

Preston HWY Single Tenant Building

294 Marketplace Dr, Louisville, KY 40229

JW LOPP

Listing ID: 30391850
 Status: Active
 Property Type: Retail-Commercial For Lease
 Retail-Commercial Type: Free-Standing Building, Restaurant
 Contiguous Space: 6,000 SF
 Total Available: 6,000 SF
 Lease Rate: \$14 PSF (Annual)
 Base Monthly Rent: \$7,000
 Lease Type: Absolute NNN
 Loading: 1 Dock, 1 Door



Overview/Comments

Advanced Auto Parts Building, vacant. Very well maintained. Highly visible in high volume retail area.

Preston Highway South of Walmart and Kroger

More Information Online

<https://www.kcrea.com//listing/30391850>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	043-000-00-048RR	Gross Building Area:	6,000 SF
Retail-Commercial Type:	Free-Standing Building, Restaurant, Retail-Pad, Street Retail	Building/Unit Size (RSF):	6,000 SF
Zoning:	C-1 - Commercial District	Usable Size (USF):	6,000 SF
Building Name:	AAP	Core Factor:	0.01%

Available Space

Suite/Unit Number:	100	Space Type:	Sublet
Suite Floor/Level:	1	Sublease Expiration Date:	07/30/2024
Space Available:	6,000 SF	Date Available:	03/09/2019
Minimum Divisible:	6,000 SF	Lease Term (Months):	60 Months
Maximum Contiguous:	6,000 SF	Lease Rate:	\$14 PSF (Annual)
Space Subcategory 1:	Free-Standing Store	Lease Type:	Absolute NNN
Space Subcategory 2:	Medical	Parking Spaces:	30
Space Description:	Former Advanced Auto. Very well maintained 6000 SF box on Preston Highway Hillview	Real Estate Taxes:	\$2.91 PSF (Annual)
		Rent Escalators:	Fixed Lease

Area & Location

Retail Clientele:	General, Family
Property Visibility:	Excellent
Largest Nearby Street:	Preston Highway

Building Related

Tenancy:	Single Tenant	Typical SF / Floor:	6,000 SF
Total Number of Buildings:	1	Property Condition:	Excellent
Number of Stories:	1	Year Built:	2009

Roof Type:	Flat	Passenger Elevators:	0
Construction/Siding:	Block	Freight Elevators:	0
Total Parking Spaces:	30	Sprinklers:	None
Parking Ratio:	5 (per 1000 SF)	Heat Type:	Natural Gas
Parking Type:	Surface	Heat Source:	Central
Loading Doors:	1	Air Conditioning:	Package Unit
Loading Docks:	1	Internet Access:	Cable, DSL, ISDN, Satellite

Land Related

Water Service:	Municipal
Sewer Type:	Municipal

Location

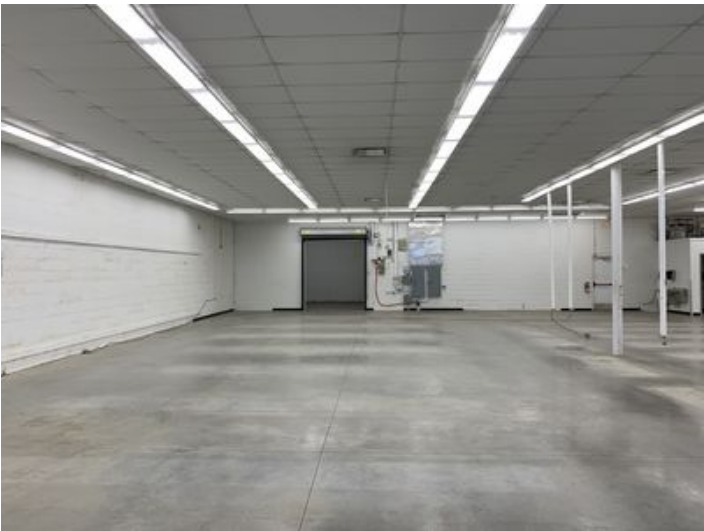
Address:	294 Marketplace Dr, Louisville, KY 40229
County:	Jefferson
MSA:	Louisville/Jefferson County



Property Images



8jtIRFyuTIWc5oJot2YGeg



1G5zWp%NSrGsxGcl169miw



ibrZkMxPQbelI3oELWebZg



nVSDmrqkT3mC%wMJDRRfMA



TQVkaBbRSnuUGrKRr1kCYw



otf3fpgSt2pPvqKiblehQ



j%UiK7DcQRSHYQ111kqE6A



s3HRe0lwR6uTRjMSLKWzJQ

Property Contacts



John Lopp

Lopp Real Estate
502-303-8028 [M]
812-903-9187 [O]
jwlopp@gmail.com