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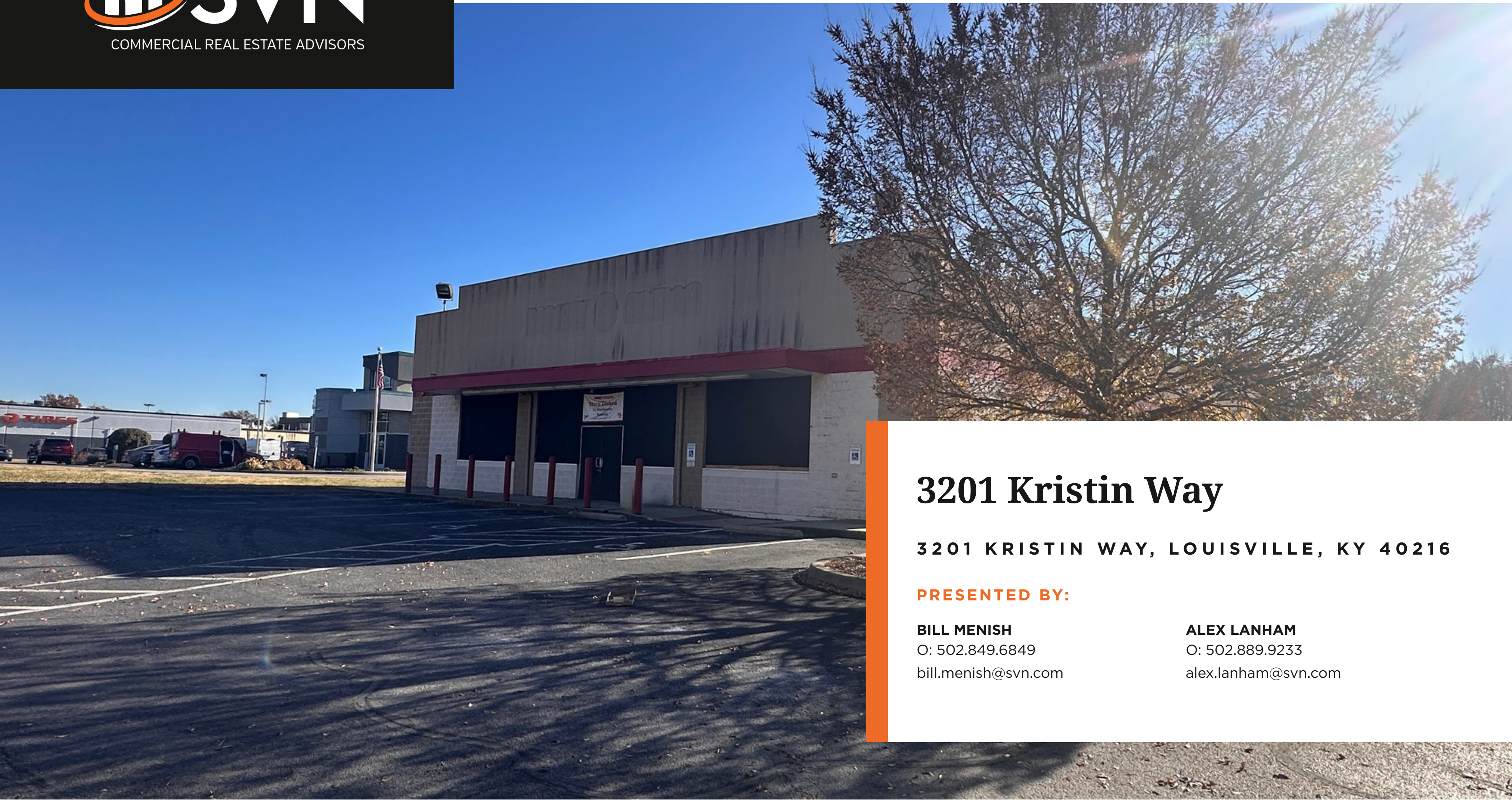
COMMERCIAL REAL ESTATE ADVISORS

Offering Memorandum



3201 Kristin Way

3201 KRISTIN WAY, LOUISVILLE, KY 40216

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PROPERTY SUMMARY

3201 KRISTIN WAY

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LOUISVILLE, KY 40216

OFFERING SUMMARY	
STARTING BID:	$900,000
BUILDING SIZE:	9,100 SF
AVAILABLE SF:	9,100 SF
LOT SIZE:	34,043 SF

PROPERTY SUMMARY

ONLINE AUCTION – FAMILY DOLLAR RETAIL BUILDING SELLS TO THE HIGHEST BIDDER AT OR ABOVE $900,000 3201 Kristin Way totals 9,100 SF on 0.7821 Acres This property offers strong retail visibility, ample parking, and a proven national tenant—ideal for investors seeking stable income and a well-located asset. This property will be sold through an Online Published Reserve Auction. Bidding opens December 12, 2025 and begins to close at 4:00 PM on December 18, 2025.

PROPERTY HIGHLIGHTS

- Sells to the Highest Bidder at or Above $900,000
- 9,100 SF building
- Built in 2011
- Zoned C1
- Prime location in Louisville
- December 12-18
- Ample Parking

KEY FEATURE

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PROPERTY PHOTOS

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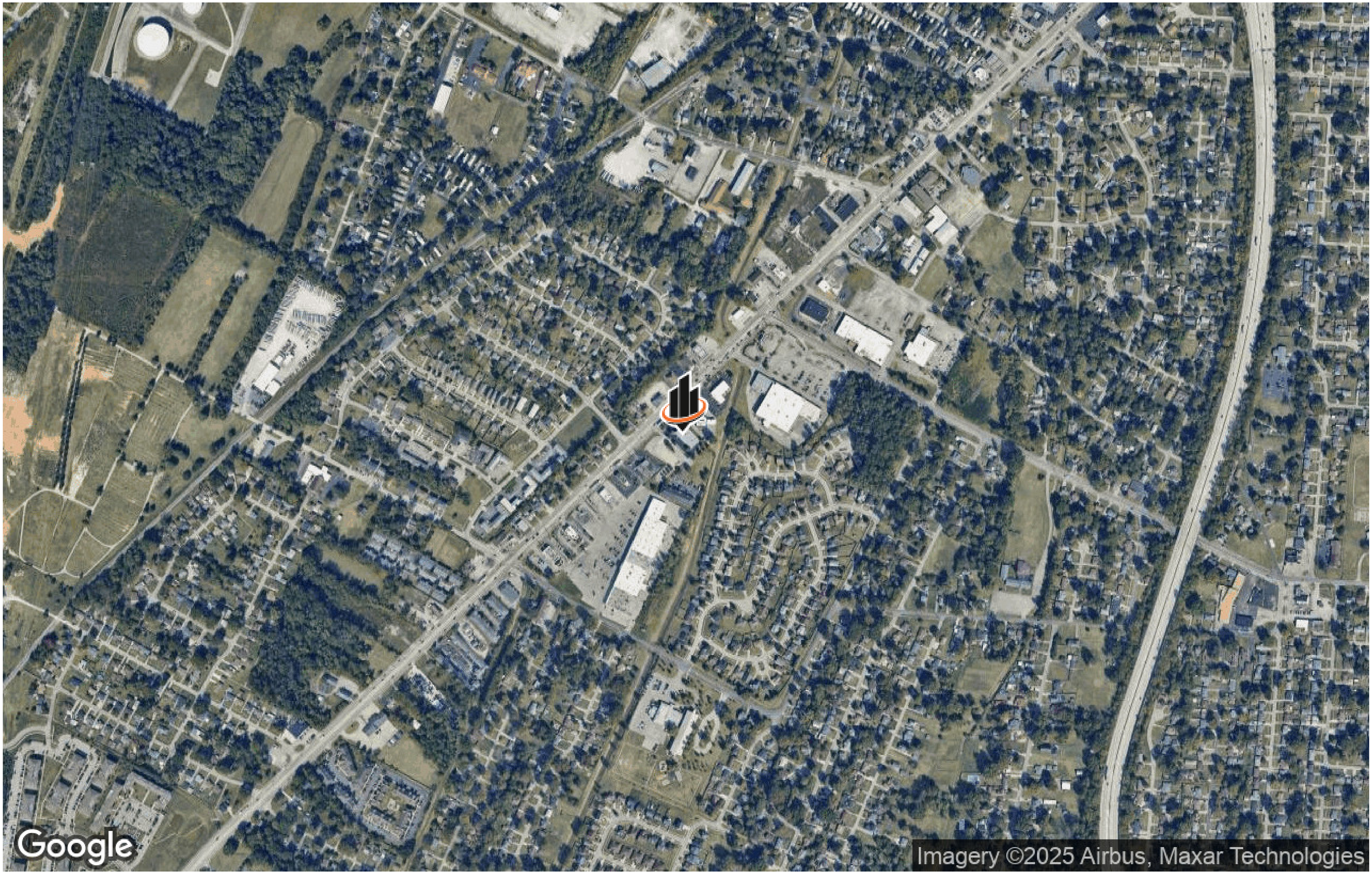
LOCATION DESCRIPTION

Directly off of Cane Run Road in the Shively Neighborhood of Louisville

AERIAL MAP



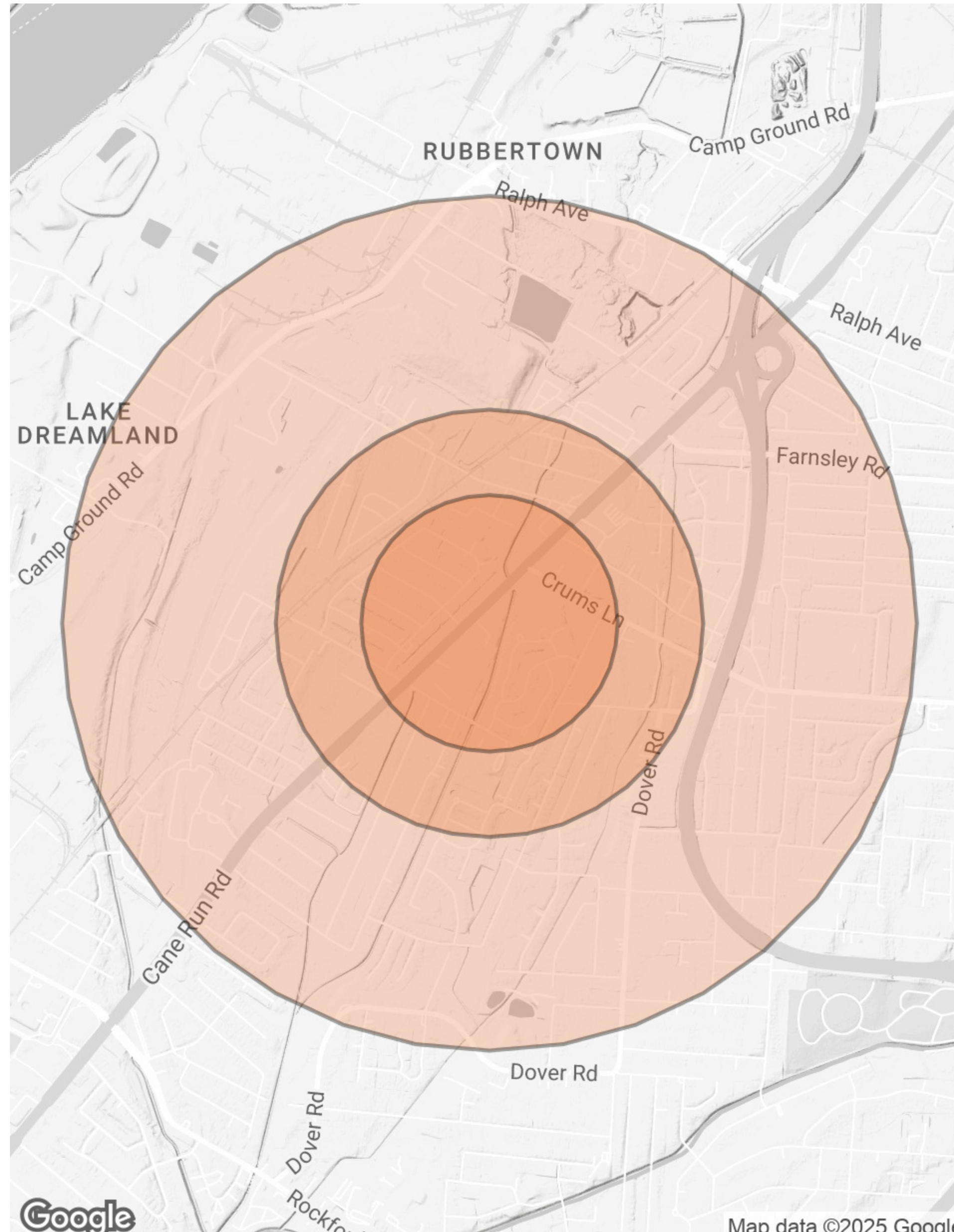
Demographics

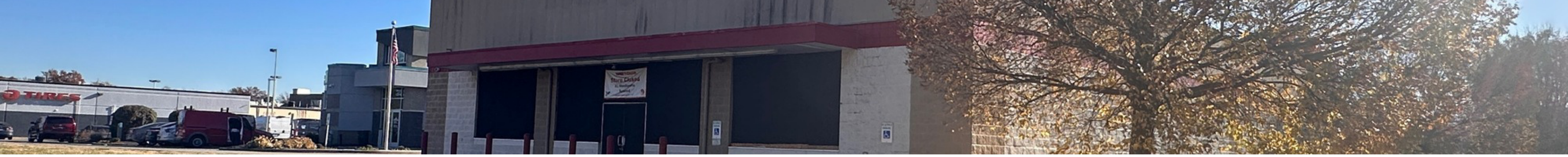
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	789	3,328	9,929
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	36	36	38
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	332	1,410	4,104
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	$58,881	$65,207	$64,370
AVERAGE HOUSE VALUE	$307,880	$264,409	$243,995

Demographics data derived from AlphaMap





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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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