

# Watterson Plaza: Highly Desirable Retail Opportunities for Lease

## 4210 Bishop Ln, Louisville, KY 40218

Listing ID: 30871123  
Status: Active  
Property Type: Retail-Commercial For Lease  
(also listed as Shopping Center, Office)  
Retail-Commercial Type: Convenience Store, Day Care Facility  
Contiguous Space: 1,700 - 3,000 SF  
Total Available: 4,700 SF  
Lease Rate: \$16.75 PSF (Annual)  
Base Monthly Rent: \$2,372 - 4,187  
Lease Type: NNN  
Ceiling: 14.4 ft.



### Overview/Comments

Nexus Commercial Advisors is pleased to present two exceptional opportunities for lease within Watterson Plaza. Watterson Plaza is a highly desirable, beautifully constructed strip center, favorably positioned at the intersection of Bishop Lane, Newburg Road and the Watterson Expressway.

This superior location is appealing to customers, employees and employers alike. Convenient access to major interstates (such as I-264, I-65 and I-64) gives the center fantastic connectivity with the entire metro area. Numerous supporting retailers, office buildings/business centers, industrial parks, hotels and education/childcare facilities fill the area around the property. As such, Watterson Plaza is uniquely positioned to take advantage of the high employee and commuter traffic levels in the area (+/- 49,600 AADT).

Each tenant is granted a panel position on the center's prominent pylon sign. Tenants featured in this center include: Yummy Pollo Charcoal Chicken, Las Cazuelas Mexican Cuisine, Oriental Chinese Restaurant, Newburg Chiropractic Center, and Lamp Fall International Grocery Store.

Suite 4210 is an inline unit consisting of ~1,700 sq ft. Formerly occupied by Ms. Audrey's Crafting Emporium, this space currently features a large, open showroom, one private office, one restroom, one storage room, one double door entrance, and one double door rear door.

Suite 4200 is an end cap unit consisting of ~3,000 sq. ft. Formerly occupied by Modern Chiropractic & Injury Care, this space currently features an oversized, open reception area/lobby within an open, shared workspace, three private offices, a large conference room, two storage rooms, two restrooms, a mechanical room, a double door main entrance, a sliding double door side entrance and one rear door.

### More Information Online

<https://www.kcrea.com/listing/30871123>

### QR Code

Scan this image with your mobile device:

To View the Property's Website:  
<https://buildout.com/website/WattersonPlaza>

To View a 2D/3D Interactive Floor Plan:  
<https://floorplanner.com/projects/70635489/viewer>

Suite 4210: (~1,700 SF)  
\$16.75 PSF = \$2,372.92/mo. (Base Rent)  
\$ 3.50 PSF = \$ 495.83/mo. (CAM)  
\$20.25 PSF = \$2,868.75/mo. (Total Rent)

Suite 4200: (~3,000 SF)  
\$16.75 PSF = \$4,187.50/mo. (Base Rent)  
\$ 3.50 PSF = \$ 875.00/mo. (CAM)  
\$20.25 PSF = \$5,062.50/mo. (Total Rent)

### General Information

Tax ID/APN:	060900960000	Zoning:	C-1 - Commercial District
Retail-Commercial Type:	Convenience Store, Day Care Facility, Mixed Use, Post Office, Restaurant, Street Retail, Vehicle Related, Other	Building Name:	Watterson Plaza
		Gross Building Area:	12,879 SF
		Land Area:	1.25 Acres

Agent Notes Contact agent for showings and showing instructions. There is a variable rate commission on this transaction. Ask for details. Information in this listing was obtained from sources deemed to be reliable. Broker does not warrant or represent any information provided.

## Available Space

Suite/Unit Number:	4200 Bishop Lane	Space Subcategory 2:	Medical
Suite Floor/Level:	First Floor	Space Type:	Relet
Space Available:	3,000 SF	Date Available:	04/16/2024
Minimum Divisible:	3,000 SF	Lease Rate:	\$16.75 PSF (Annual)
Maximum Contiguous:	3,000 SF	Lease Type:	NNN
Space Subcategory 1:	Strip Center	CAM Expenses:	\$3.50 PSF (Annual)

**Space Description** Suite 4200 is an end cap unit consisting of ~3,000 sq. ft. Formerly occupied by Modern Chiropractic & Injury Care, this space currently features an oversized, open reception area/lobby within an open, shared workspace, three private offices, a large conference room, two storage rooms, two restrooms, a mechanical room, a double door main entrance, a sliding double door side entrance and one rear door.

## Available Space

Suite/Unit Number:	4210 Bishop Lane	Space Type:	Relet
Suite Floor/Level:	First Floor	Date Available:	04/16/2024
Space Available:	1,700 SF	Lease Rate:	\$16.75 PSF (Annual)
Minimum Divisible:	1,700 SF	Lease Type:	NNN
Maximum Contiguous:	1,700 SF	Parking Spaces:	0
Space Subcategory 1:	Strip Center	CAM Expenses:	\$3.50 PSF (Annual)
Space Subcategory 2:	Neighborhood Center		

**Space Description** Suite 4210 is an inline unit consisting of ~ 1,700 sq ft. Formerly occupied by Ms. Audrey's Crafting Emporium, this space currently features a large, open showroom, one private office, one restroom, one storage room, one double door entrance, and one double door rear door.

## Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Casino, Other	Largest Nearby Street:	Newburg Road
Property Located Between:	Bishop Lane & Newburg Road & I-264	Traffic/Vehicle Count:	49,600
Property Visibility:	Excellent	Highway Access:	Watterson Expressway (I-264)
		Airports:	SDF

**Site Description** Watterson Plaza is a highly desirable, beautifully constructed strip center, favorably positioned at the intersection of Bishop Lane, Newburg Road and the Watterson Expressway. This superior location is appealing to customers, employees and employers alike. Convenient access to major interstates (such as I-264, I-65 and I-64) gives the center fantastic connectivity with the entire metro area. Numerous supporting retailers, office buildings/business centers, industrial parks, hotels and education/childcare facilities fill the area around the property. As such, Watterson Plaza is uniquely positioned to take advantage of the high employee and commuter traffic levels in the area (+/- 49,600 AADT).

## Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	2	Ceiling Height:	14.40
Number of Stories:	1	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0
Year Built:	1970		

## Land Related

Zoning Description:	C-1
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## Location

Address:	4210 Bishop Ln, Louisville, KY 40218
County:	Jefferson
MSA:	Louisville/Jefferson County



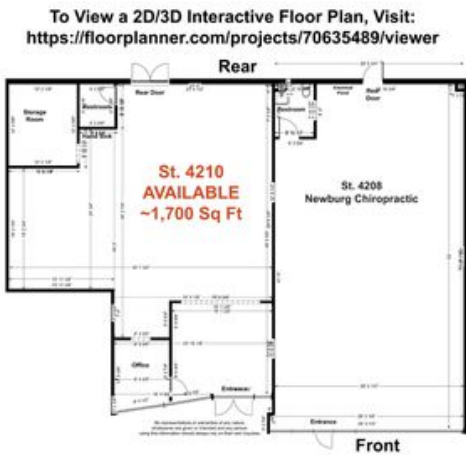
### Property Images



Watterson Plaza- Shared Monument Sign



Watterson Plaza- Suite 4200- Pylon Sign



## Property Contacts



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