



# Chick-fil-A at Blankenbaker

11801 Plantside Drive | Louisville, KY 40299

**FOR MORE  
INFO CONTACT**

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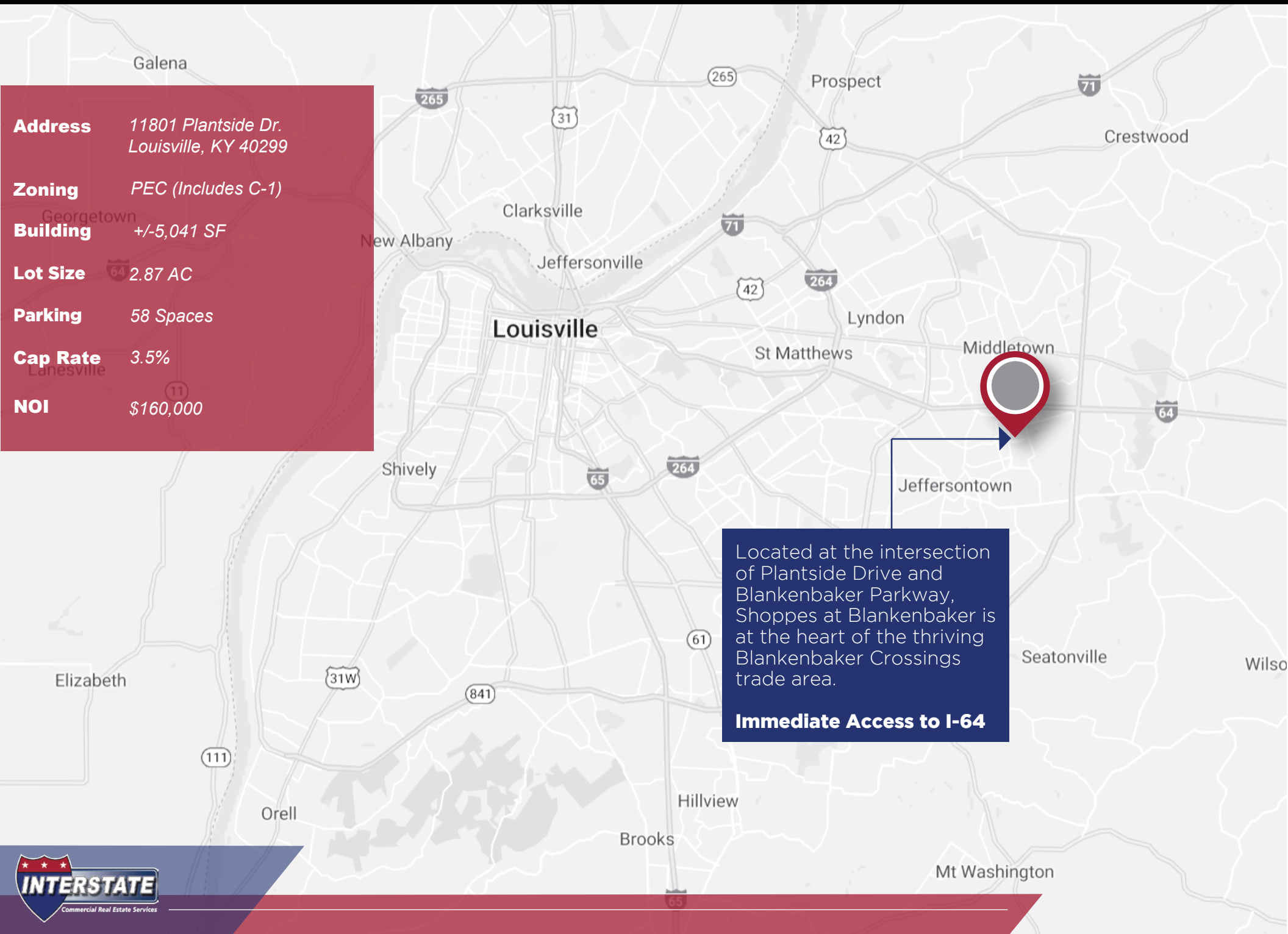
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# Overview

<b>Address</b>	11801 Plantside Dr. Louisville, KY 40299
<b>Zoning</b>	PEC (Includes C-1)
<b>Building</b>	+/-5,041 SF
<b>Lot Size</b>	2.87 AC
<b>Parking</b>	58 Spaces
<b>Cap Rate</b>	3.5%
<b>NOI</b>	\$160,000



Located at the intersection of Plantside Drive and Blankenbaker Parkway, Shoppes at Blankenbaker is at the heart of the thriving Blankenbaker Crossings trade area.

**Immediate Access to I-64**

# Lease Snippet

## Section 5. Rent.

(a) Beginning on the Rent Commencement Date, annual basic minimum rent ("basic minimum rent") will be payable in monthly installments as follows: \*

Years	Annual Rent	Monthly Installment
1-5	\$160,000.00	\$13,333.33

5

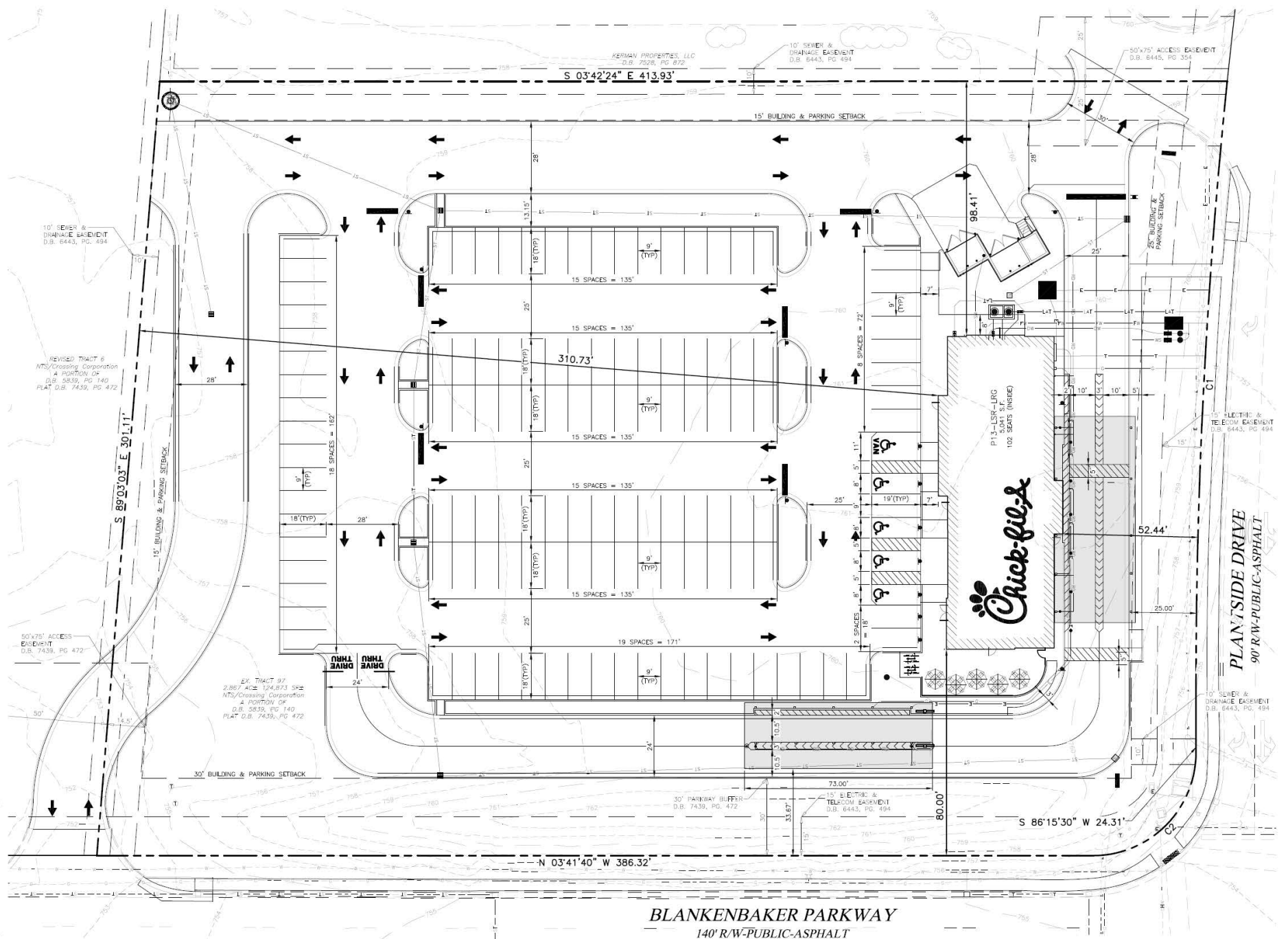
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6-10	\$176,000.00	\$14,666.67
11-15	\$193,600.00	\$16,133.33
Options	Annual Rent	Monthly Installment
16-20	\$212,960.00	\$17,746.67
21-25	\$234,256.00	\$19,521.33
26-30	\$257,681.60	\$21,473.47
31-35	\$283,449.76	\$23,620.81
36-40	\$311,794.74	\$25,982.89
41-45	\$342,974.21	\$28,581.18
46-50	\$377,271.63	\$31,439.30
51-55	\$414,998.79	\$34,583.23

\*Annual Rent stated in the above table is for a full 12 calendar month period and each Monthly Installment Amount is stated for a full calendar month during such period. In the event any lease year is greater than or less than a full 12 calendar months then the above-annualized Annual Rent amount will be prorated and adjusted for the actual number of months/days in such period. In the event that any monthly period during the term is less than a full calendar month, then the Monthly Installment amount for such period will be prorated on a per diem basis for the actual number of days in the applicable month. The first lease year above is the period from the Rent Commencement Date to the date that is one year after the first day of the next month after the Rent Commencement Date and each subsequent lease year is the following one year period through the expiration of the term of this Lease. The "initial term" of this lease includes lease years 1 through 15. The "term" of this lease includes the initial term as extended by each lease year during an exercised option period.

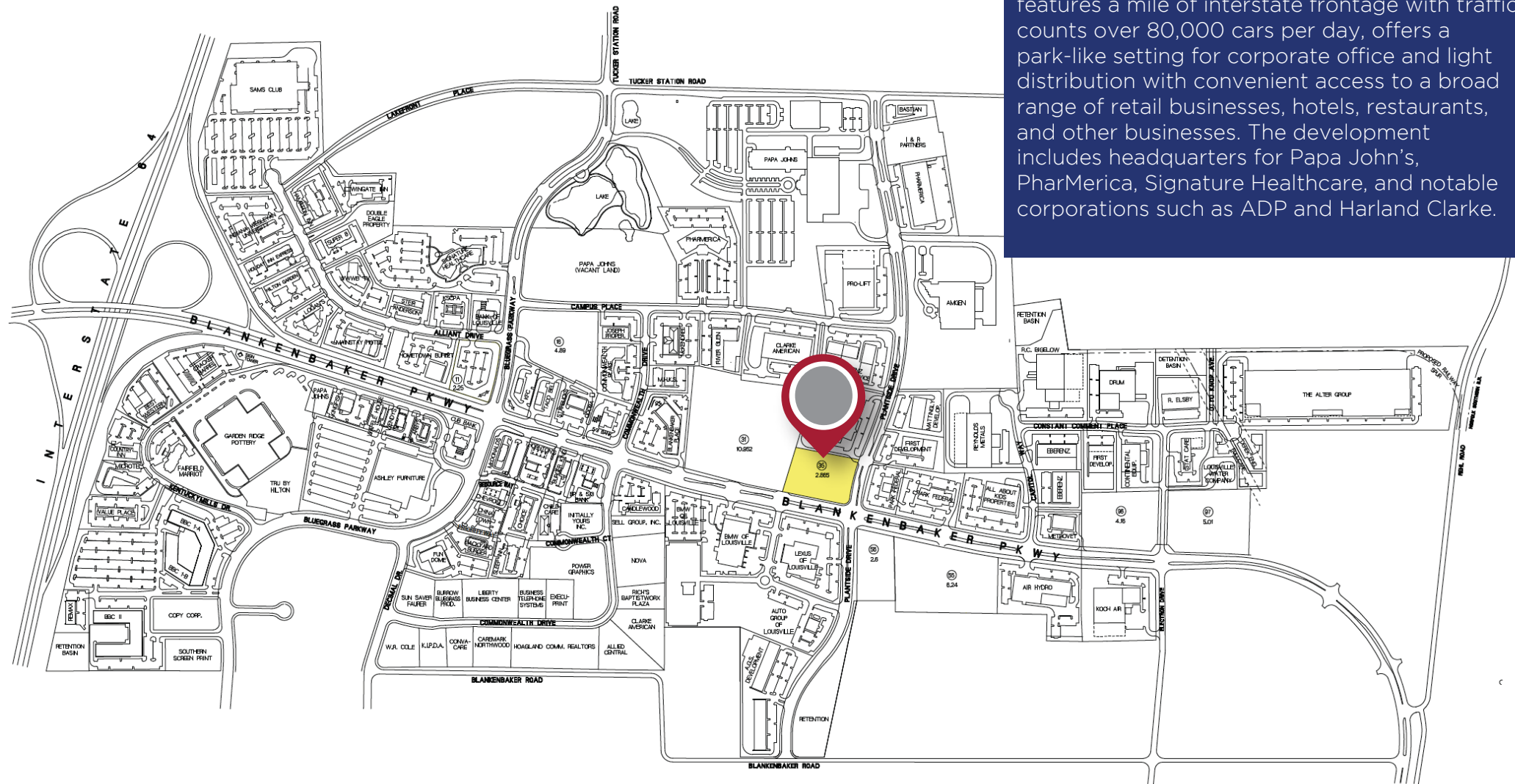


# Site Plan



# Site Plan | Blankenbaker Crossings

Blankenbaker Crossings is a master-planned 500 acre Class A mixed-use business park that is regarded as a model for light industrial park development in the commonwealth of Kentucky. Blankenbaker Crossings, which features a mile of interstate frontage with traffic counts over 80,000 cars per day, offers a park-like setting for corporate office and light distribution with convenient access to a broad range of retail businesses, hotels, restaurants, and other businesses. The development includes headquarters for Papa John's, PharMerica, Signature Healthcare, and notable corporations such as ADP and Harland Clarke.





# AMENITIES MAP

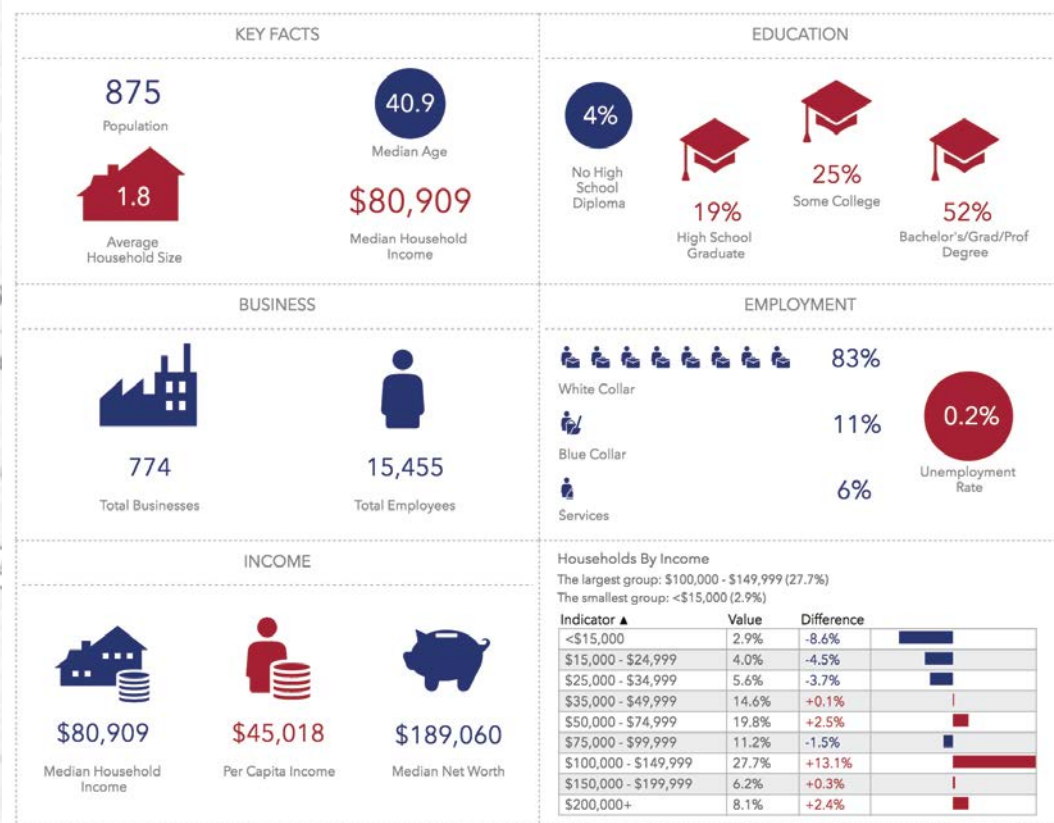
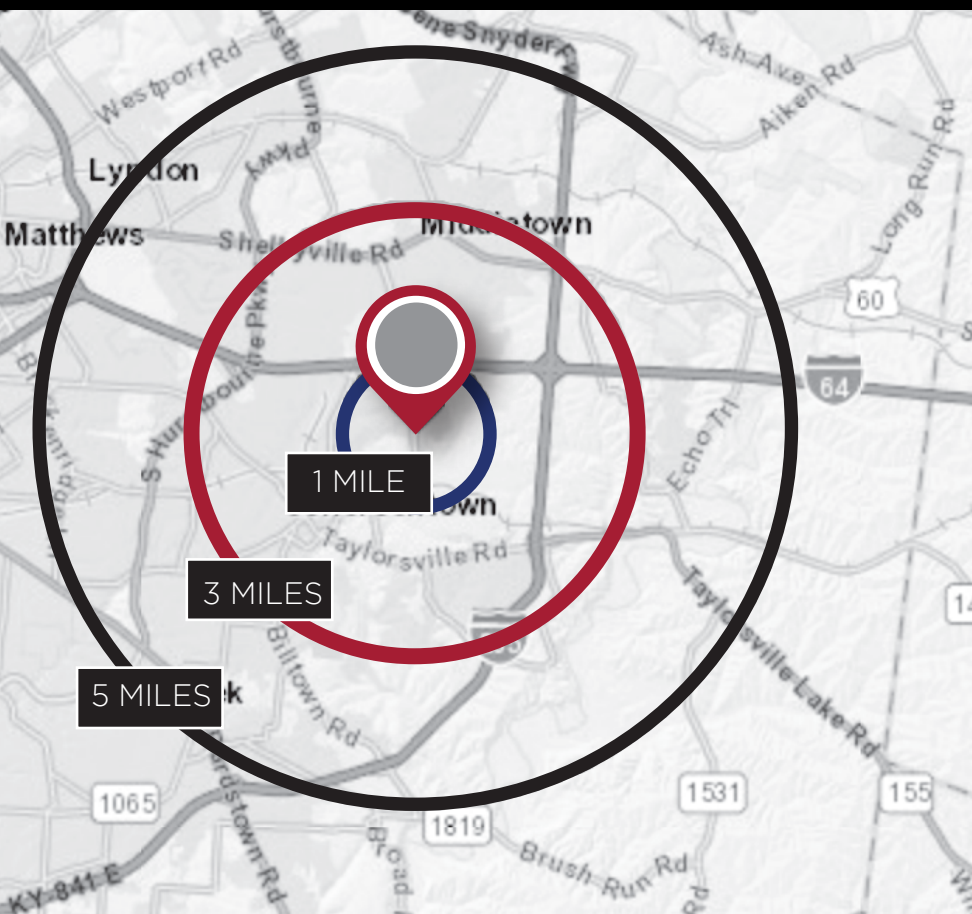


Bluegrass Industrial Park  
(+/- 35,000 Employees)  
(+/- 1,885 Acres)





# AREA DEMOGRAPHICS



## 2019 Summary

	1 MILE	3 MILES	5 MILES
Population	875	53,210	139,037
Households	481	22,402	57,343
Families	284	14,446	37,270
Average Household Size	1.81	2.36	2.40
Owner Occupied Housing Units	334	15,137	39,377
Renter Occupied Housing Units	147	7,265	17,967
Median Age	40.9	42.1	42.0
Median Household Income	\$80,909	\$80,106	\$81,111
Average Household Income	\$102,188	\$102,487	\$105,453

## 2024 Summary

	1 MILE	3 MILES	5 MILES
Population	912	56,144	144,598
Households	500	23,652	59,634
Families	293	15,191	38,576
Average Household Size	1.82	2.36	2.40
Owner Occupied Housing Units	351	15,810	41,145
Renter Occupied Housing Units	149	7,841	18,489
Median Age	42.2	43.1	43.1
Median Household Income	\$97,363	\$91,271	\$92,979
Average Household Income	\$117,096	\$117,570	\$120,333

**Developed by Interstate Realty Advisors**

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