

+/- 4,579 New Medical/Wellness & Fitness Construction Space For Lease

Divisible to +/- 2,289 SF

10519 Taylorsville Rd | Louisville, KY

Colliers Louisville
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Colliers is pleased to present ±4,579 SF of new construction space for lease at 10519 Taylorsville Road in Jeffersontown, Kentucky. Divisible to ±2,289 SF, the space is well positioned for medical, wellness, and fitness users, with an adjacent dental practice and prominent visibility along an established commercial corridor. Strong demographics, surrounding residential neighborhoods, and nearby national retailers further enhance the location's appeal.

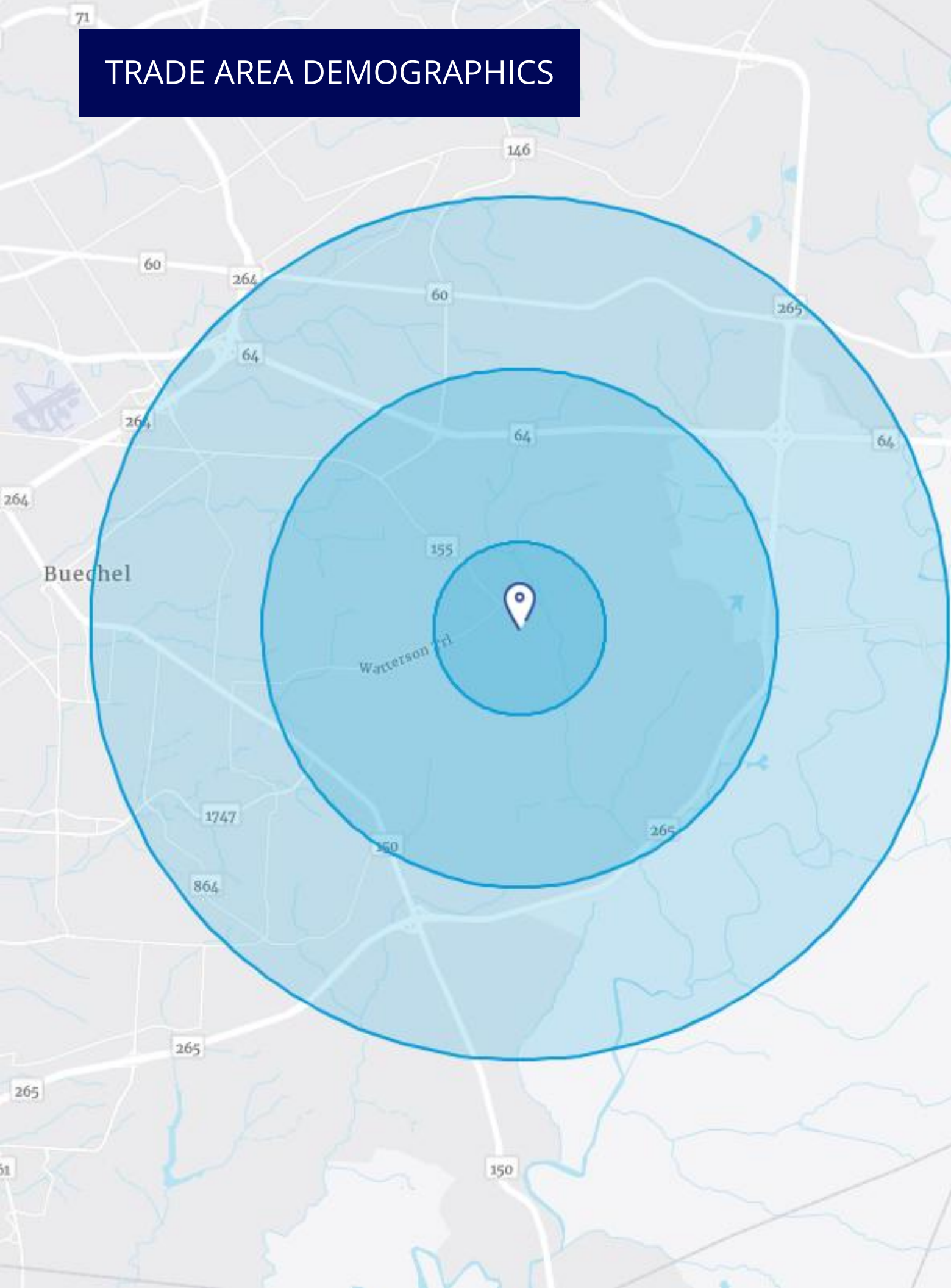
- New construction with flexible suite configurations
- Adjacent to Advanced Dental
- Prominent visibility along Taylorsville Road
- Surrounded by established residential neighborhoods
- Nearby national retailers and daily-needs amenities
- 32,233 vehicles per day on Taylorsville Road and 21,450 vehicles per day on Ruckriegel Parkway.

DESIGN RENDERINGS



***PLEASE NOTE THESE ARE RENDERINGS, NOT ACTUAL PHOTOS**

TRADE AREA DEMOGRAPHICS



POPULATION

1 MI 8,526

3 MI 67,357

5 MI 172,745

HOUSEHOLDS

1 MI 3,607

3 MI 28,440

5 MI 73,785

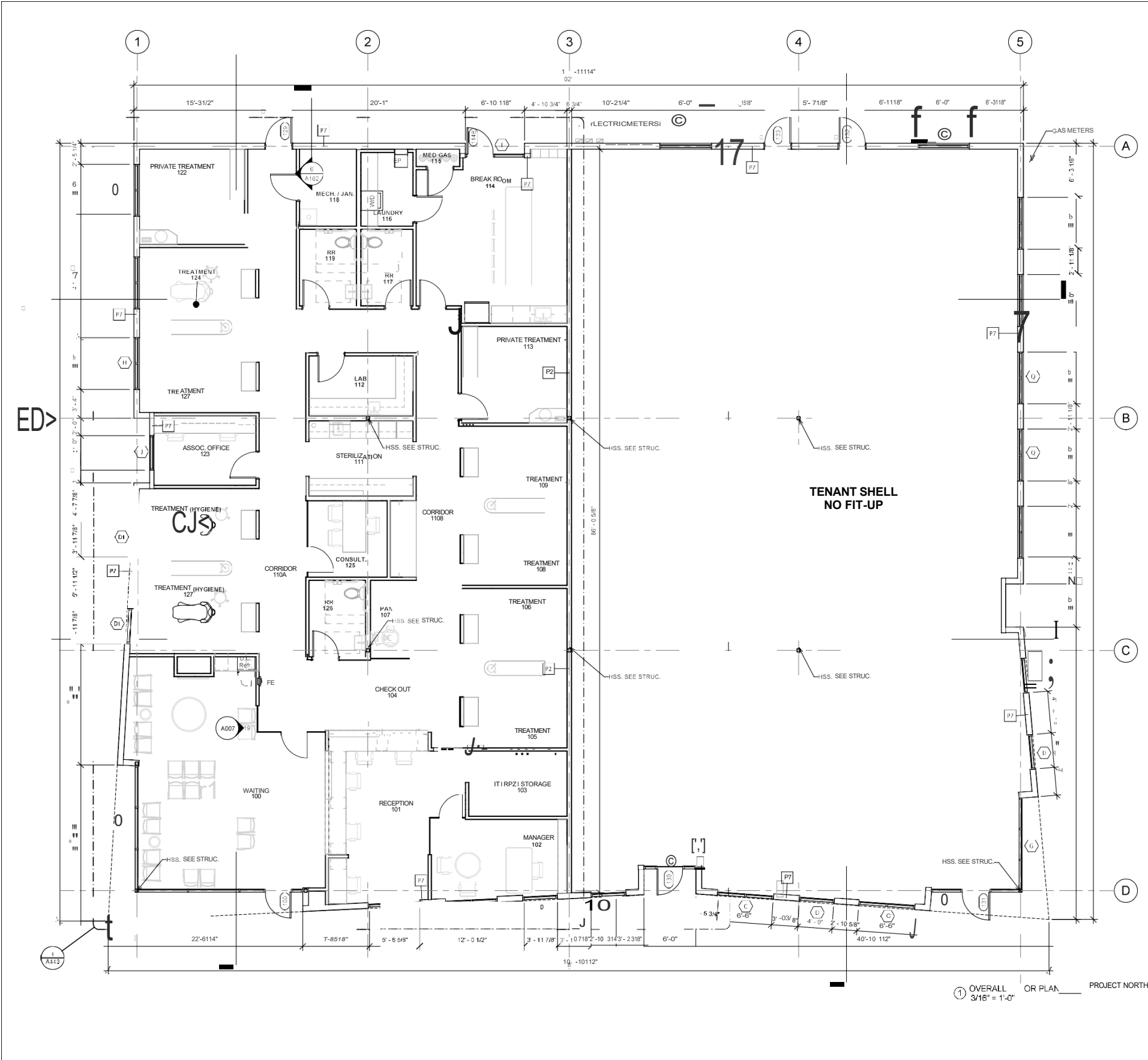
MEDIAN HH INCOME

1 MI \$83,741

3 MI \$91,826

5 MI \$88,230

FLOOR PLAN



C: FE	SEMI RECESSED FIRE EXTINGUISHER
EP	ELECTRICAL PANELS (2) 24"



1. EXISTING CONDITIONS: DRAWINGS MADE FROM ON-SITE OBSERVATION AND MEASUREMENTS. DIMENSIONS SHOWN SHALL BE CONSIDERED PLUS OR MINUS. FIELD VERIFY ACTUAL CONDITIONS. TYPICAL. NOTIFY OF A.L. POST INC. OF ANY DISCREPANCIES.
2. **ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL** INTERIOR DRYWALL TO DRYWALL UNLESS OTHERWISE NOTED.
3. CHECK DIAGONALS FOR "SQUARE" PRIOR TO START OF WORK. NOTIFY A.L. POST INC. OF ANY DISCREPANCY.
4. MOISTURE RESISTANT BOARD TO BE USED AROUND SINKS AND BEHIND TUBS.
5. THE FOLLOWING MUST BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO MINIMIZE AIR LEAKAGE:
 - a. JOINTS AROUND WINDOW & DOOR FRAMES.
 - b. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BUILDING
 - c. CORNERS, STRUCTURAL FLOORS, AND ROOFS.
 - d. PENETRATIONS OF UTILITIES THROUGH ROOFS, WALLS, & FLOORS.
 - e. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
 - f. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
 - g. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
6. G.C. TO PROVIDE BLOCKING FOR CASEWORK, GRAB BARS & ACCESSORIES, ATTACHED TO FRAMING. COORDINATE WITH OTHER TRADES PRIOR TO COVERING WALLS.
7. G.C. IS RESPONSIBLE FOR ADEQUATE DESIGN OF ALL TEMPORARY SHORING AND BRACING AS REQUIRED DURING CONSTRUCTION.
8. G.C. SHALL MAINTAIN WORK AREA IN NEAT & ORDERLY CONDITION, F&I CAUTION SIGNAGE, BARRICADES & OTHER DEVICES REQUIRED FOR PROTECTION OF CONSTRUCTION SITE. OPEN EXCAVATIONS, ETC. AS REQUIRED FOR PROTECTIONS OF PERSONS & PROPERTY
9. G.C. SHALL PROVIDE TRASH CONTAINERS IN THE WORK AREA & REMOVE/ REPLACE WHEN FULL. PROVIDE A GENERAL CLEAN UP IN ACCORDANCE WITH OWNERS STANDARDS AT THE END OF EACH WORK WEEK AND SHALL DISPOSE OF ALL CONSTRUCTION RELATED DEBRIS IN A SAFE, LEGAL MANNER OFF SITE.



A.L. Post, Inc.
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CONSTRUCTION DOCUMENTS

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OVERALL FLOOR PLAN

Project number	7430D
Drawn by	AW
Checked by	Author
Date	06-12-2025

A100	
Scale	As indicated



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