

# Commerce Parkway Flex Park

## LA GRANGE, KY



- Planned multi-building business/flex park in La Grange, KY
- Phase 1 includes two front-facing buildings totaling ±29,250 SF
- Flexible suites available from ±2,000–14,625 SF
- Designed for showroom, service, contractor, trade, flex, and light warehouse users
- Broader development planned for ±118,200 SF of total building footprint on ±9.03 acres
- Located along Commerce Parkway near I-71 and KY-53
- Phase 1 estimated delivery: Q1 2027
- Positioned near Walmart Supercenter, Baptist Health La Grange, Kroger, hotels, restaurants, and other established businesses



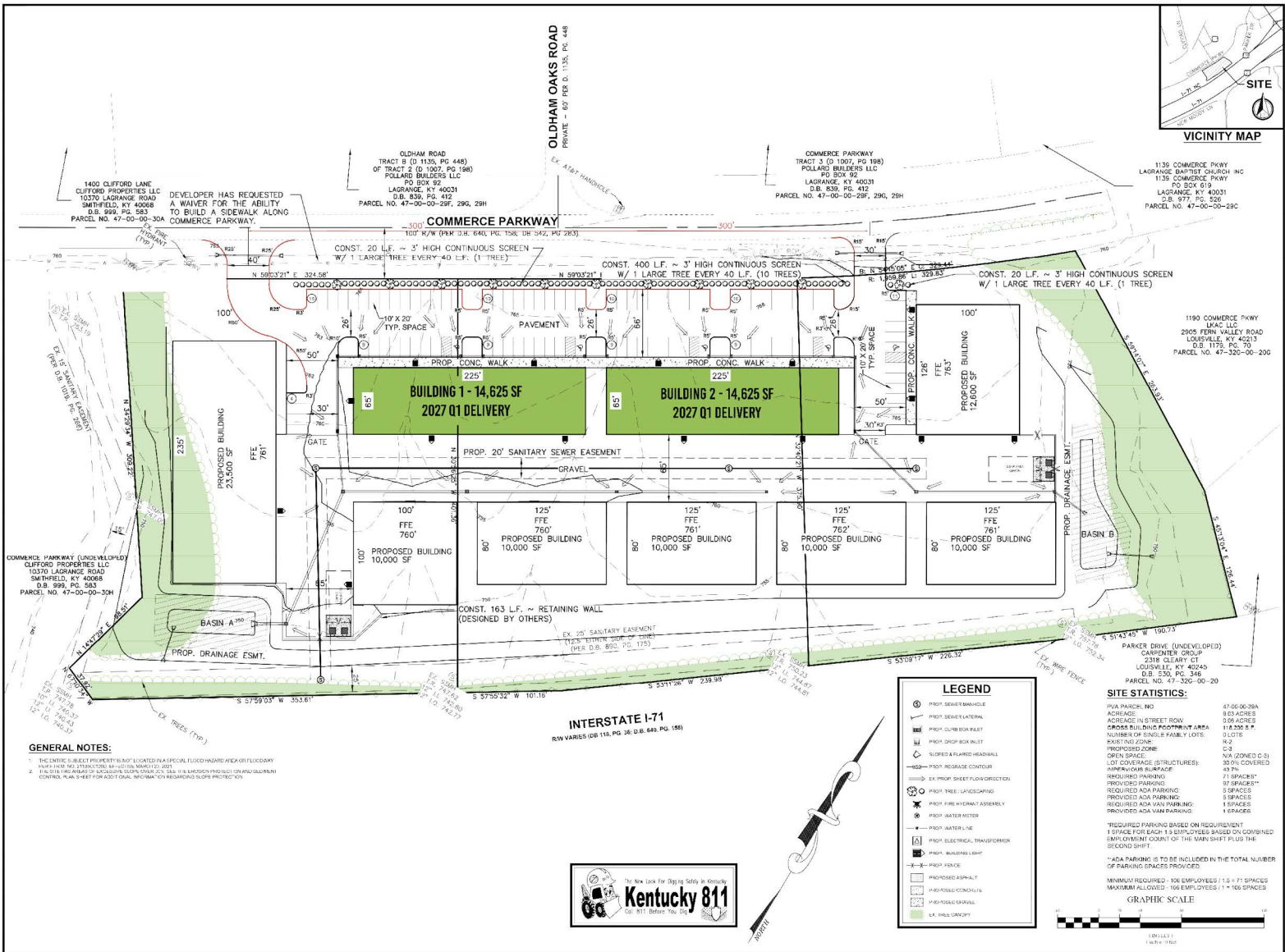


# GULFSTREAM

COMMERCIAL SERVICES, LLC



# SITE PLAN



**GENERAL NOTES:**  
 1. THE ENTIRE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA OR FLOODWAY.  
 2. THE SITE PLAN IS A PRELIMINARY DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.  
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**INTERSTATE I-71**  
 R/W VARIES (DB 118, PG. 36; D.B. 640, PG. 198)



**LEGEND**

- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED GUMBO BOX INLET
- PROPOSED DRAIN BOX INLET
- SLOPED BURIED HEADWALL
- PROPOSED REGULAR CURB/ROW
- EX. PROP. SHEET PILE FOUNDATION
- PROPOSED TREE LANDSCAPING
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED BUILDING LIGHT
- PROPOSED FENCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EX. HOLE CANNOPY

**SITE STATISTICS:**

PVA PARCEL NO.	67-00-00-29A
ACRES	8.03 ACRES
ACREAGE IN STREET ROW	0.06 ACRES
GROSS BUILDING FOOTPRINT AREA	118,558 S.F.
NUMBER OF SINGLE FAMILY LOTS	0
EXISTING ZONE	R-2
PROPOSED ZONE	C-2
OPEN SPACE	N/A (ZONED C-2)
LOT COVERAGE (STRUCTURES)	30% COVERED
IMPERVIOUS SURFACE	43%
PROVIDED PARKING	77 SPACES*
REQUIRED PARKING	87 SPACES**
REQUIRED ADA PARKING	5 SPACES
PROVIDED ADA PARKING	5 SPACES
REQUIRED ADA VAN PARKING	1 SPACES
PROVIDED ADA VAN PARKING	1 SPACES

\*REQUIRED PARKING BASED ON REQUIREMENT  
 1 SPACE FOR EACH 15 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT.  
 \*\*ADA PARKING IS TO BE INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES PROVIDED.  
 MINIMUM REQUIRED - 106 EMPLOYEES / 1.5 = 77 SPACES  
 MAXIMUM ALLOWED - 106 EMPLOYEES / 1 = 106 SPACES

**GRAPHIC SCALE**

1" = 100'

# PLACER.AI METRICS



## Visits Trend

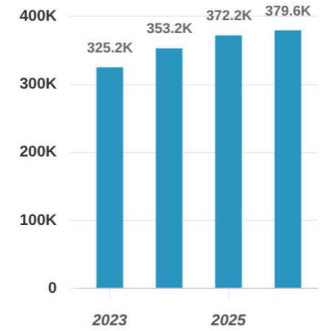
Jun 1, 2025 - May 31, 2026



### Visits Trend

#### Baptist Health La Grange

New Moody Ln, La Grange, KY



Weekly | Visits | Jun 1st, 2025 - May 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area

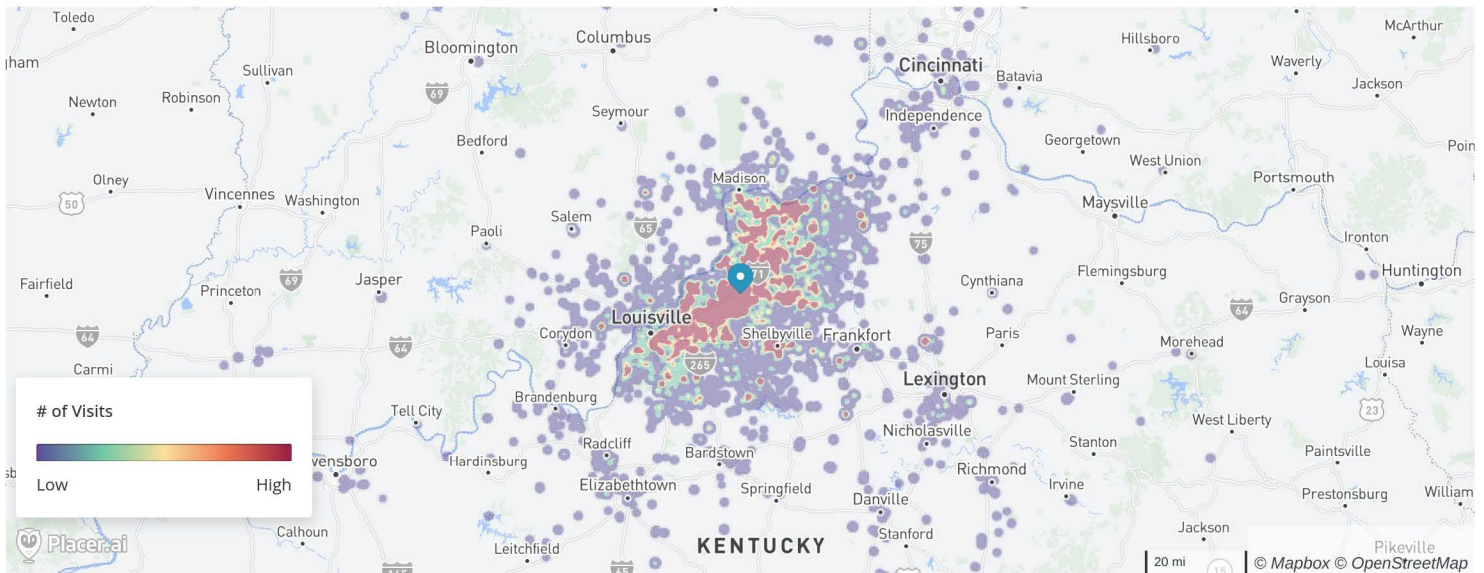
Jun 1, 2025 - May 31, 2026



### Trade Area

#### Baptist Health La Grange

New Moody Ln, La Grange, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jun 1st, 2025 - May 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)





# Metrics

Jun 1, 2025 - May 31, 2026



## Metrics

### Baptist Health La Grange

New Moody Ln, La Grange, KY

Visits	379.6K	Visits YoY	+5.8%
Visitors	75K	Visits Yo2Y	+10.1%
Visit Frequency	5.06	Visits Yo3Y	+28.7%
Avg. Dwell Time	175 Min		

Jun 1st, 2025 - May 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



# Trade Area Coverage by Distance

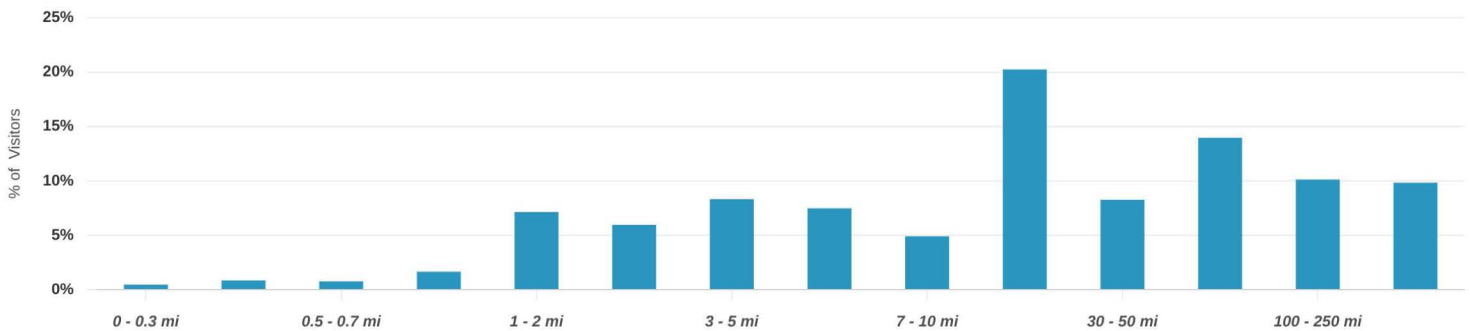
May 1, 2025 - Apr 30, 2026



## Trade Area Coverage by Distance

### Walmart

Morgantown Rd, Bowling Green, ...



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



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