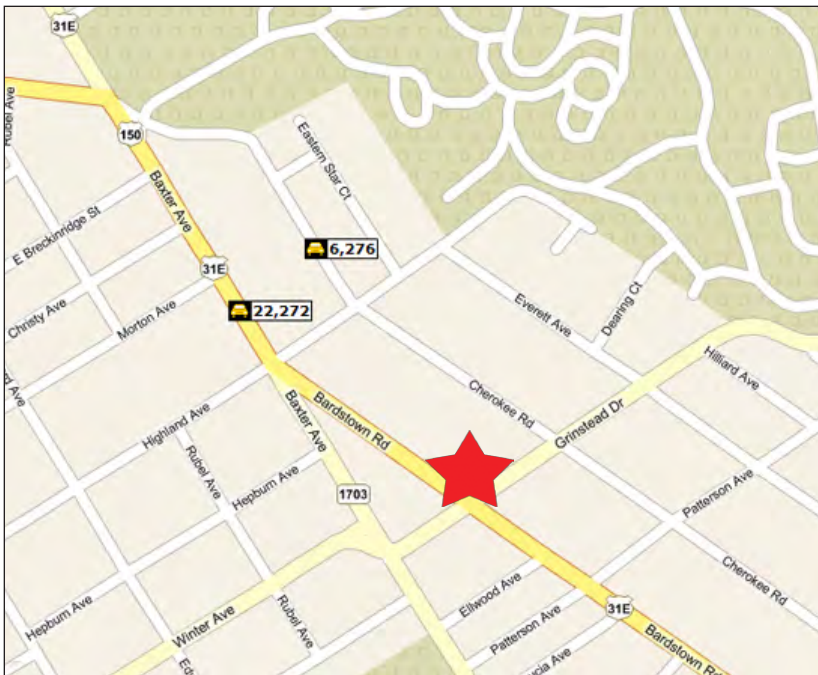


HIGHLANDS RETAIL

4,142 SF



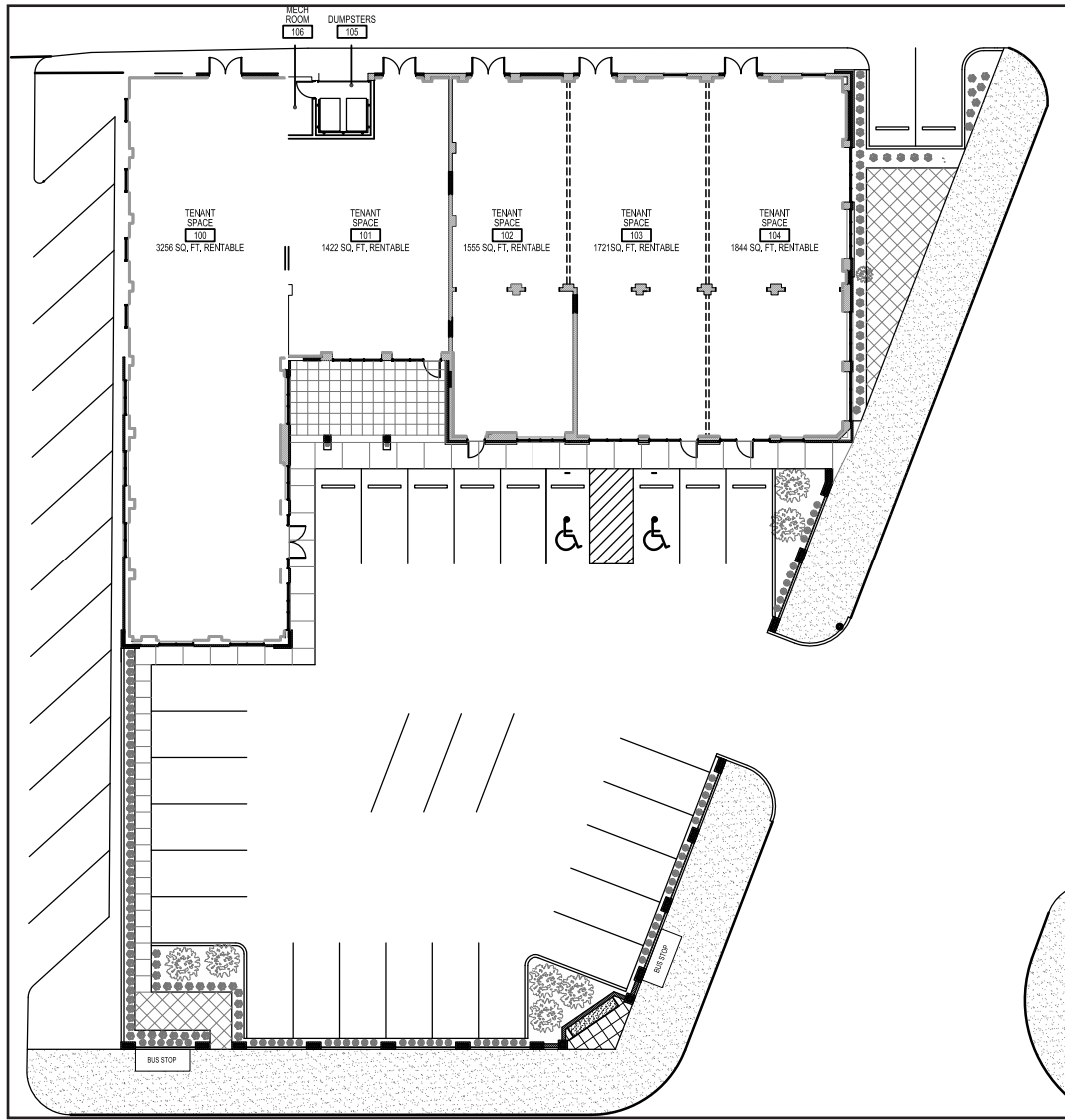
- Completely renovated retail space in the heart of the Highlands
- Located at the signalled intersection of Grinstead Drive and Bardstown Road
- Divisible to 1,422 square feet
- 31 parking spaces
- Zoned C-2
- On TARC busline

HORIZON
COMMERCIAL REALTY

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13125 Eastpoint Park Boulevard, Suite 102 • Louisville, KY 40223

HIGHLANDS RETAIL
2011 GRINSTEAD DRIVE • LOUISVILLE, KY 40204



2009 Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	14,745	104,500	258,000
Average HH Income	\$61,437	\$57,773	\$56,034
4+ Year College by Population	42.73%	35.46%	26.48%
Traffic Counts			
Bardstown Road @ Baxter Avenue	22,272	2004	
Grinstead Drive @ Hilliard Avenue	15,153	2004	

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DISCLAIMER: We obtained the information contained herein from sources we believe to be reliable, but have not verified its accuracy. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of such information, and it is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by the owners. As always, you are encouraged to conduct your own investigation in conjunction with your tax, legal and other advisors.

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