

# 4211 S. 3<sup>rd</sup> Street

LOUISVILLE, KY



## About The Property

- Located at the signalized intersection of S. 3<sup>rd</sup> Street & W. Whitney Ave
- Great access & visibility
- Densely populated area with a high daytime population
- Easy access to I-264
- Centrally located in the market

**FREESTANDING BUILDING AVAILABLE FOR SALE**

### Clay Hunt

First Vice President  
+1 502 412 7607  
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### Robert Schwartz

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### Bryan Schwartz

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LISTED  
BY

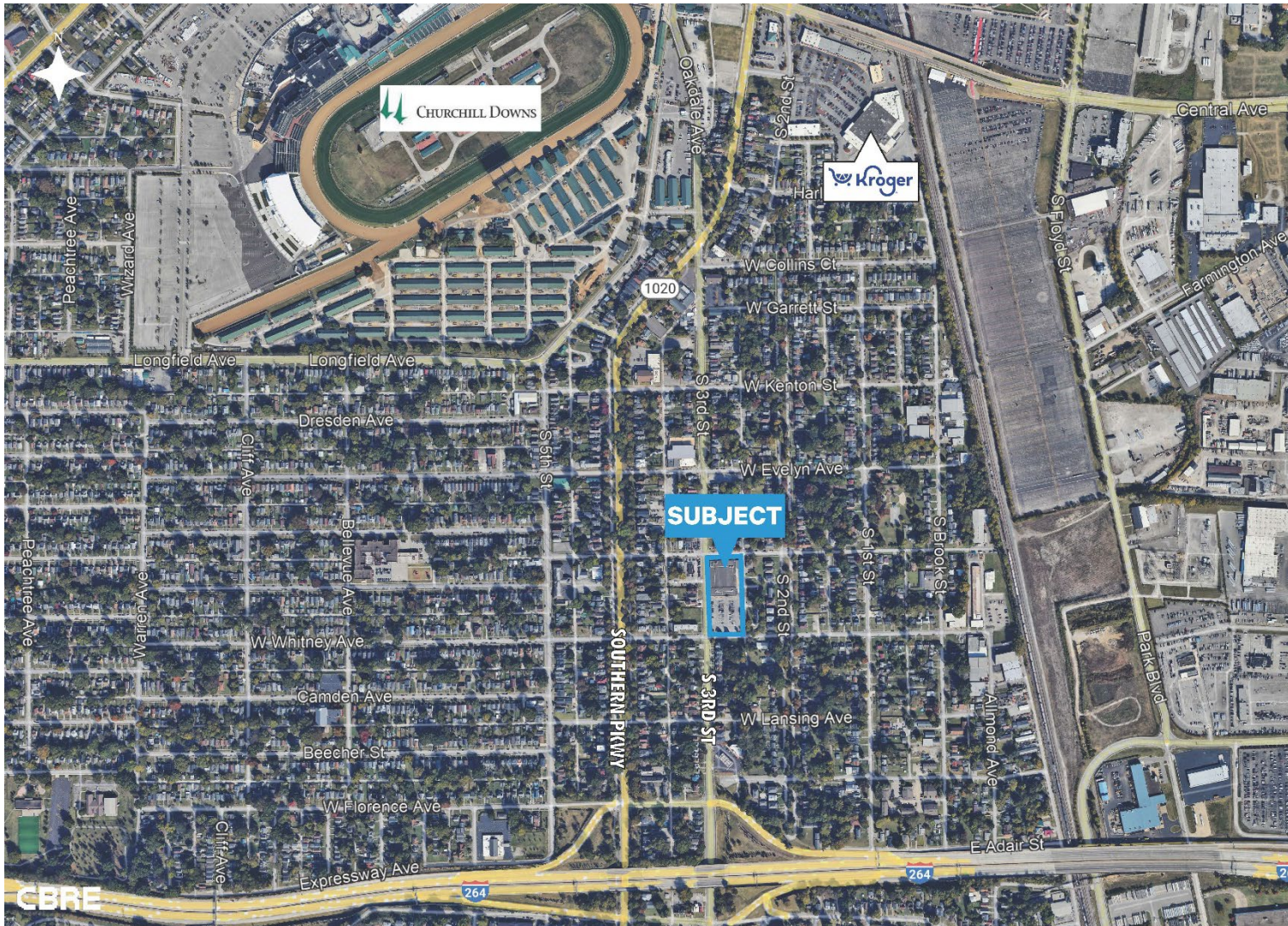


PROPERTY MANAGED  
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## Property Description

- **Building Size**  
35,312± SF
- **Land Size**  
2.04 Acres
- **Zoning**  
C-1 Commercial
- **Sale Price**  
\$1,945,000

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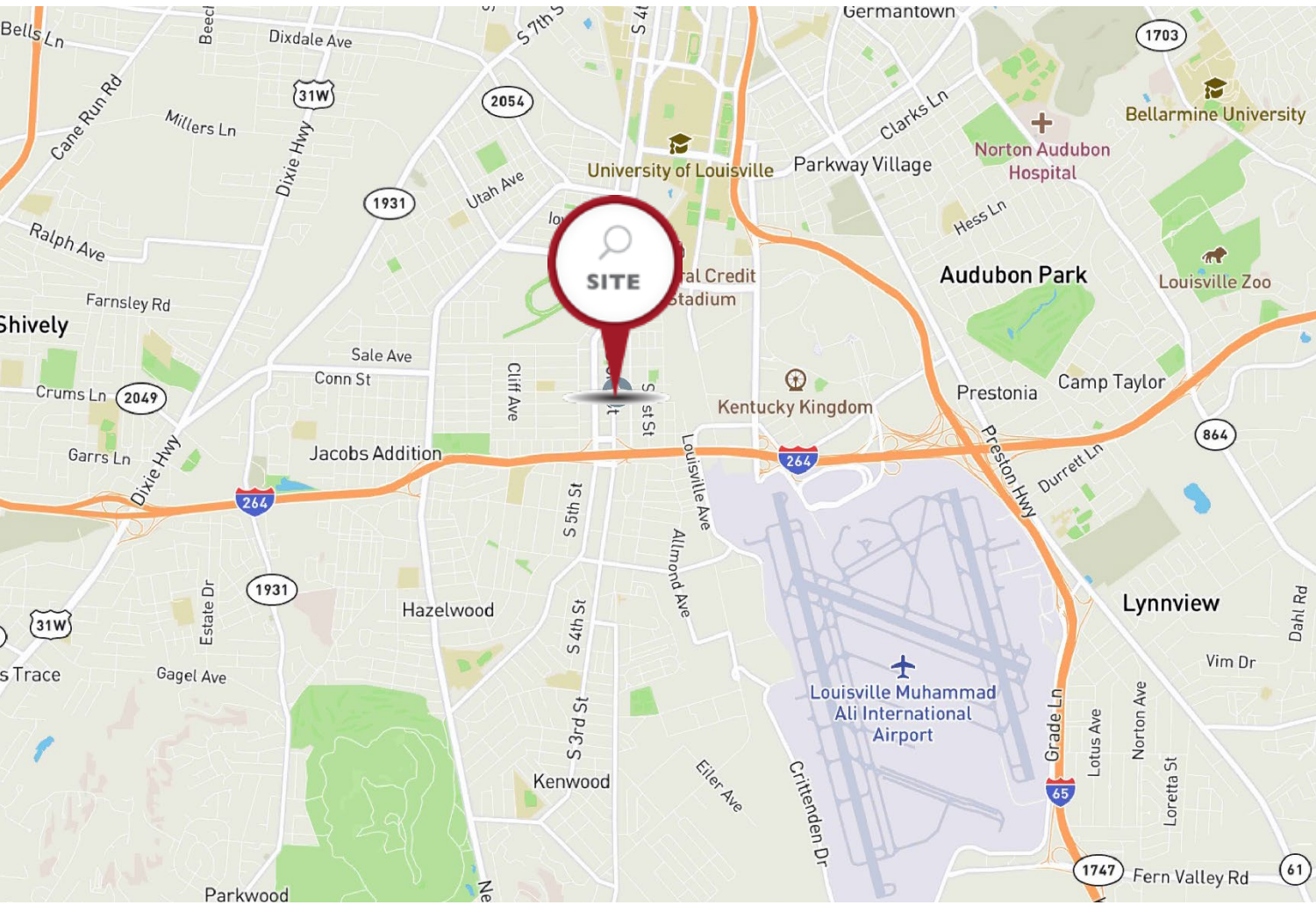


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## 2024 Demographics

### POPULATION

1 Mile	2 Miles	3 Miles
12,445	51,936	103,246

### MEDIAN AGE

1 Mile	2 Miles	3 Miles
36.8	32.8	35.3

### COLLEGE EDUCATION

1 Mile	2 Miles	3 Miles
17.8%	22.4%	27.1%

### MEDIAN HH INCOME

1 Mile	2 Miles	3 Miles
\$43,132	\$43,198	\$46,543

### DAYTIME POPULATION

1 Mile	2 Miles	3 Miles
10,151	50,179	100,912

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