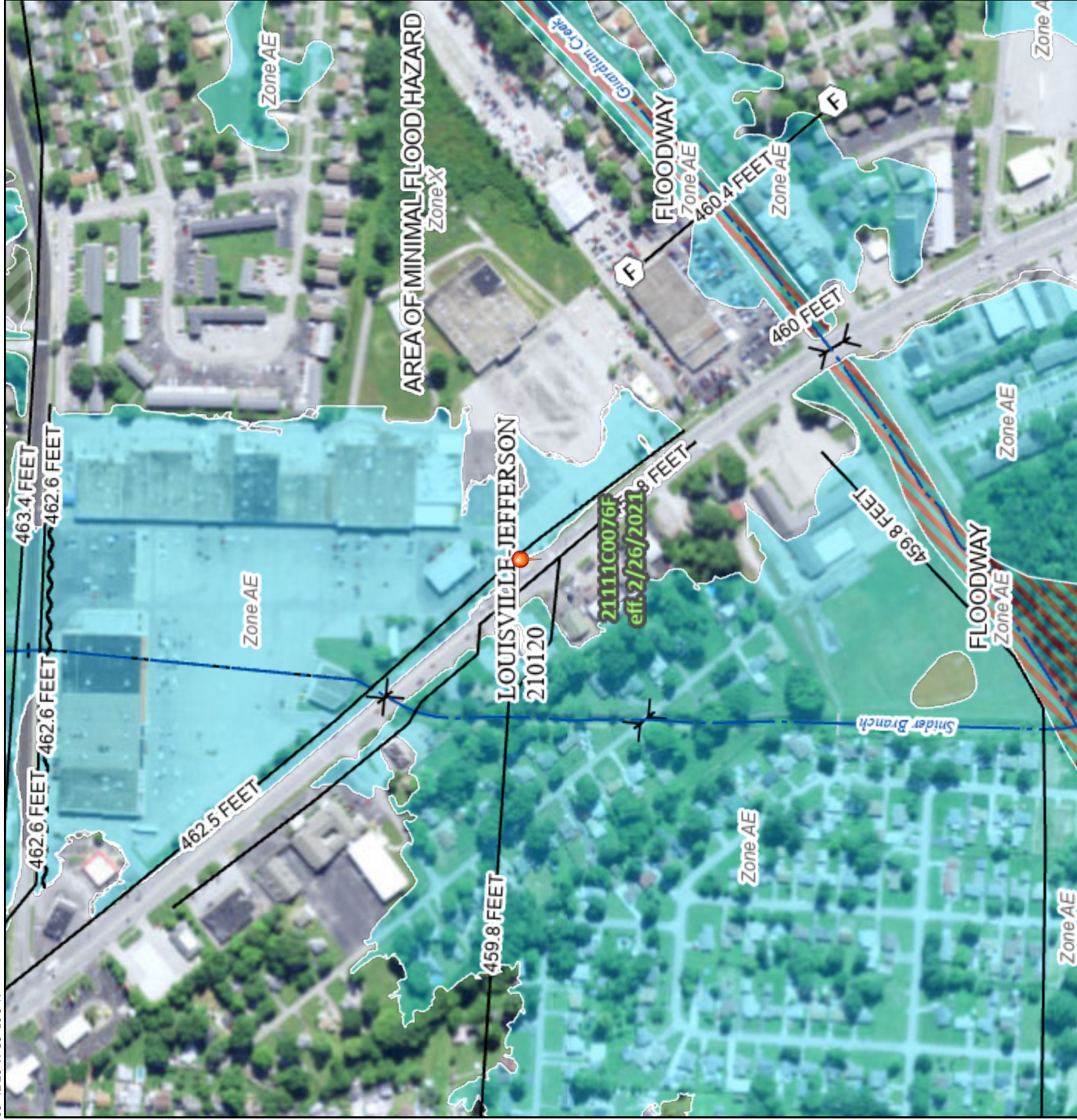
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National Flood Hazard Layer FIRMette



85°42'28"W 38°10'8"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
Water Surface Elevation
20.2
17.5
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2023 at 2:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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