

• 85WEST •

REAL ESTATE



6503 BILTOWN ROAD,
LOUISVILLE KY

Retail Development Opportunity

Presented By: Karan Singh | Travis Cox | Slava Furs



EXECUTIVE SUMMARY

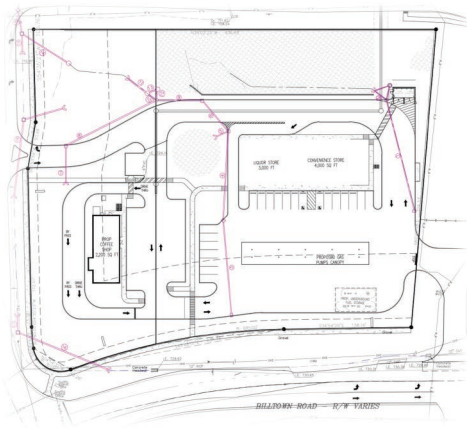
PROPERTY OVERVIEW

6503 Billtown Road presents an exceptional opportunity to acquire or lease a high-visibility retail development site positioned at the **signalized intersection of Billtown Road and Gellhaus Lane** in southeast Louisville.

The 3.85-acre site is zoned **C-1 Commercial** and includes architectural plans for a modern mixed-use layout featuring a drive-thru QSR, liquor store, and fuel station component.

The property offers strong exposure to daily commuter traffic and is surrounded by established neighborhoods experiencing steady residential growth.

Two adjacent schools — **Farmer Elementary School** and **Ramsey Middle School** — sit directly behind and beside the property, creating consistent weekday traffic and excellent community visibility.



EXECUTIVE SUMMARY

OFFERING SUMMARY

Address:	6503 Billtown Rd, Louisville KY 40299
Parcel Size:	± 3.85 Acres
Zoning:	C-1 (Commercial)
Asking Price:	\$ 2,750,000
Structure:	Sale or Ground Lease
Traffic Count:	11,952 AADT



All major utilities — water, sewer, electric, and gas are available near the site. Connections and service extensions are designed and ready for installation per approved civil and MEP plans



LOUISVILLE MARKET

Louisville's diversified economy and ongoing infrastructure expansion continue to drive suburban retail growth. The southeast submarket has emerged as one of the metro area's most active corridors for new housing and daily-use retail.

Billtown Road Corridor

Billtown Rd (KY 1819) links Taylorsville Rd to the Gene Snyder Freeway (I-265) via Watterson Trail, serving as a primary connector between Fern Creek, Jeffersontown, and Highview. Significant public investment and multiple new private projects are transforming the area into a high-value retail and service destination.





INFRASTRUCTURE & DEVELOPMENT

Public Infrastructure Investment

- **KYTC Project 05-8203 – Billtown Road Reconstruction**
- \$ 5.1 Million project adding turn lanes, widening, and drainage systems.

Private Development Activity

According to public records and local planning reports, a mixed-use development featuring apartments and a Wawa-anchored retail component is under review directly across the street, underscoring strong developer confidence and long-term growth potential.

Traffic & Connectivity

- Average Daily Traffic: 11,952 ADT on Billtown Road.
- 0.2 miles from I-265 (Exit 19)
- Adjacent to Farmer Elementary and Ramsey Middle, providing consistent local exposure.



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DEMOGRAPHIC SNAPSHOT

Radius	Population	Avg HH Income	Daytime Employees	Households	Median Age
1 mile	3,975	\$ 130,936	505	1,360	38.1
3 mile	41,777	\$ 107,474	7,323	16,394	41.7
5 miles	101,472	\$ 98,653	36,027	40,851	41.4



The proposed plan features a modern, convenience-focused layout designed to capture commuter and neighborhood traffic, including:

- ◆ **Drive-Thru QSR** (~2,000 SF)
- ◆ **Liquor / Specialty Retail Pad** (~3,000 SF)
- ◆ **Fuel Component with Convenience Store** (~4,000 SF / 6 MPDs)

Each use has been strategically placed for optimal circulation, visibility, and site efficiency, while maintaining clear separation from school traffic patterns.





Asking Price: \$ 2,750,000

Transaction Options:

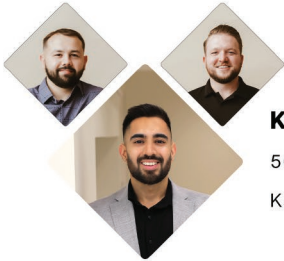
Fee Simple Sale

Long-Term Ground Lease

Due Diligence Materials (Available with NDA):

Architectural & Civil Plans

2022 Traffic & Retail Study



KARAN SINGH

502.539.7295

Karan@85WRealEstate.com



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DISCLAIMER

This offering Memorandum has been prepared solely for informational purposes to assist in evaluating the property described herein. All information is from sources deemed reliable but not guaranteed. Prospective purchasers should perform independent verification. The property may be withdrawn from the market without notice.

