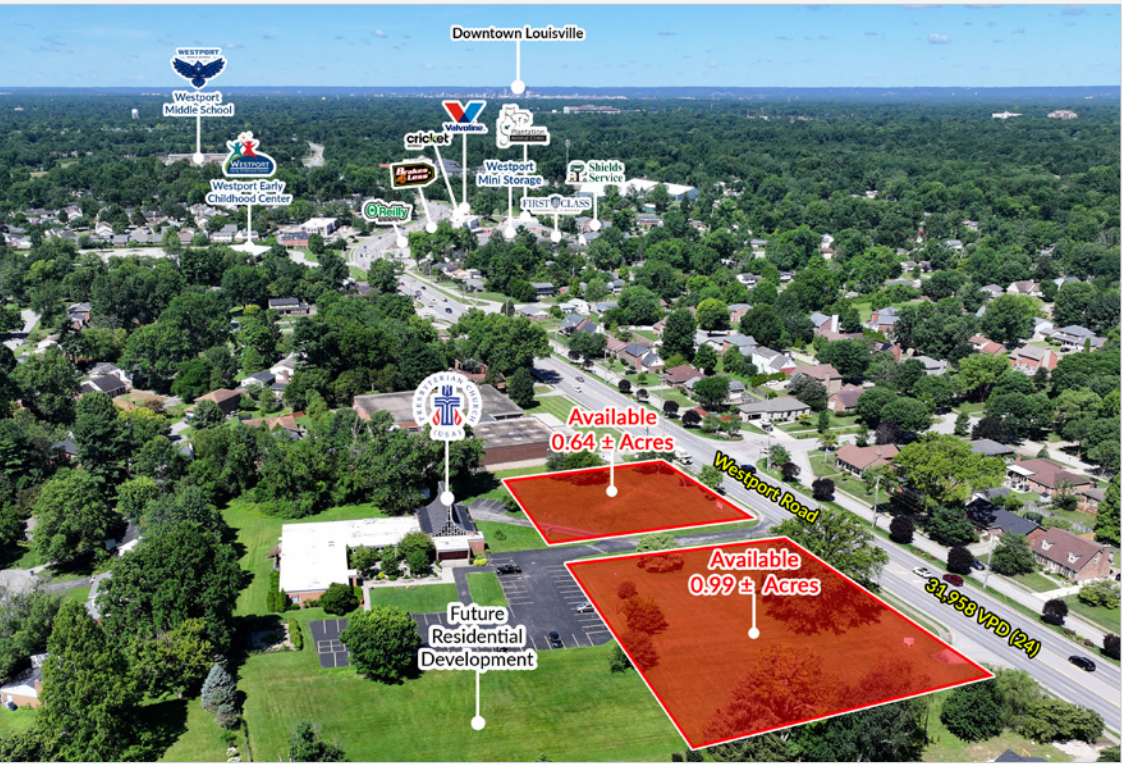




FOR SALE

9104 WESTPORT ROAD
LOUISVILLE, KY

HOGAN
REAL ESTATE



FEATURES

- + Two commercial lots available with frontage on Westport Road and exposure to 31,958 VPD
- + 0.64 ± Acres: Ideal for small-format retail, coffee, QSR, medical, or service users
- + 0.99 ± Acres: Pad-ready site suited for a bank, QSR, childcare, retail, or medical use
- + Positioned directly in front of John Knox Presbyterian Church and a future residential development
- + Located within a Kroger-anchored retail corridor featuring national retailers including Planet Fitness, Ollie’s Bargain Outlet, Harbor Freight, Dollar Tree, AutoZone, PNC Bank, McDonald’s, Thorntons and more
- + Surrounded by a dense concentration of established, affluent residential neighborhoods
- + Zoned C-N (Neighborhood Commercial)
- + Strategically located between major interstates and highways that provide convenient access throughout Louisville and Southern Indiana

±0.64 & ±0.99
ACRE OUTPARCELS

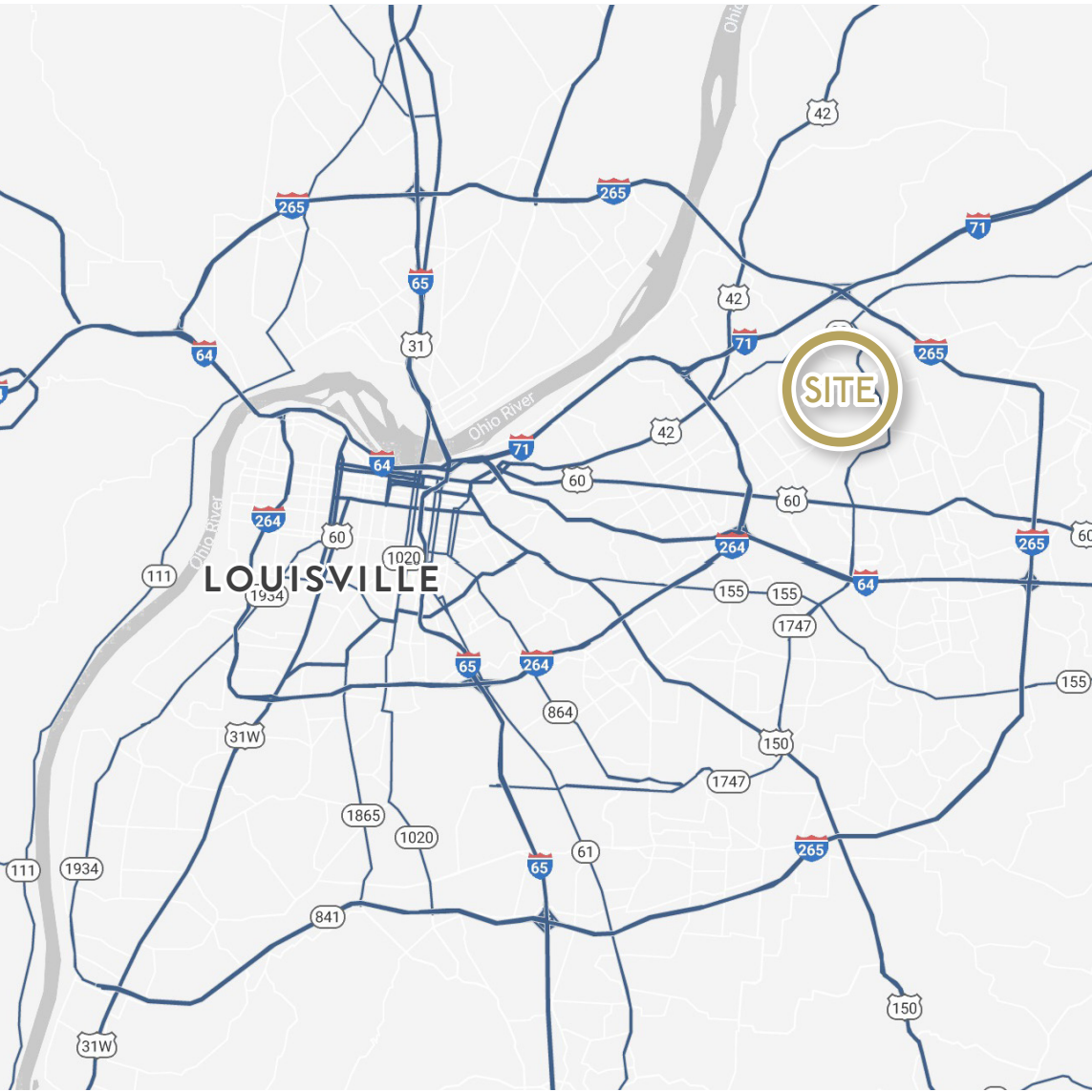
to John Knox Presbyterian Church

31,958
VEHICLES PER DAY

& Frontage on Westport Road

LOCATION

9104 WESTPORT ROAD
LOUISVILLE, KY



HIGH-VISIBILITY LOCATION

Frontage on Westport Road with exposure to 31,958 VPD and excellent visibility



REGIONAL CONNECTIVITY

Convenient access to Hurstbourne Parkway, I-264, I-265, and I-71, providing excellent connectivity throughout Louisville

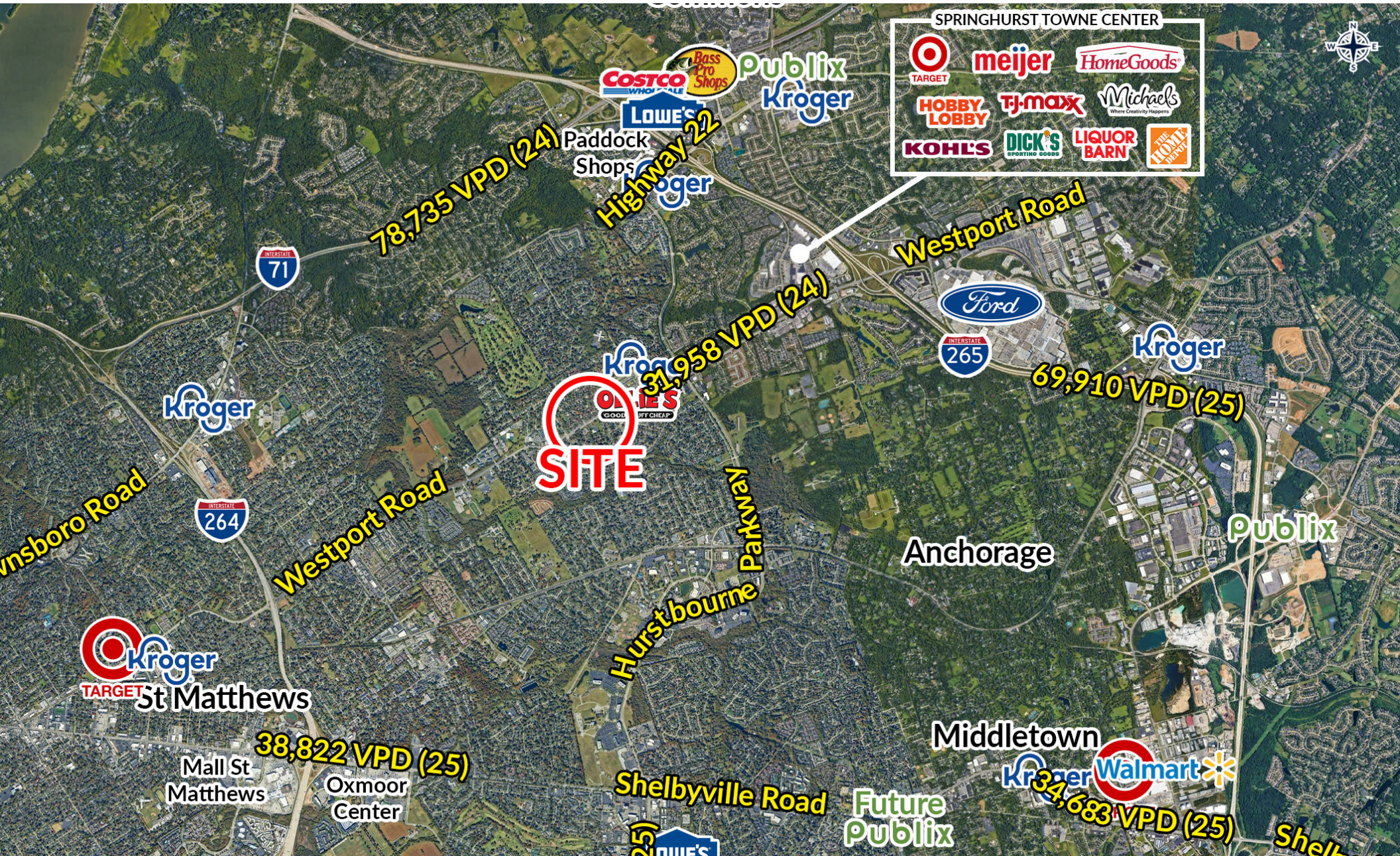


AFFLUENT TRADE AREA

Surrounded by established neighborhoods with high household incomes, limited new commercial development opportunities, and strong demand for neighborhood-serving retail and services

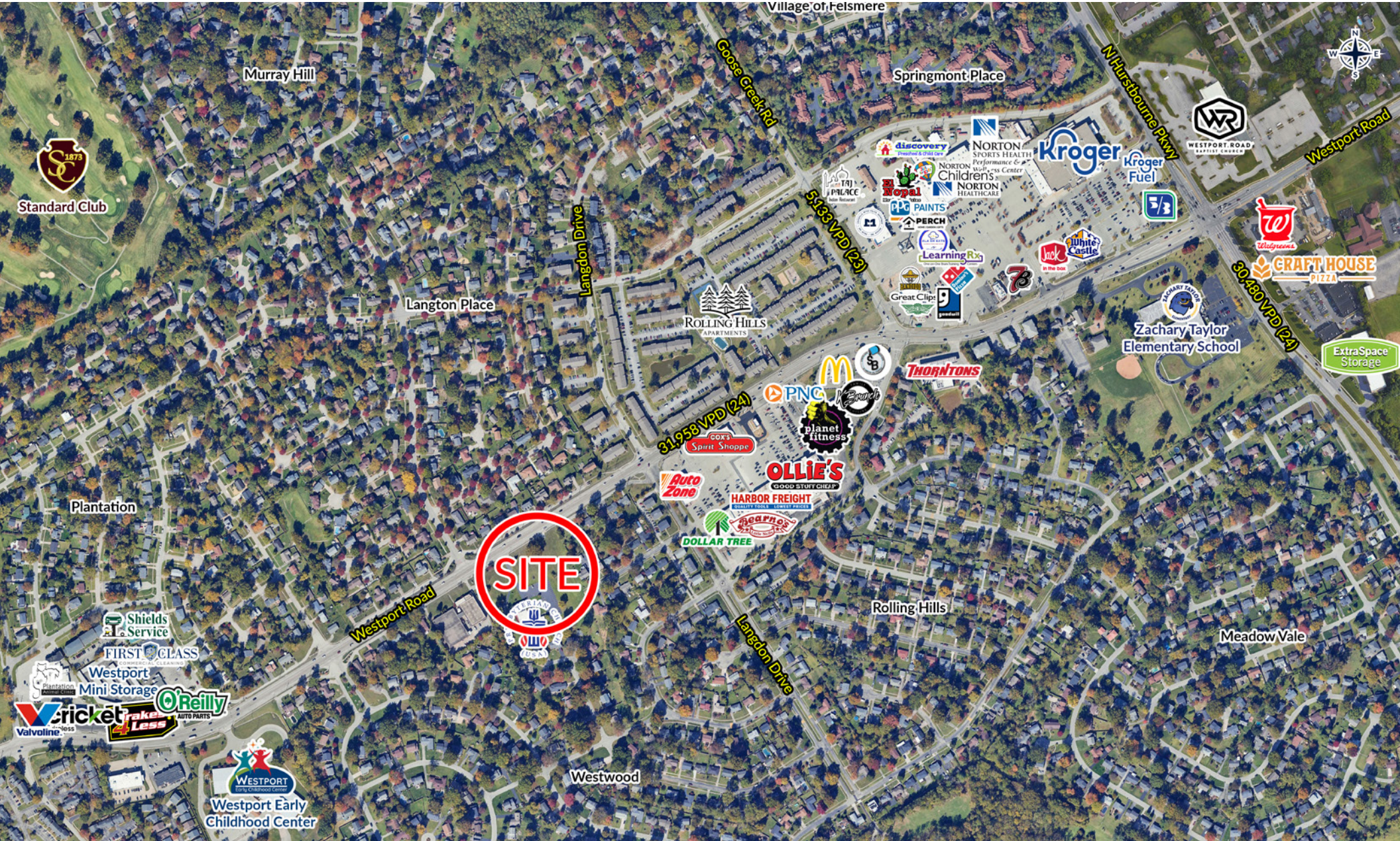
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,715	75,103	169,401
Average Household Income	\$113,709	\$132,626	\$136,660



TRADE AREA AERIAL

9104 WESTPORT ROAD
LOUISVILLE, KY





31,958 VPD (24)

Available
0.64 ± Acres

Available
0.99 ± Acres

Future
Residential
Development

John Knox
Presbyterian Church

Westport Road

Kenmersley Drive

Kenlock Drive

Aylesbury Drive

Lanedon Drive



HOGAN REAL ESTATE

PROPERTY CONTACT

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