



The Professional Park at Claymont Springs

Office Condominiums

For Lease or Sale

Veterans Memorial Highway/
Hwy 329 Bypass
Crestwood, KY

- Upscale office park
- Easy access to I-71
- Great Price Points
- Owner/Investor Opportunity



Grisanti Group
COMMERCIAL REAL ESTATE

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Executive Summary:

The Professional Park at Claymont Springs

6001 Claymont Village Drive, Crestwood, KY 40014

- Lease Price: \$16.50 psf/per year Sale Price: \$202,248
 - Largest Contiguous Space available: 3846 sq.ft.
 - Parking: 108 spaces
 - Minimum Divisible: 1282 sq.ft.

PROPERTY DESCRIPTION	
Property	New Office Condominiums in Crestwood, KY First of three proposed buildings completed with 12 units of 1282 sq. ft. each. Three units remaining that are contiguous. Suites 10, 11 and 12 all facing Veterans Memorial Parkway (329 By-pass). Units are available for sale or lease. Own your own office unit in one of the highest growth corridors in Oldham County. Tenant/Owner pays condo fees, electric, gas and common area maintenance.
Construction	New construction. Brick building with stone accents, professional landscaping with parking right at your front door. Office build out included in price.
Area	This is one of the fastest growing areas in Kentucky and the busiest intersection. Oldham County has the highest per capita income level of any county in Kentucky. The center is situated directly across from the South Oldham School Campus which contains 2 elementary schools, one high school and one middle school.
Traffic Counts	17,500 cars per day (2000 count) on Hwy 146 & Hwy 329 Bypass 6,980 cars per day (2000 count) from I-71 to Hwy 329 Bypass intersection with Hwy 146 for a total of 24,480 cars per day
Demographics	5 miles: Population 50,850 Average Household Income \$117,817 Students (08-09 school year) attending school at South Oldham High School 1178, South Oldham Middle School 762, Kenwood Station Elem. 657, Camden Station Elem, 460 and Crestwood Elem. 480 for a total student population of 3537 .

Suite Summary

SPACE DIMENSIONS			
Space #	Sq. Ft.	Sale Price	Detailed Description
Suite 10	1282	\$202,248	Basic office build-out is included. Interior unit with parking at your door, facing 329-Bypass
Suite 11	1282	\$202,248	Basic office build-out is included. Interior unit with parking at your door, facing 329-Bypass
Suite 12	1282	\$210,248	Basic office build-out is included. End unit with parking at your door, facing 329-Bypass

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