# WESTPORT VILLAGE

**1108 LYNDON LANE**
**LOUISVILLE, KY 40222**

**38.267017, -85.611208**




**WESTPORT VILLAGE SIZE : 170,249**

## PROPERTY FEATURES

- 900 SF & 5,051 SF and +/- 24,534 SF Available | Anchor Opportunity.
- Excellent frontage, high ceiling clearance, and large parking area fronting the space.
- Vibrant tenant mix featuring local favorites and national brands.
- Join Qdoba, F45, Pure Barre, StretchLab, and a curated collection of Louisville's top restaurants and boutiques.
- Premiere location with signalized intersection of Westport Rd (36,000 VPD) & Herr Lane (12,500 VPD), just off Shelbyville Rd -- Louisville's dominant retail corridor.
- Only 15 minutes from Downtown and Churchill Downs, which recently announced a $920 million multi-year renovation and expansion.

| DEMOGRAPHICS – 2025 | 1 MILES | 3 MILES | 5 MILES |
|---|---|---|---|
| ESTIMATED POPULATION | 12,426 | 79,759 | 197,539 |
| AVG. HOUSEHOLD INCOME | $86,237 | $118,333 | $113,854 |
| HOUSEHOLDS | 5,920 | 36,231 | 88,273 |

## CO-TENANTS

Publix · Wild Eggs · Steak & Bourbon · Qdoba Mexican Grill · North Lime Coffee & Donuts · Osteria · Milk & Honey Boutique · Bend and Zen Hot Yoga · Closets by Design · elements massage · Jade Palace · Apricot Lane Boutique · 1818 · BoomBozz Craft Pizza · Taphouse · F45 Training


**Jonathan Bowden**
804.288.3081 x105 Cell 804.840.0794
jonathan.bowden @hackneyrealestate.com
www.hackneyrealestate.com

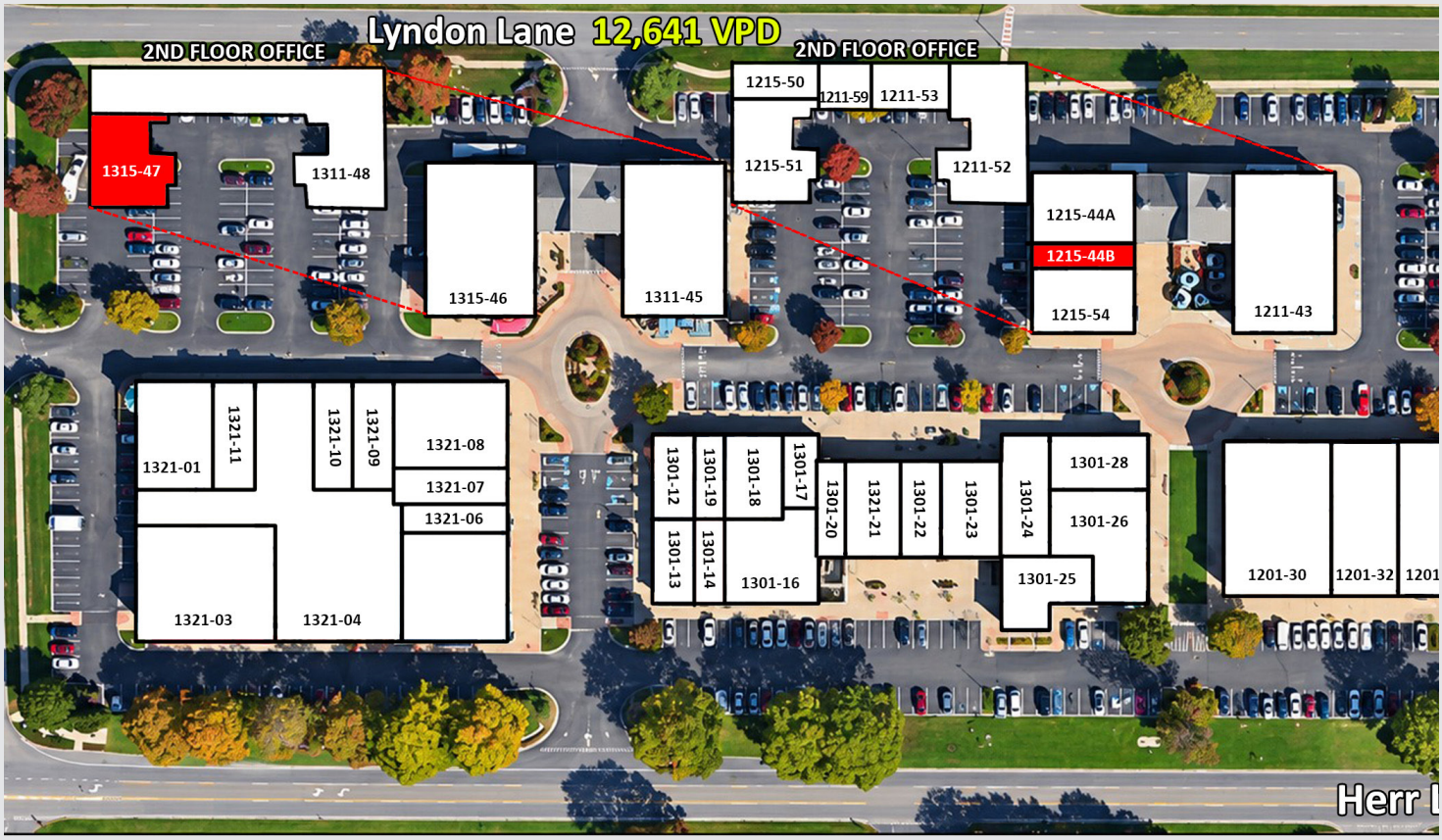
**Brooks Snead**
804.288.3081 x122 Cell 804.539.4631
brooks.snead@hackneyrealestate.com
www.hackneyrealestate.com

HACKNEY
REAL ESTATE PARTNERS

# WESTPORT VILLAGE

## 1108 LYNDON LANE
## LOUISVILLE, KY 40222

38.267017, -85.611208








**Jonathan Bowden**
804.288.3081 x105 Cell 804.840.0794
jonathan.bowden @hackneyrealestate.com
www.hackneyrealestate.com

**Brooks Snead**
804.288.3081 x122 Cell 804.539.4631
brooks.snead@hackneyrealestate.com
www.hackneyrealestate.com


HACKNEY
REAL ESTATE PARTNERS

# WESTPORT VILLAGE

## 1108 LYNDON LANE
## LOUISVILLE, KY 40222

38.267017, -85.611208

| UNIT | TENANT | SF | UNIT | TENANT | SF | UNIT | TENANT | SF |
|---|---|---|---|---|---|---|---|---|
| 1108-42 | AVAILABLE | 24,534 | 1215-44A | Jetset Pilates | 2,900 | 1301-26 | Bend & Zen Hot Yoga | 3,214 |
| 1109-38 | Jade Palace | 4,366 | 1215-44B | AVAILABLE | 900 | 1301-28 | Collections | 2,000 |
| 1115-39 | Oberer's Flowers | 2,500 | 1215-50 | TSCG | 1,750 | 1311-28 | Wild Eggs | 4,833 |
| 1115-41 | Westport Whiskey | 3,749 | 1215-51 | MM Lending | 3,796 | 1311-48 | Mind Body Child | 7,423 |
| 1115-41 | Hiko-A-Mon | 3,472 | 1215-54 | Playthings | 1,940 | 1315-46 | Boombozz Pizza | 5,083 |
| 1201-30 | Tunie's | 5,942 | 1301-12 | Fusion Salon | 1,438 | 1315-47 | AVAILABLE | 5,051 |
| 1201-32 | Tunie's Outlet | 4,113 | 1301-13 | Sea Love Candles | 1,294 | 1321-01 | Qdoba Mexican | 2,650 |
| 1201-33 | Circa Lighting | 4,695 | 1301-14 | Hear Again America | 1,258 | 1321-03 | Steak & Bourbon | 4,475 |
| 1201-34 | Clater Jewelers | 1,302 | 1301-16 | Elements Therap. | 2,812 | 1321-04 | Summer Classics | 11,055 |
| 1201-35 | Three Dog Bakery | 2,679 | 1301-17 | Zi Olive | 932 | 1321-05 | Norton Immediate | 4,000 |
| 1201-36 | Golden Keep Game | 1,590 | 1301-18 | Bombshell Nails | 1,548 | 1321-06 | StretchLab | 1,401 |
| 1201-37 | F45 Training | 2,610 | 1301-19 | Milk & Honey | 1,100 | 1321-07 | Scout Medical | 2,090 |
| 1201-37B | Gather Home | 2,113 | 1301-20 | 18-8 Mens Salon | 1,220 | 1321-08 | Darling State of Mind | 2,530 |
| 1211-43 | Osteria | 6,217 | 1301-22 | The Comfy Cow | 1,200 | 1321-09 | Pure Barre | 1,500 |
| 1211-52 | Blue Grass Rest. Grp. | 5,270 | 1301-23 | North Lime Coffee | 2,195 | 1321-10 | Perspire Sauna | 2,200 |
| 1211-53 | Wild Eggs Office | 1,905 | 1301-24 | Apricot Lane Bout. | 2,000 | 1321-11 | Deka Lash | 1,800 |
| 1211-59 | Osteria Office | 860 | 1301-25 | Closets by Design | 2,576 | | | |






Jonathan Bowden
804.288.3081 x105 Cell 804.840.0794
jonathan.bowden @hackneyrealestate.com
www.hackneyrealestate.com

Brooks Snead
804.288.3081 x122 Cell 804.539.4631
brooks.snead@hackneyrealestate.com
www.hackneyrealestate.com

HACKNEY
REAL ESTATE PARTNERS