



FOR SALE

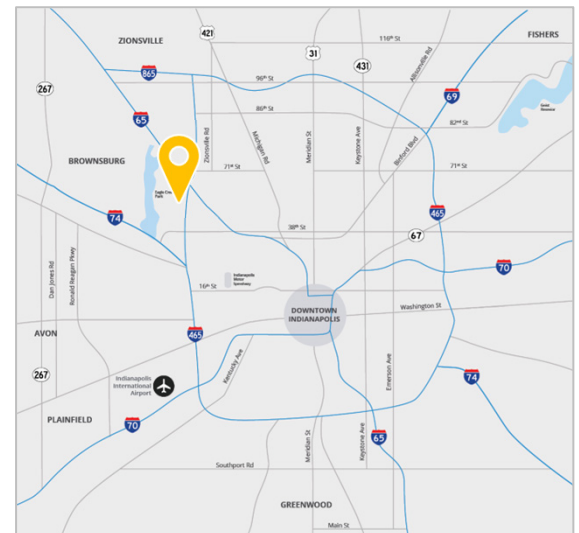
1500 Alliant Ave

Louisville, KY

Free-standing educational office building

Property Highlights

- 3-story office building totaling $\pm$ 31,000 SF
- Situated on $\pm$ 3.81 acres zoned Multi-Purpose (PEC)
- Conveniently located off I-64
- Recent common area renovations for first-class environment
- Parking ratio of 6.51 / 1,000 ($\pm$ 208 parking spaces)
- Consisting of 18 state-of-the-art classrooms, full-service library, large student lounges, & large executive board room
- Asking Price: \$5,115,000 (\$165.00/PSF)



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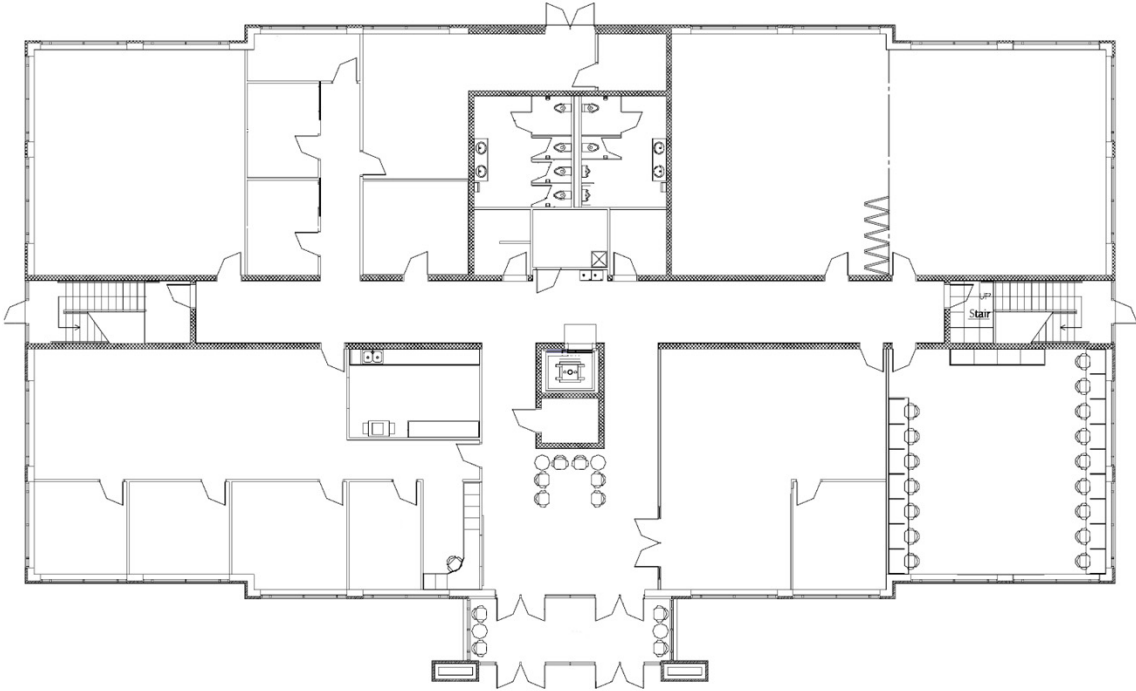
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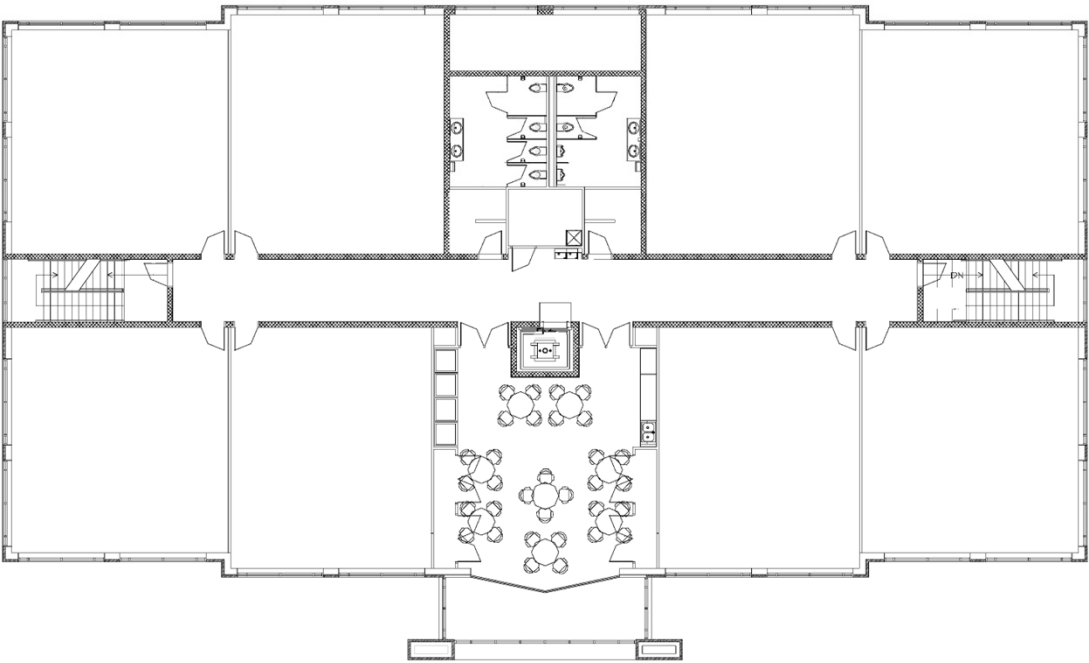
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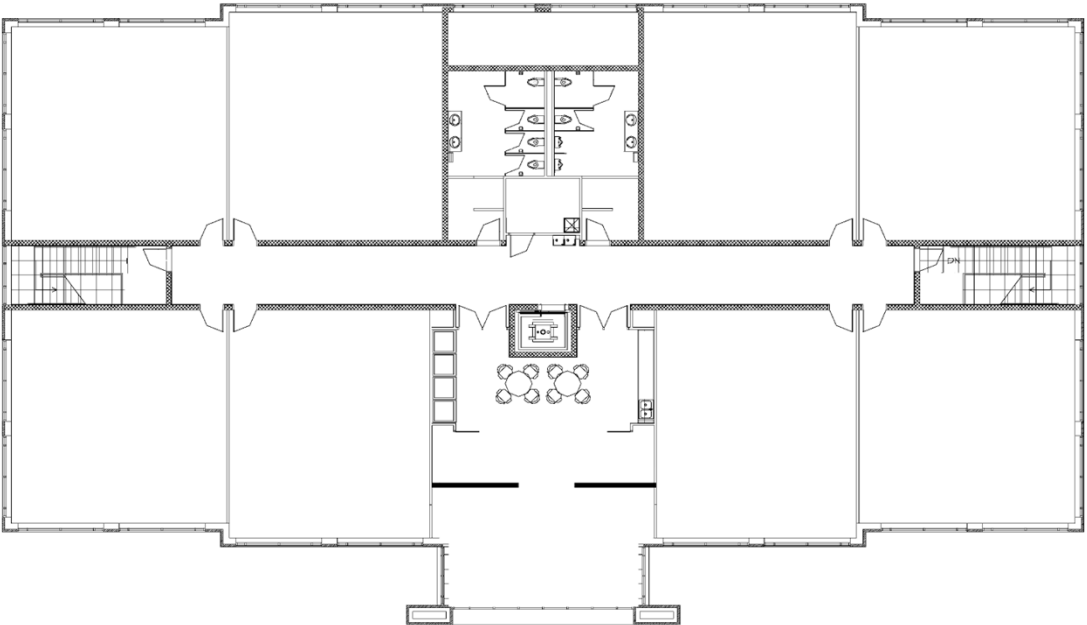
1st Floor



2nd Floor



3rd Floor







DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	5,787	55,465	144,138
Population Projected 2030	6,407	57,341	146,844
Daytime Population	14,095	87,387	179,012
Average HH Income	\$104,720	\$114,469	\$119,725
Total Households 2025	2,714	24,271	61,230
Households Project 2030	3,000	25,002	62,266
Education			
No high school diploma	4%	3%	3%
High school graduate	17%	18%	18%
Some College	27%	26%	27%
Bachelor's / Graduate / Prof Degree	52%	53%	52%
Business			
Total Businesses	609	5,018	8,415
Total employees	10,472	63,537	109,701
Employment			
White Collar	78%	77%	76%
Blue Collar	13%	14%	15%
Services	9%	9%	8%
Unemployment Rate	6.0%	5.3%	4.1%

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