



TWO-TENANT NNN INVESTMENT OPPORTUNITY

SPRINGHURST TOWNE CENTER

10639 & 10641 FISCHER PARK DRIVE, LOUISVILLE, KY

CBRE



EXECUTIVE SUMMARY

CBRE IS PLEASED TO EXCLUSIVELY OFFER THIS TWO-TENANT INVESTMENT OPPORTUNITY: FIRST WATCH & SKYLINE CHILI IN LOUISVILLE, KENTUCKY

First Watch and Skyline Chili are located at 10639 & 10641 Fischer Park Drive in Springhurst Towne Center in Louisville, Kentucky. As Louisville's premier regional power center, it is strategically positioned in Louisville's affluent northeast submarket at Westport Road and Interstate 265.

First Watch and Skyline Chili's positioning within the +800,000 square foot center offers significant competitive advantages:

Regional Draw: As the only power center of its scale in the market, the center benefits from a massive regional consumer base.

National Anchor Synergy: Located in proximity to heavy-traffic anchors including Target, Meijer, Cinemark, Kohl's, Dick's Sporting Goods, and Hobby Lobby.

High-Visibility Access: This corner location within the center, at the primary entrance, ensures maximum exposure to commuter traffic.

Dining Ecosystem: The site is integrated into the center's primary high-traffic dining corridor, benefiting from a dense concentration of established national quick-service and fast-casual brands that drive consistent, daily consumer visits to the immediate area.

Market Differentiation: The combination of First Watch—an award-winning daytime café—and Skyline Chili—a unique regional brand—creates a distinct value proposition within the local market.

*HIGH TRAFFIC
REGIONAL POWER
CENTER LOCATION*



PROPERTY DESCRIPTION

10639 & 10641 FISCHER PARK
DRIVE, LOUISVILLE, KY

±7,681 SF
Building Size

±1.74 ACRES
Land Area

100%
Occupancy

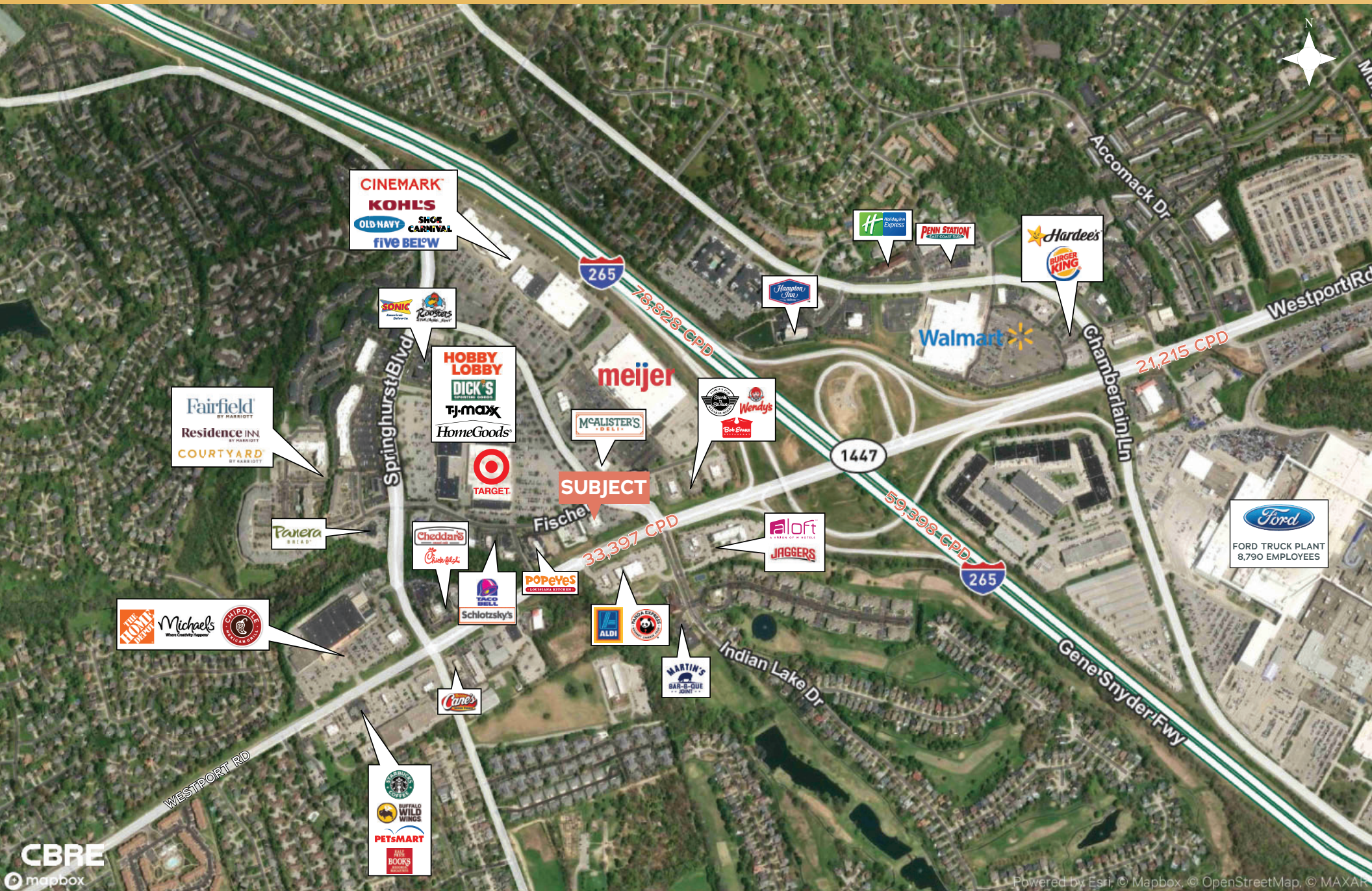
2022
Year Built

±98 SPACES
Total Parking Available

12.7:1,000
Parking Ratio

C2 - COMMERCIAL
Zoning

SPRINGHURST TOWNE CENTER



VIEW NORTHEAST



THE FRESH MARKET
BARNES & NOBLE BOOKSELLERS
Total Wine & More
REI coop
DSW

NORTON HEALTHCARE
Costco WHOLESALE
LOWE'S



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ROBERT SCHWARTZ

Senior Vice President

+1 502 592 2729
robert.schwartz@cbre.com

CLAY HUNT

First Vice President

+1 502 544 3698
clay.hunt@cbre.com

CBRE

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