



**THE SHOPPES AT FOREST GREEN**  
9931-10041 Forest Green Blvd, Louisville, KY 40223





## PREMIER RETAIL/OFFICE OPPORTUNITY



The Shoppes at Forest Green is a 48,000 SF modern retail center located along Hurstbourne Pkwy in Louisville, KY. Featuring a variety of suite options, this property is ideally situated with strong demographics and surrounded by other retail, office and hospitality uses.

### PROPERTY INFO:

Square Footage: 1,355—5,233

Lease Structure: NNN

Rental Rate: See Agent

Lease Term: Negotiable

[Click Here for A Video Tour](#)



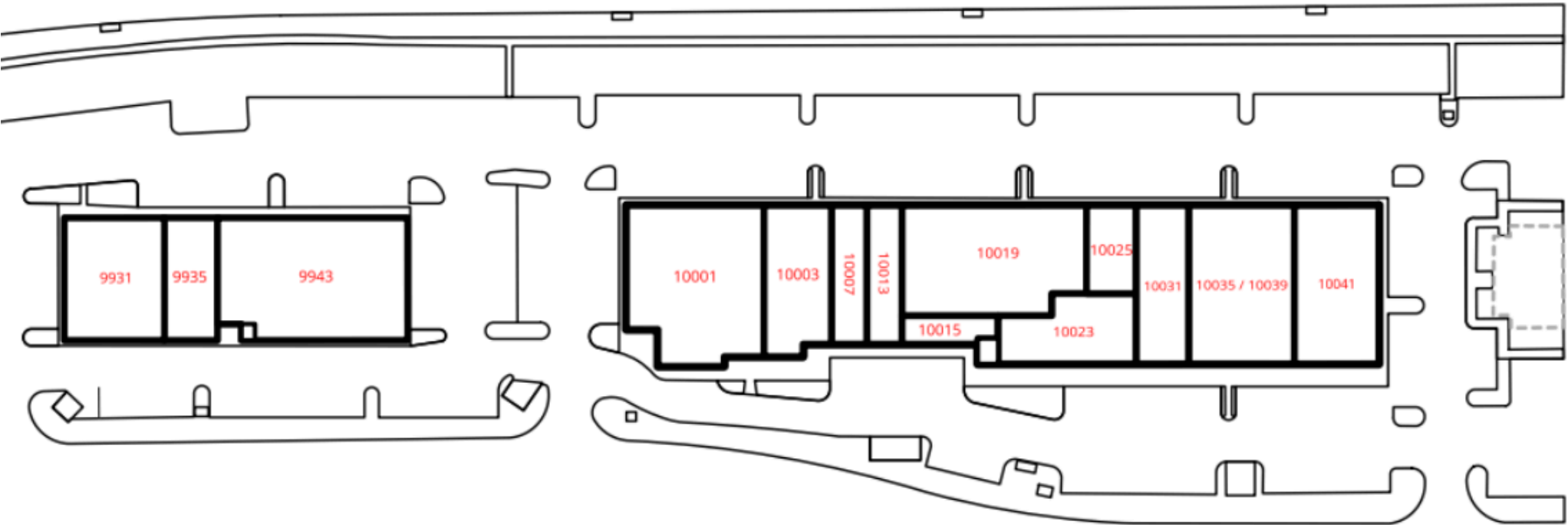
# PREMIER RETAIL/OFFICE OPPORTUNITY





## EXISTING TENANTS AND AVAILABILITY

### N HURSTBOURNE PKWY



9931	UL Physicians
9935	VACANT (2,900 SF)
9943	Adapt For Life
10001	Raymi Peruvian Cuisine
10003	The Ageless Center

10007	Mamacita Lashes
10013	SculptU
10015	VACANT (1,355 SF)
10019	VACANT (5,233 SF)
10023	Application Support Center

10025	Edward Jones
10031	Mortenson Family Dental
10035/10039	RUOFF Home Mortgage
10041	Cheer's Wine & Spirits



# SURROUNDING AREA DEMOGRAPHICS



DISTANCE	1 MILE	3 MILES	5 MILES
POPULATION	25,660	122,720	269,621
MEDIAN HHI	\$89,765	\$86,295	\$91,871
MEDIAN AGE	39.5	40.6	41.3
EMPLOYEES	20,399	98,830	217,779



## SUITE 10019 INTERIOR PHOTOS







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