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FOR LEASE

Freestanding drive thru retail space for lease

Positioned at one of Shelbyville's most prominent signalized intersections, this freestanding retail opportunity offers exceptional visibility with over 300 feet of frontage along Midland Trail (US-60).

1625 Midland Trail | Shelbyville, KY

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Lease Rate:

\$16.00 PSF

Overview:

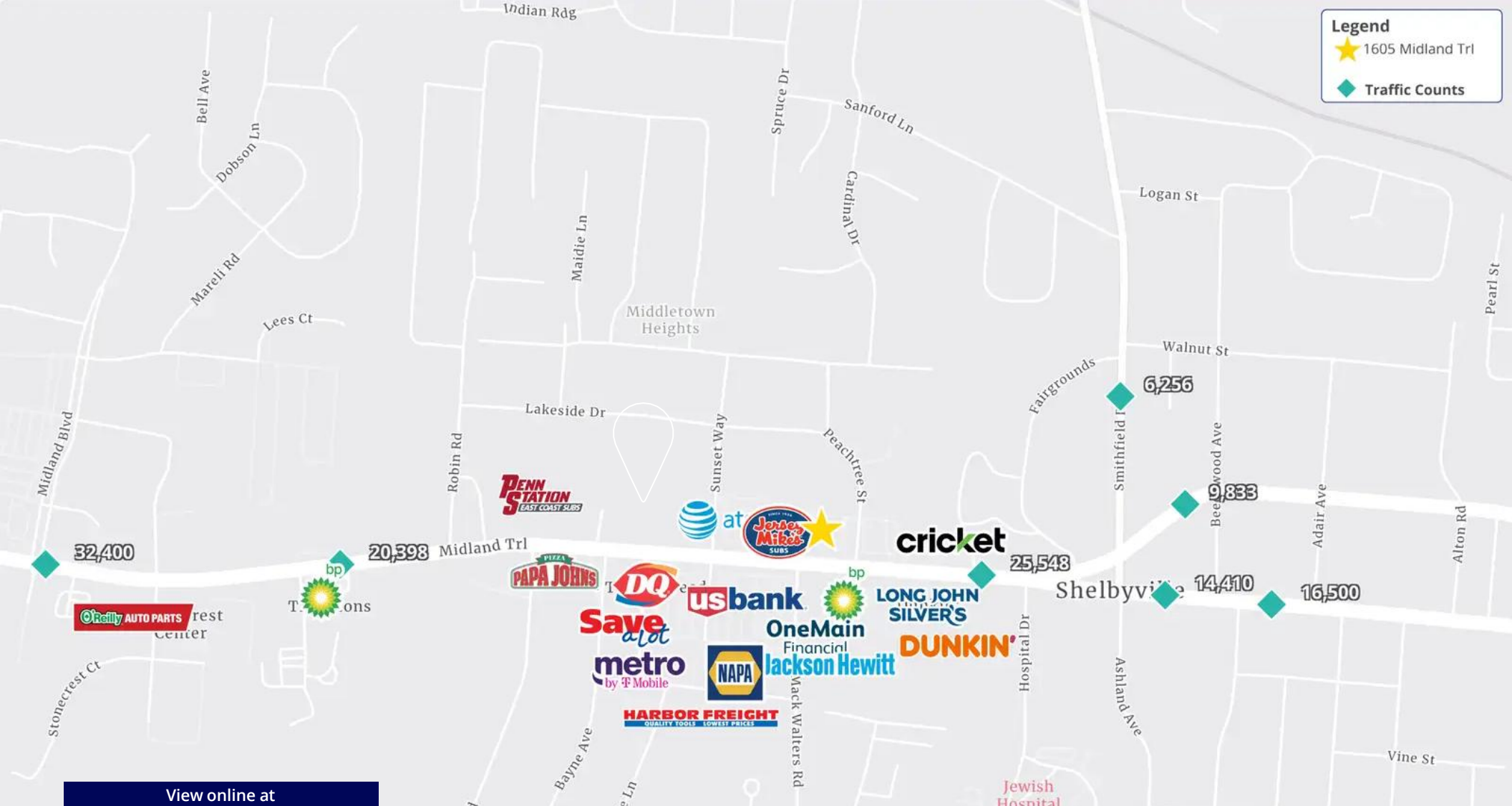
The property benefits from multiple points of ingress/egress via Midland Trail, Mack Walters Road, and Peachtree Street, providing seamless access for both local and commuter traffic. The site benefits from approximately $\pm 25,500$ vehicles per day along Midland Trail, with corridor traffic reaching over $\pm 30,000$ VPD in surrounding segments.

The $\pm 14,000$ SF building features a functional layout ideal for a variety of retail, medical, or service-oriented users, with an existing drive-thru/pick-up window, dedicated pylon signage, and approximately 45 on-site parking spaces. The site's strong physical presence and established infrastructure create a turnkey opportunity for tenants seeking immediate market entry with minimal upfront modifications.

Located in the heart of Shelbyville's primary retail corridor, the property is surrounded by national anchors including Walmart Supercenter, Lowe's, Kroger Marketplace, and Rural King—driving consistent daily traffic and reinforcing the area as the region's dominant shopping destination. Its proximity to Louisville further enhances its reach, capturing both local demand and pass-through traffic along a key east-west corridor.

This is a rare opportunity to secure a highly visible, standalone asset!





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