



SHEPHERDSVILLE SQUARE

445 KY HWY 44 EAST | SHEPHERDSVILLE, KY 40165



PROPERTY DESCRIPTION

This Neighborhood Center is anchored by Big Lots and is located 15 miles south of downtown Louisville.

Traffic Count: 14,000 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	18
Available SF:	805 - 2,201 SF
Building Size:	133,393 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,438	7,306	11,023
Total Population	3,571	18,911	28,446
Average HH Income	\$70,520	\$73,096	\$79,387



HUNTER PORTER

Director of Leasing

859.721.2994

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BCWOOD
PROPERTIES

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LEGEND

- Available
- Not a Part
- Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	805 - 2,201 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1	Big Lots	29,697 SF	NNN	-	-
■ 2	Available	2,201 SF	NNN	Negotiable	-
3	Dollar General	7,161 SF	NNN	-	-
4	H&R Block	1,600 SF	NNN	-	-
7	Mark Hass Real Estate	470 SF	NNN	-	-
■ 9	Available	1,868 SF	NNN	Negotiable	-
■ 8	Available	805 SF	NNN	Negotiable	-
11	Little Caesars	2,550 SF	NNN	-	-
12	Spencer Elite Martial Arts	2,066 SF	NNN	-	-
13	Cricket	1,736 SF	NNN	-	-



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
14	Surge Staffing	1,576 SF	NNN	-	-
15	A&J Pretty Nails	1,547 SF	NNN	-	-
16	Subway	1,571 SF	NNN	-	-
18	China Buffet	4,670 SF	NNN	-	-
20	El Tarasco	5,433 SF	NNN	-	-
21	Save-A-Lot	18,170 SF	NNN	-	-
21A	Ace Hardware	15,588 SF	NNN	-	-
22	Columbia Sportswear	14,690 SF	NNN	-	-



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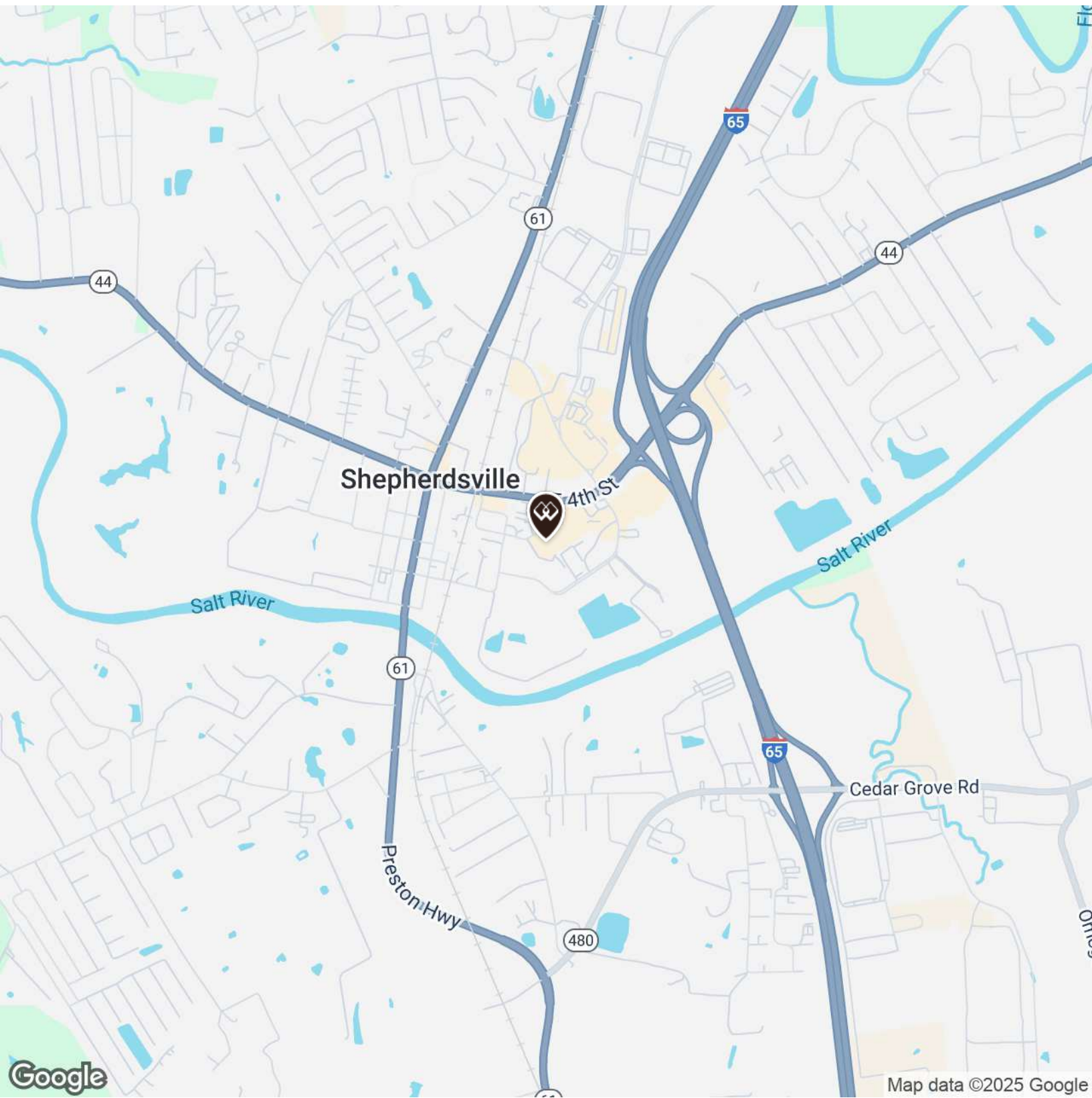
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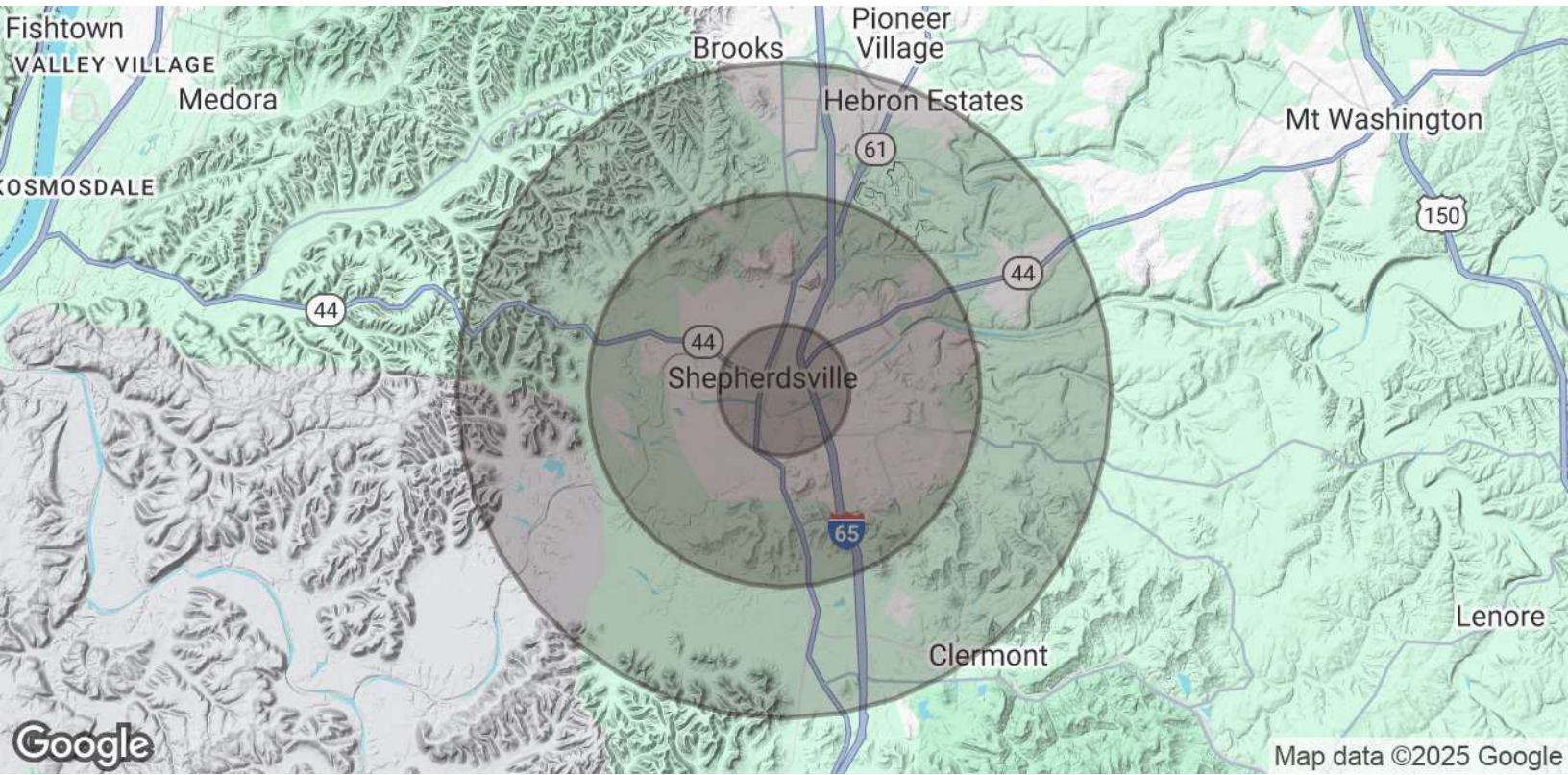
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,571	18,911	28,446
Average Age	38	37	40
Average Age (Male)	37	36	39
Average Age (Female)	39	38	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,438	7,306	11,023
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,520	\$73,096	\$79,387
Average House Value	\$216,229	\$218,545	\$242,513

* Demographic data derived from 2020 ACS - US Census



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