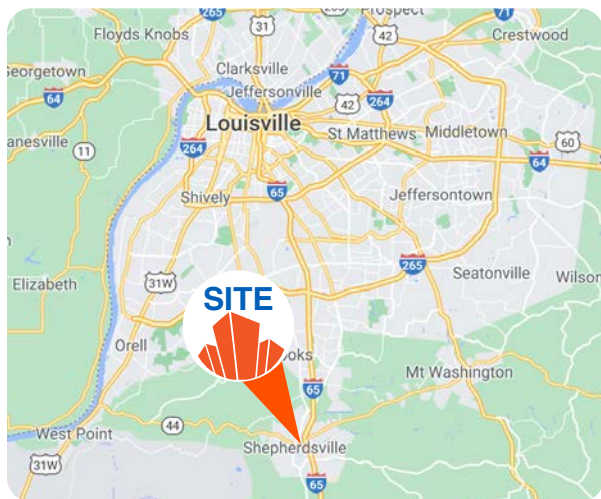




RETAIL SPACE AVAILABLE

187 Adam Shepherd Pkwy, Suite #12 | Shepherdsville, KY 40165



LEASE RATE: \$25/SF NNN
1,738± SF AVAILABLE

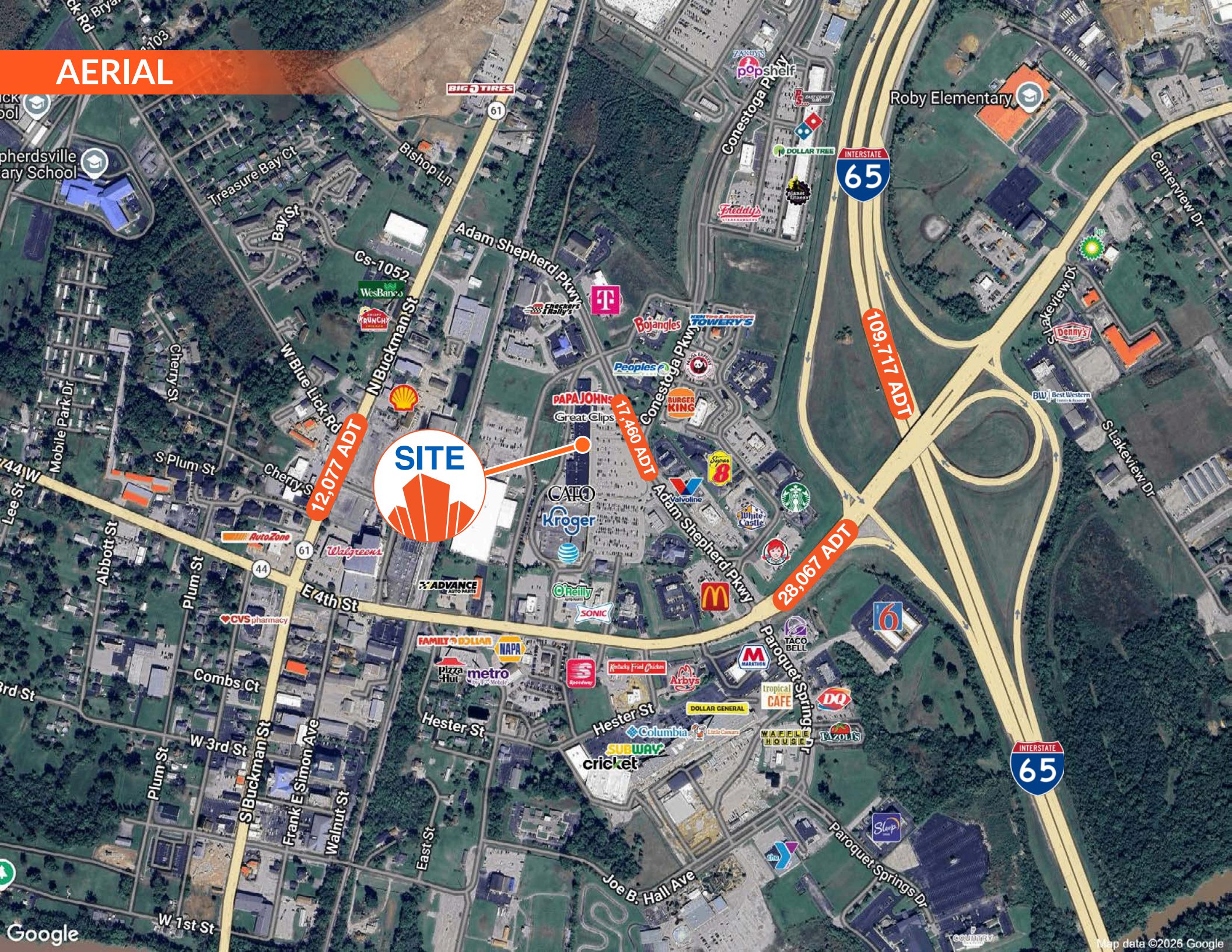
- **Retail Space Available** in a Kroger-anchored shopping center
- **Strategic Location** along Adam Shepherd Pkwy (US-61) with direct access to I-65
- **Positioned in the Primary Retail Hub** serving Shepherdsville and Bullitt County
- **Excellent Visibility & Access** with strong traffic flow and convenient ingress/egress
- **Surrounded by National Retailers & QSRs:** Walmart, Walgreens, CVS, AutoZone, Advance Auto Parts, McDonald's, Burger King, Wendy's, Taco Bell, Arby's, Subway, Starbucks, Bojangles, Rally's, Freddy's
- **Ideal for Retail, Service, or Restaurant Users** seeking established co-tenancy

SETH EDENS
PHIL RADCLIFF

SEDENS@TRIOCPG.COM
 PRADCLIFF@TRIOCPG.COM

(502) 553-4180
 (502) 386-5446

AERIAL

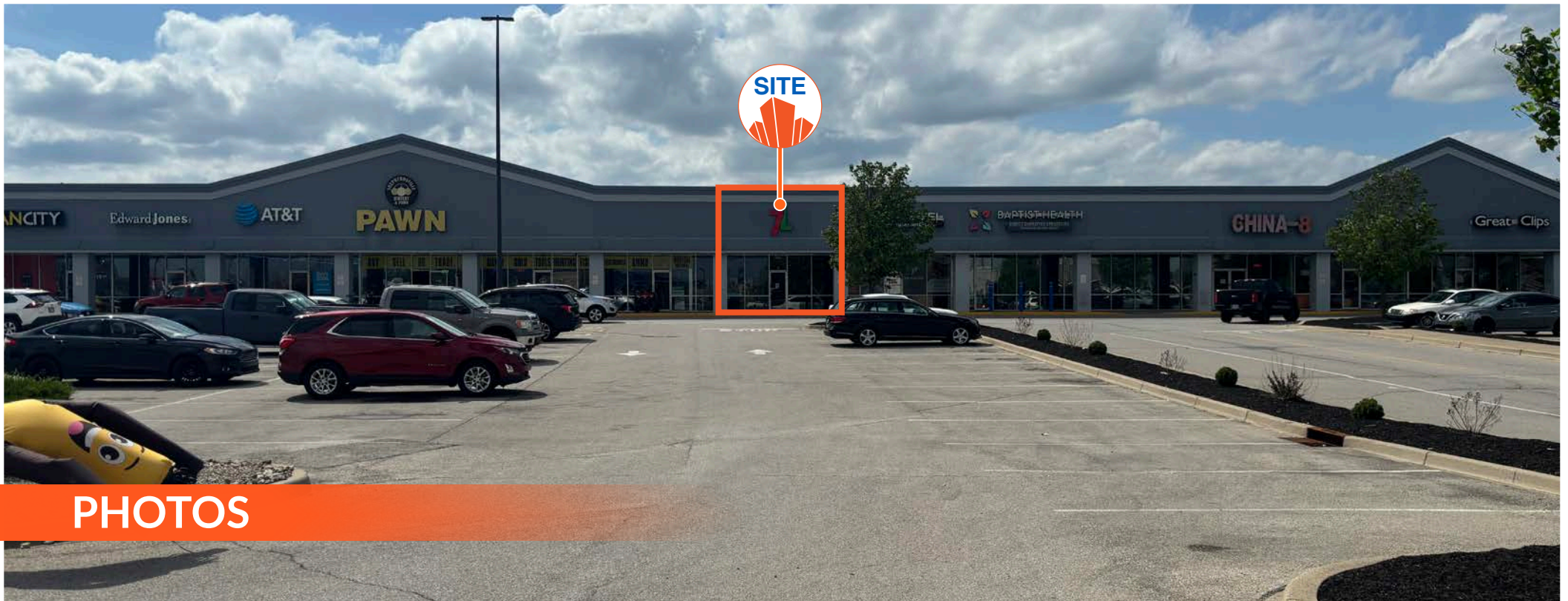


12,077 ADT

17,460 ADT

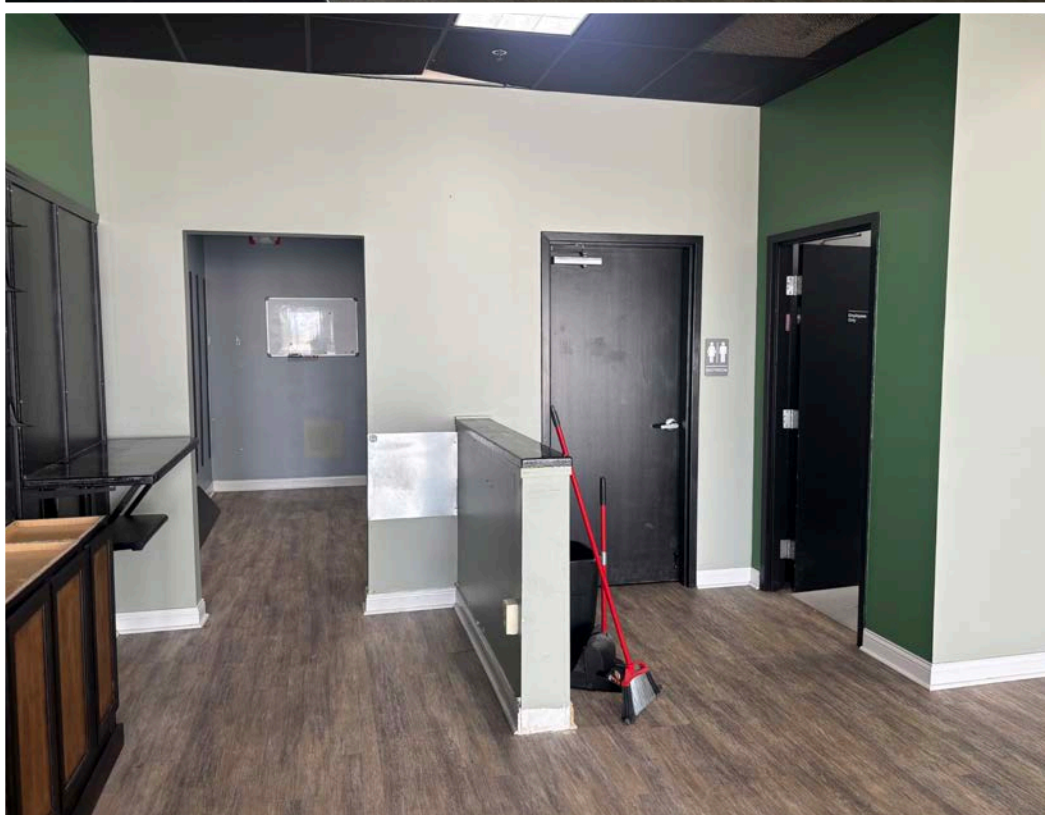
109,717 ADT

28,067 ADT



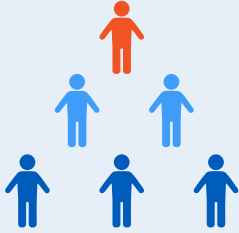
PHOTOS

PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **4,559**

3 Miles: **20,020**

5 Miles: **30,782**

HOUSEHOLDS



1 Mile: **1,872**

3 Miles: **7,973**

5 Miles: **12,277**

BUSINESSES



1 Mile: **310**

3 Miles: **700**

5 Miles: **1,114**

EMPLOYEES



1 Mile: **2,475**

3 Miles: **5,878**

5 Miles: **8,842**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

