



FOR LEASE

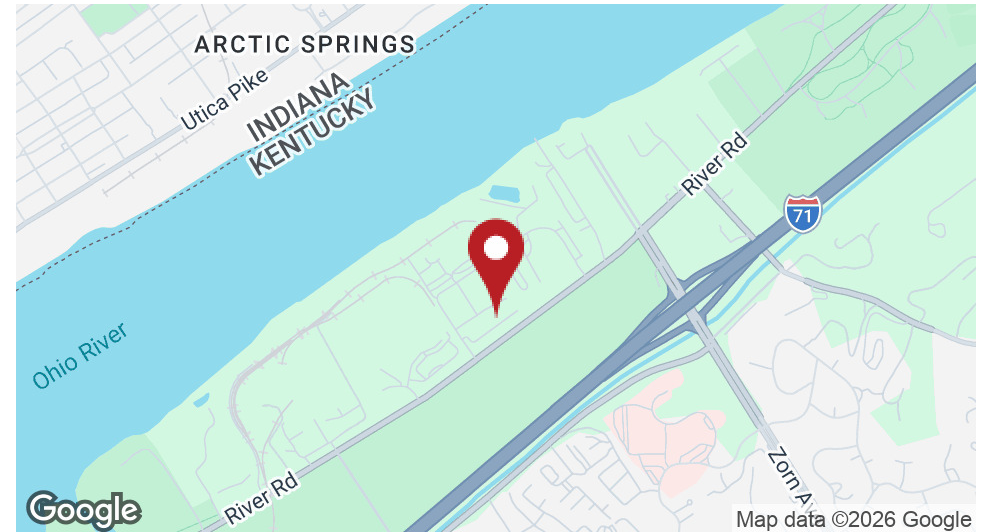
River Green - Flex Space for Lease

2720 River Green Cir,
Louisville, KY 40206



HOAGLAND
COMMERCIAL

EXECUTIVE SUMMARY



Offering Summary

Base Rate:	\$12.50 SF/yr (NNN)
Available SF:	5,000 ± SF
Warehouse Access:	1 Drive-In Door
Zoning:	CM

Property Overview

Rare small flex suite available for lease at River Green Business Park. River Green is strategically located on River Road between downtown and Zorn Ave. The property features a park-like setting, ample front and rear parking, and an ultra-convenient location close to nearby amenities and interstate access.

Please contact listing brokers with any questions or to schedule a showing.

Property Highlights

- End-cap unit of high quality office and warehouse
- Fully climate controlled throughout
- Ample front and rear parking

Brooks Hower, SIOR
Managing Director

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Woodford Hoagland, CCIM
Partner

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ADDITIONAL PHOTOS



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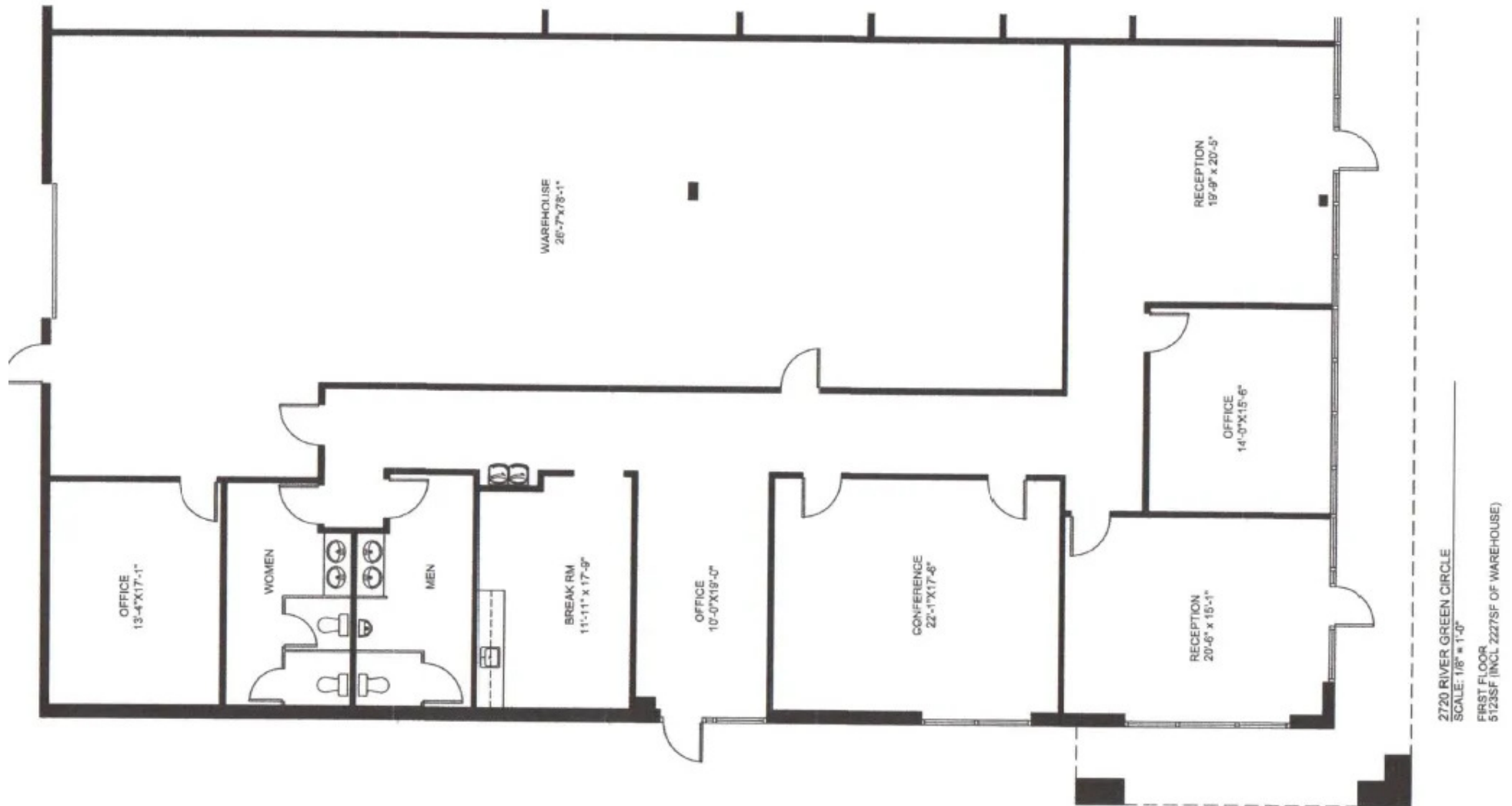
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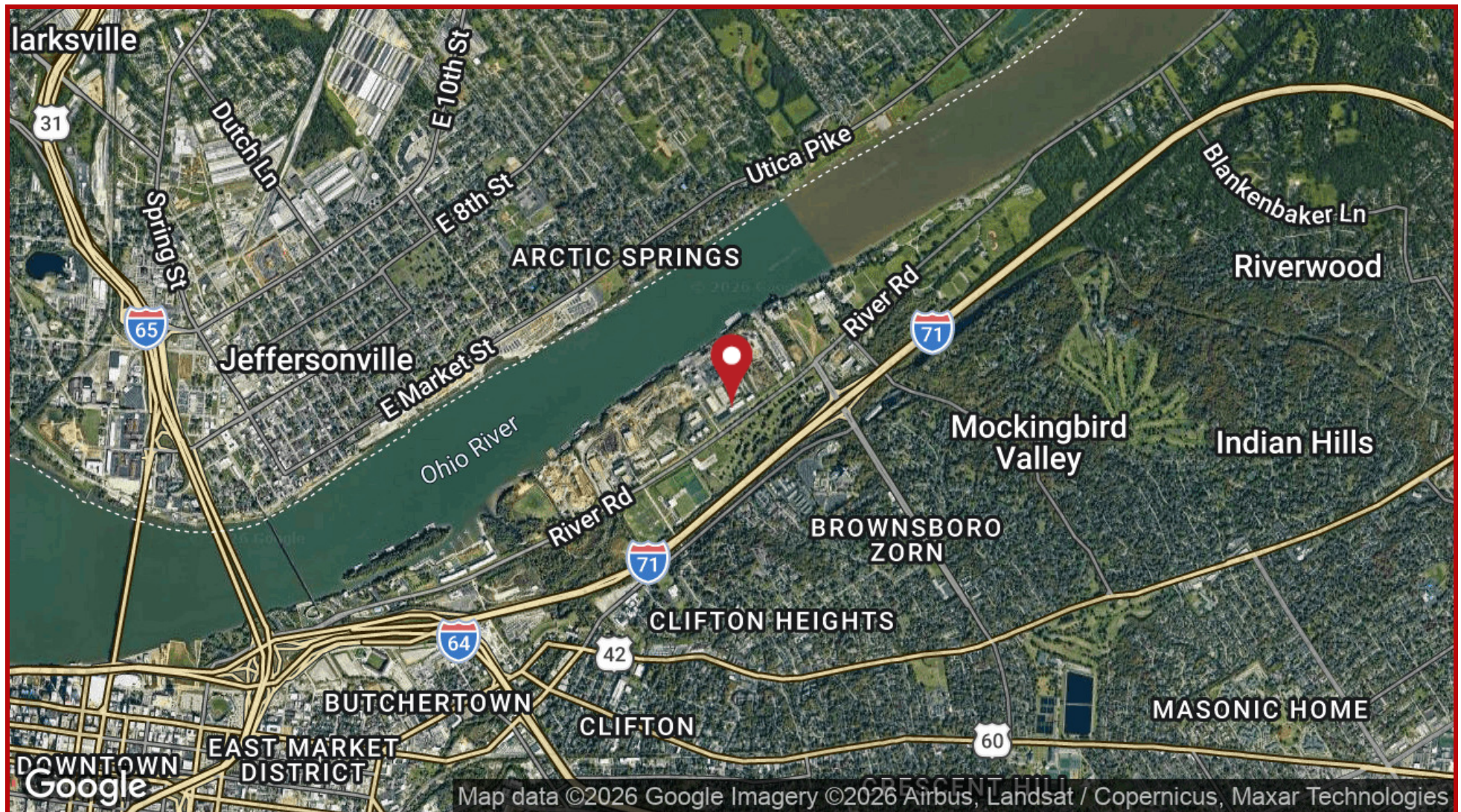
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LOCATION MAP



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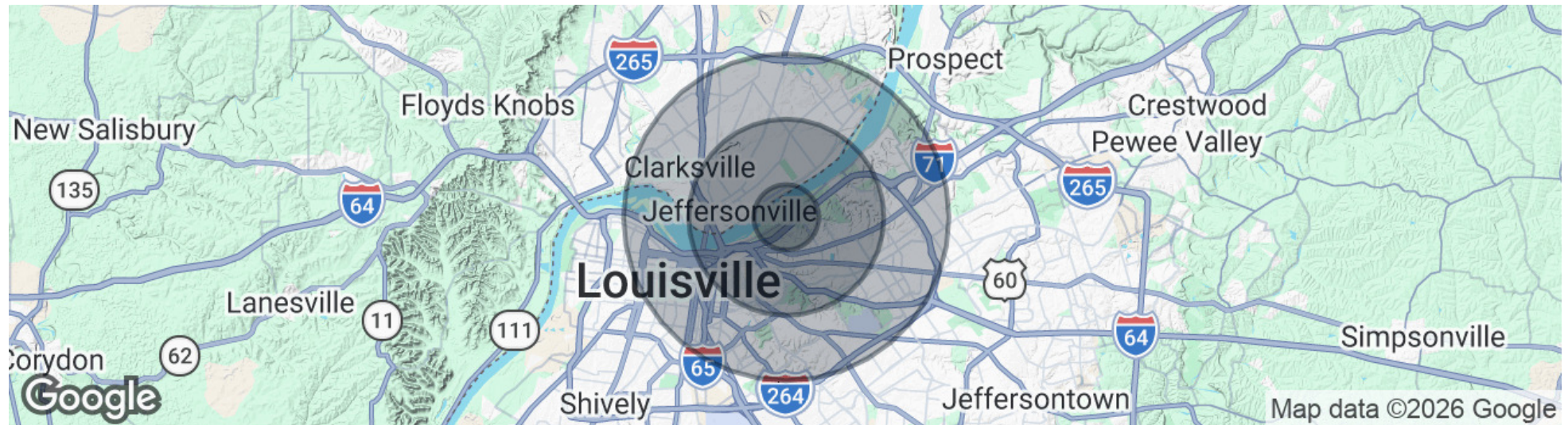
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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	6,703	73,029	217,510
Average Age	39.1	41.2	39.9
Average Age (Male)	40.1	40.3	39.0
Average Age (Female)	36.8	41.8	40.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,560	34,758	99,903
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$89,944	\$107,867	\$100,610
Average House Value	\$262,691	\$339,367	\$318,972

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