

THE VILLAGE

@

WEST JEFFERSON

At the Corner of 12th Street and West Jefferson



*A new 30,000 square foot, two-story, mixed-use
retail and office development in the
Historic Russell Community, blocks from
Louisville's Downtown Business District.*

Please call Johnetta Roberts at (502)653-1145 for current leasing availability.

THE VILLAGE



West Jefferson

RUSSELL ON THE RISE!

The Village @ West Jefferson is conveniently located in historic Russell at the gateway to the Central Business District. Our location provides market opportunities for retailers and office users to meet the needs of existing consumers, businesses, government agencies and cultural institutions.

Businesses (Mercer, Klein, Corken, Ryder, PSC, WR Martin, etc.), a number of large federal, state and municipal office buildings, and cultural institutions are already located in and around Russell and have thousands of daily visitors and employees.



\$85M IN SPENDING POWER

\$2.8M Apparel
\$3.8M Eating Out
\$3.8M Entertainment/ Recreation
\$6.5M Food at Home
\$6.4M Personal Care and Health
\$6M Household Goods and Services



9,500 PEOPLE IN 3,800 HOUSEHOLDS



500 BUSINESSES WITH 12,000 EMPLOYEES



9,300 CARS PER DAY/ 60 BUS TRIPS A DAY

Fueled by multi-million dollar investments and the natural westward expansion of Downtown, Russell is on the verge of a major transformation.

RECENT INVESTMENTS

- ◆ 13,300 SF Chef Space Entrepreneurial Kitchen @ 18th St. & Muhammad Ali Blvd.
- ◆ Proposed Heritage West development located @ 30th Street and Muhammad Ali Blvd
- ◆ Planned Passport Health Plan Headquarters creating a state-of-the-art Health and Wellness Campus to serve the needs of the community and house 500-plus employees @ 18th Street and West Broadway
- ◆ Louisville Forward Business Center and Career Center newly located at the Nia Center @ 29th St. & Broadway to support entrepreneurs and provide workforce training.
- ◆ Street improvements including new sidewalks, curbs, crosswalks, benches, trees and bike lanes.
- ◆ Planning for over 740 new mixed-income rental and homeownership units at the current Beecher Terrace site under the CHOICE Neighborhood Program.
- ◆ Addition of 29 new-construction, market-rate homes as a part of the Cedar Street Development Project.
- ◆ Local work readiness, training & apprentice programs including a Code Louisville IT training site.
- ◆ FREE city sponsored neighborhood Wi-Fi zone.
- ◆ Opening of the Family Strengthening Center and University of Louisville's Office of Public Health Practice.
- ◆ Restoration of 14 historic structures in Russell and Shawnee by the Oracle Design Group.
- ◆ Emerging wine and spirits tourist district just south of the proposed waterfront park.
- ◆ Proposed construction of mixed-use development with 180 housing units near 18th St. & Broadway.
- ◆ Proposed W. 12th Street access to the 100 mile Louisville Loop.
- ◆ Proposed 22 acre waterfront park from W. 9th to W. 13th Streets and Rowan Street.



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Take advantage of this opportunity now! With over \$84 million in local consumer spending power, 12,000 area employees, nearly 9,500 residents, four Tarc Bus routes, over 9,300 daily vehicle trips, proximity to major highways, ongoing neighborhood investments, and a new Energy Star building with great amenities, the Village at West Jefferson is ideal for your business or organization.

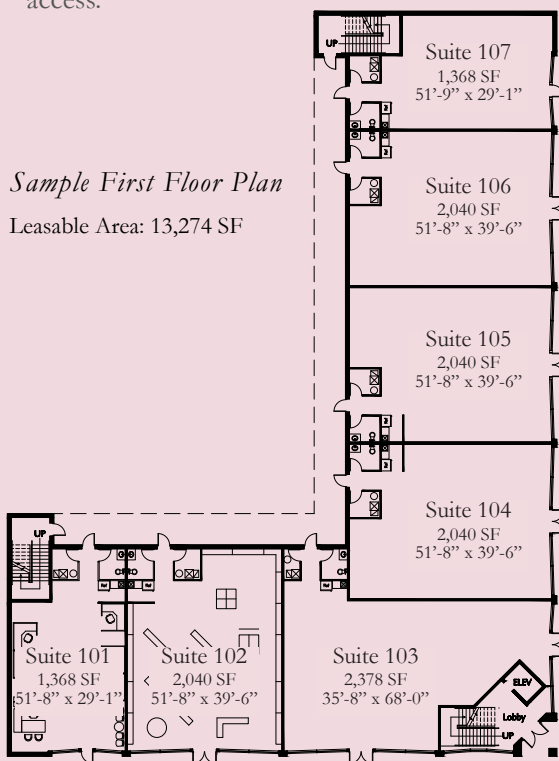


GREAT BUILDING AMENITIES

- ◆ New 2-story Energy Star building with 13,274 SF of ground floor retail and 12,925 SF of 2nd floor office space.
- ◆ Frontage on both Jefferson and 12th Streets.
- ◆ In-suite bathrooms and break rooms.
- ◆ Tenant-controlled HVAC and separate electrical meters.
- ◆ Lobby entrance to 2nd floor office suites with elevator access.
- ◆ 71 on-site parking spaces for shoppers & visitors accessible from both 12th & Jefferson Streets.
- ◆ Rear access to parking lot for retail deliveries, staff and customers.
- ◆ Flexible sizes to accommodate your space needs.
- ◆ Affordable monthly rent!

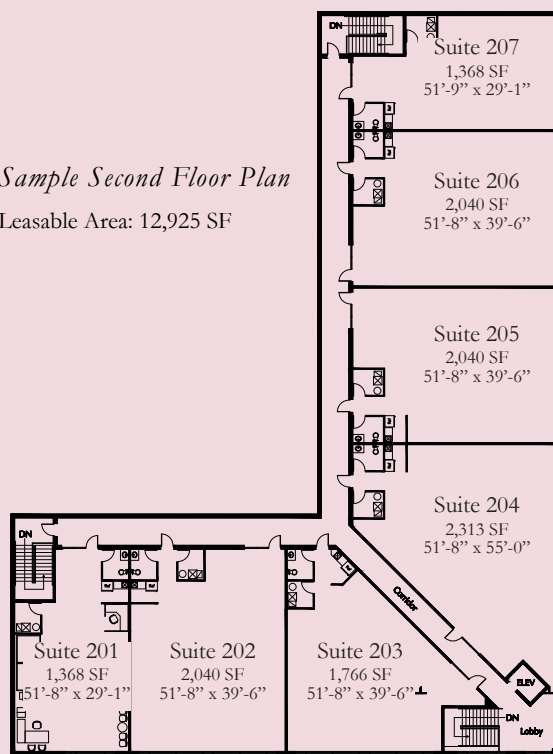
Sample First Floor Plan

Leasable Area: 13,274 SF



Sample Second Floor Plan

Leasable Area: 12,925 SF



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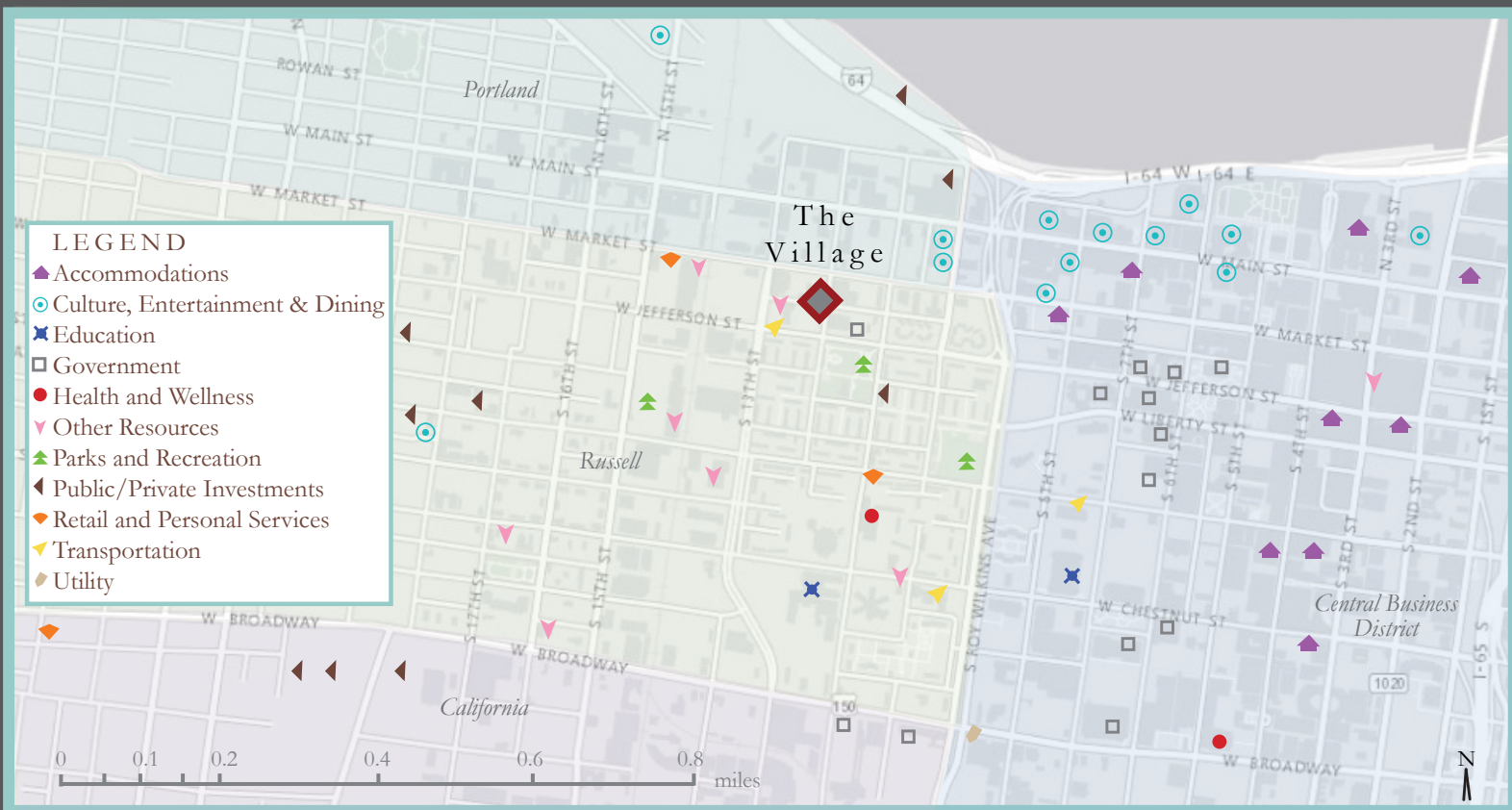
West Jefferson

LOUISVILLE IS ON THE MOVE!

Louisville has added 47,500 jobs and 1,900 new businesses since 2011. Public and private investments in infrastructure, transportation, housing, workforce training, cultural institutions, hotels and restaurants, continue to attract new businesses, residents and tourists. Forty-three new developments, spearheaded by \$1.2 billion in new private investment, are in the planning phase or underway in the downtown area.

Neighborhoods on the East End like NULU and the East Market District are already the City's newest hotspots. West End neighborhoods — Portland, California, and Russell — are on the rise.

- ♦ \$60 Million to improve highway access to downtown through the West End, including 9th Street exit ramp and the Dixie Highway.
- ♦ Over \$18.6 Million in federal, state and local investment in more than 20 West End projects.
- ♦ Over \$36 Million in public/private investments in the West End.
- ♦ Over \$4.5 Million to rebuild over 600 West End homes.
- ♦ Small business loans that have leveraged over \$20 Million in private investment and created over 340 new jobs.



The Village @ West Jefferson development is made possible by:



MOLO Village Community Development Corporation (MVCDC) is a nonprofit organization founded in 2011 by St. Peter's Church to engage residents of West Louisville's historic and rapidly evolving Russell neighborhood in holistic approaches to community development.

To find out more about MOLO please visit our website (<http://molovillage-cdc.org>).

Contact us at: molovillage@att.net or 502.510.5184

Location: Russell Plaza, 1407 W. Jefferson Street, Suite 120

