



PROPERTY DETAILS

PROPERTY TYPE

Retail Center

BUILDING SIZE

51,338 SqFt

OCCUPANCY

100%

ACQUISITION DATE

December 2019

CASH-ON-CASH

17.9%

AVERAGE
INVESTOR
RETURN

EXPLORE
INVESTMENTS



SCHEDULE A CALL

Shepherds Crossing

Shepherdsville, KY

This prime retail property in Shepherdsville, Kentucky, anchored by a corporate-owned Kroger store. Located just off I-65 in a rapidly growing corridor of Bullitt County, the property offers exceptional visibility and accessibility.

It is strategically situated parallel to Adam Shepherd Parkway, enhancing its exposure and accessibility for both local shoppers and regional commuters.

KEY HIGHLIGHTS

- **Corporate-Owned Kroger Anchor:** The Kroger store, owned directly by the corporation rather than leased, ensures a steady stream of foot traffic.
- **Strategic Accessibility:** Positioned near essential roadways like North Buckman Street (KY-61) and Preston Highway, the site is highly accessible, attracting both local and commuting shoppers.
- **Flexible Retail Spaces:** The property features versatile retail spaces with adaptable leasing options, catering to established brands as well as emerging businesses looking to expand.
- **Community Growth:** Shepherdsville is evolving into a significant distribution hub, evidenced by the surge in warehouse and residential developments to accommodate the expanding workforce.

This property represents a strong investment with consistent passive income and long-term potential. Investors benefit from the flexibility of the tenant mix and adaptable leasing options, which contribute to stable occupancy rates.

As Shepherdsville continues to grow, this property offers the potential for both immediate income and long-term capital appreciation.