

RECEIVERSHIP SALE

Stonybrook South

3500 S. Hurstbourne Parkway, Louisville, KY 40299

REGIONAL SUBURBAN SHOPPING CENTER



Stonybrook South is a regional shopping center located on the high traffic Hurstbourne Parkway commercial corridor in East Louisville. The property is presently in receivership and was constructed in 2002. It features nearly 149,000 square feet of prime, suburban retail space situated on 14.5 acres. Stonybrook South offers the rare opportunity to acquire a performing, stabilized asset with high credit national tenants, among which are Dick's Sporting Goods, PetSmart, Marshall's, Planet Fitness, Dressbarn, Rack Room Shoes and others.

STONYBROOK SOUTH

RECEIVERSHIP SALE

ADDRESS: 3500 S. HURSTBOURNE PKWY

PRICE: CALL FOR OFFERS

OFFER DEADLINE: SEPTEMBER 30, 2018

*For more information,
execute a confidentiality agreement
and return to listing agent.*

[CLICK HERE](#)



148,632 SQUARE FEET



14.55 ACRES



98.7% OCCUPIED



40,000+ VPD TRAFFIC COUNT



Dick's Sporting Goods is a Fortune 500 American sporting goods retailing corporation headquartered in Coraopolis, Pennsylvania in Greater Pittsburgh. Dick's has 610 stores in 47 states, primarily in the Eastern United States. The company also owns Golf Galaxy, a golf specialty retailer, with 82 stores in 30 states. Additionally, the company operates specialty chains True Runner and Field & Stream.

Marshalls is a chain of American off-price department stores owned by TJX Companies. Marshalls has over 1,000 American stores, including larger stores named Marshalls Mega Store, covering 42 states and Puerto Rico, and 61 stores in Canada. Marshalls is the U.S.'s second largest off-price family apparel and home fashion retailer, behind its sister company, TJ Maxx.

PetSmart is an American retail chain operating in the United States, Canada, and Puerto Rico that is engaged in the sale of pet animal products and services such as dog grooming and dog training, cat and dog boarding facilities, and daycare. PetSmart also offers a variety of small animals for sale and adoption.



Planet Fitness is an American franchiser and operator of fitness centers based in Hampton, New Hampshire. The company reports that it has 1,500 clubs, making it one of the largest fitness club franchises by number of members and locations. There are locations across the United States as well as in other countries such as Canada, Puerto Rico, Dominican Republic, Panama, and Mexico. It markets itself as a "Judgement Free Zone" that caters to novice and casual gym users and is reported to be the nation's fastest growing fitness center franchise.



Rack Room Shoes is an American footwear retailer based in North Carolina, which operates over 450 stores in 34 states under the names Rack Room Shoes and Off Broadway Shoe Warehouse.



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T-Mobile is a United States based wireless network operator whose majority shareholder is the German telecommunications company Deutsche Telekom. Its headquarters are located in Bellevue, Washington, in the Seattle metropolitan area. T-Mobile is the third largest wireless carrier in the United States with 72.6 million customers as of Q4 2017



Sun Tan City is a US based tanning specialty retailer that boasts more than 250 locations in 18 states. Sun Tan City offers traditional tanning beds, spray tans, and also sells a wide variety of skincare products that it offers along with tanning packages. Customers are widely membership based in this fast growing retailer.



Sally Beauty is the largest professional beauty products in the United States based on store count, with more than 2,000 company owned stores.



The Jet's Pizza concept of franchising began in 1990 and has grown to more than 300 franchises throughout eighteen states: Michigan, Alabama, Colorado, Florida, Georgia, Illinois, Indiana, Kentucky, Minnesota, Missouri, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, and Wisconsin.



Fantastic Sams is a large, franchised based, full service hair care salon, that also features its own line of beauty care products.

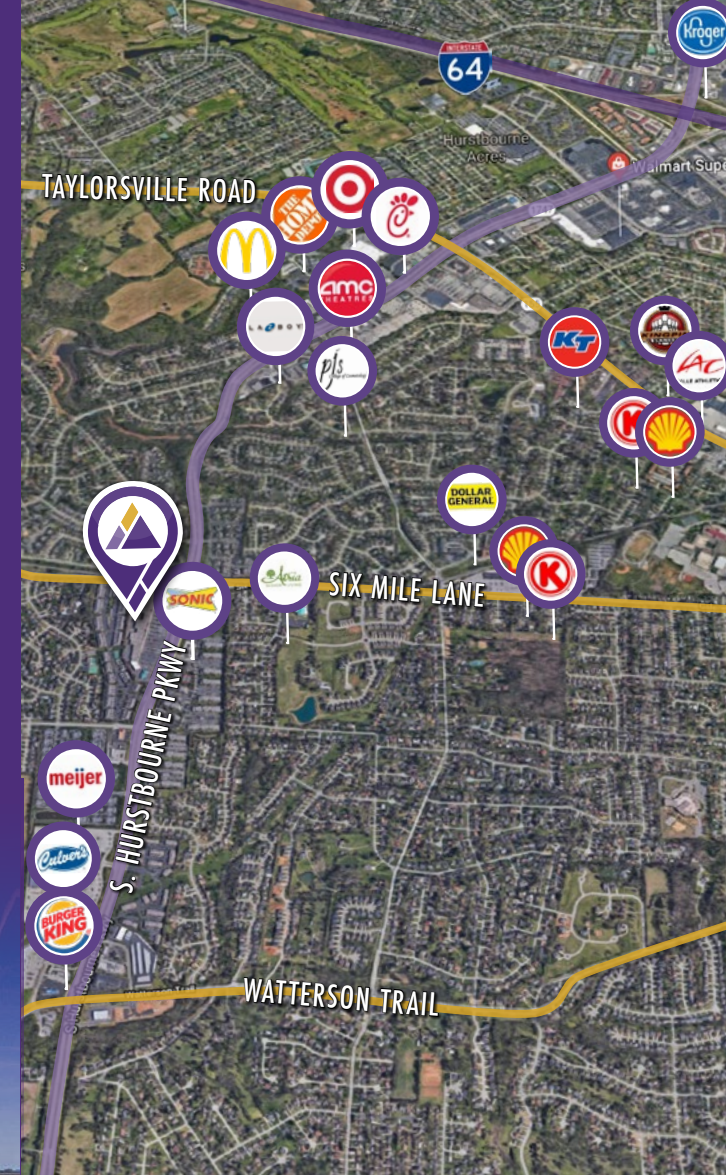


Jamie Nails is a locally owned and operated nail salon.

STONYBROOK SOUTH | SURROUNDING AREA

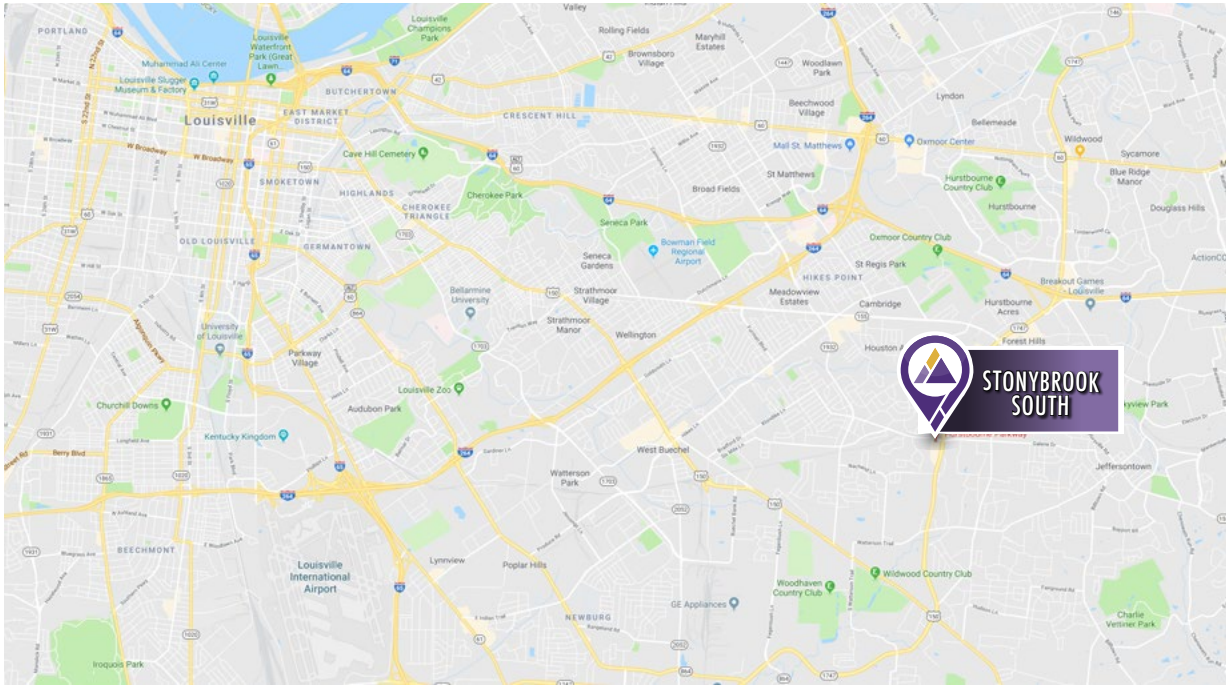
The South Hurstbourne Commercial Corridor is one of the most prominent retail corridors in the Louisville MSA. Home to many national big & junior box retailers, dense chain QSR, entertainment, dining, grocery and service based retailers, this area is a stable retail hub for a significant portion of Louisville's population. Additionally, Stonybrook South is well positioned near assisted living and other medical facilities and is neighbored by Meijer. The area also boasts ease of interstate access, low unemployment, and a dense population.

DEMOGRAPHICS	ONE MILE	THREE MILES	FIVE MILES
POPULATION	16,944	116,644	285,003
MEDIAN HOUSEHOLD INCOME	\$65,686	\$55,653	\$56,921
PER CAPITA INCOME	\$30,270	\$26,892	\$28,214
UNEMPLOYMENT RATE	1.32%	1.68%	1.97%



WWW.PRGINVESTMENTS.COM

STONYBROOK SOUTH | LOCATION



TAYLOR M. THOMPSON
Vice President
taylor@prginvestments.com



REED WEINBERG
President
reed@prginvestments.com

For more information, please execute a confidentiality agreement.

CLICK HERE



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502-365-3840